

City of Groveland, Florida



Transmittal of the EAR-based Amendments for the City of Groveland's Comprehensive Plan

June 2010



Planning • Engineering
GIS Services

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

FUTURE LAND USE ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

~~DATA INVENTORY & ANALYSIS~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

FUTURE LAND USE ELEMENT
TABLE OF CONTENTS

A. INTRODUCTION 1
 1. PURPOSE 1

B. POPULATION ESTIMATES AND FORECASTS 2

C. EXISTING CONDITIONS 2
 1. EXISTING LAND USE 2
 2. AVAILABILITY OF PUBLIC FACILITIES AND SERVICES 9J-5.006
 (2)(A), F.A.C. 12
 a. Sanitary Sewer 12
 b. Potable Water 12
 c. Stormwater Drainage 13
 d. Solid Waste 13
 e. Transportation 14
 f. Recreation and Open Space 14
 g. Public School Facilities 15
 3. LAND AVAILABLE FOR DEVELOPMENT 15
 4. SOILS AND TOPOGRAPHY 16
 5. NATURAL RESOURCE MANAGEMENT 18
 a. Areas of Critical State Concern 18
 b. Surface Waters 19
 c. Floodplains 19
 d. Wetlands 20
 e. Natural Groundwater Aquifer Recharge Areas 20
 f. Cone of Influence 21
 g. Air Quality 21
 6. HISTORIC RESOURCES 22

D. ANALYSIS 25
 1. ECONOMIC VITALITY 25
 2. NONCONFORMING AND INCOMPATIBLE USES 25
 3. AVAILABILITY OF FACILITIES AND SERVICES 26

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|--|-----------|
| <u>4. GROUNDWATER RECHARGE.....</u> | <u>27</u> |
| <u>5. ANALYSIS OF EXISTING VACANT LANDS</u> | <u>28</u> |
| <u>6. ANALYSIS OF LAND NEEDED TO ACCOMMODATE PROJECTED POPULATION</u> | <u>28</u> |
| <u>7. ANALYSIS OF NEED FOR REDEVELOPMENT.....</u> | <u>31</u> |
| <u>8. ANALYSIS OF FLOOD PRONE AREAS</u> | <u>31</u> |
| <u>9. URBAN SPRAWL</u> | <u>31</u> |
| <u>10. ENERGY EFFICIENCY, ENERGY CONSERVATION, AND GREENHOUSE GAS EMISSION</u> | <u>34</u> |
| <u>a. Producing Energy Efficient Land Use Patterns</u> | <u>34</u> |
| <u>b. Increasing Energy Conservation</u> | <u>35</u> |
| <u>c. Reducing Greenhouse Gas Emissions</u> | <u>35</u> |
| <u>E. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES</u> | <u>36</u> |

LIST OF TABLES

| | |
|--|-----------|
| <u>TABLE 1: POPULATION PROJECTION BY AGE, 2008 - 2025</u> | <u>2</u> |
| <u>TABLE 2: ACREAGE WITHIN EXISTING LAND USE CATEGORIES, 2010</u> | <u>3</u> |
| <u>TABLE 3: PERMITTED MAXIMUM DENSITY/INTENSITY WITHIN LAND USE CATEGORIES</u> | <u>5</u> |
| <u>TABLE 4: SOILS</u> | <u>16</u> |
| <u>TABLE 5: HISTORIC SITES AND STRUCTURES</u> | <u>22</u> |
| <u>TABLE 6: LAND REQUIREMENTS FOR PROJECTED POPULATION NEEDS, 2010 - 2025</u> | <u>29</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.I.

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

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

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 2: ACREAGE WITHIN EXISTING LAND USE CATEGORIES, 2010

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

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.].

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

| <u>Future Land Use</u> | <u>Maximum Density/Intensity</u> |
|---|--|
| <u>Single Family Low Density (SFLD)</u> | <u>Up to 2.0 dwelling units per acre. The maximum building height is 35 feet.</u> |
| <u>Single Family Medium Density (SFMD)</u> | <u>Up to 4.0 dwelling units per acre. The maximum building height is 35 feet.</u> |
| <u>Medium Density Residential (MDR)</u> | <u>Up to 6.0 dwelling units per acre. The maximum building height is 35 feet.</u> |
| <u>High Density Residential (HDR)</u> | <u>Up to 10.0 dwelling units per acre.</u> |
| <u>Green Swamp Single Family Low Density (GSSFLD)</u> | <u>Up to 4.0 units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.</u> |
| <u>Green Swamp Single Family Rural (GSSFR)</u> | <u>Up to 2.0 dwelling units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.</u> |
| <u>Mixed Use (MU)</u> | <u>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.</u> |
| <u>North Workplace Development (NWD)</u> | <u>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.</u> |
| <u>Central Business District (CBD)</u> | <u>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.</u> |
| <u>Office/Commercial (COMM)</u> | <u>The maximum impervious surface coverage is 0.75 and the maximum floor area ratio is 0.5. The maximum building height is 35 feet.</u> |
| <u>Green Swamp Commercial (GSC)</u> | <u>The maximum impervious surface coverage is 0.40 and the maximum floor area ratio is 0.5.</u> |
| <u>Industrial (IND)</u> | <u>The maximum impervious surface coverage is 0.70 and the maximum floor area ratio is 0.7. The maximum building height is 50 feet.</u> |
| <u>Green Swamp Industrial (GSI)</u> | <u>The maximum impervious surface coverage is 0.40 and the maximum floor area ratio is 0.5.</u> |
| <u>Public/Institutional (P/I)</u> | <u>The maximum impervious surface coverage is 0.70.</u> |
| <u>Recreation and Open Space (REC)</u> | <u>The maximum impervious surface coverage is 0.5. The maximum building height is 35 feet.</u> |
| <u>Agriculture (AG)</u> | <u>The maximum impervious surface coverage is 0.1. One dwelling unit per 5 acres is permitted for agricultural uses.</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Future Land Use</u> | <u>Maximum Density/Intensity</u> |
|---------------------------|---|
| <u>Conservation (CON)</u> | <u>The maximum impervious surface coverage is 0.05.</u> |

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,

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

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%;

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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
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.

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

Green Swamp Industrial (GSI) – The Green Swamp Industrial 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 limited to 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.

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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. 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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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*.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.I.].

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

| <u>Map Unit Name</u> | <u>Hydric Soil</u> | <u>Drainage Class</u> | <u>Steel Corrosion</u> | <u>Concrete Corrosion</u> | <u>Acres</u> |
|--|-------------------------|--------------------------------|------------------------|---------------------------|-----------------|
| <u>Anclote and Myakka Soils</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>Moderate</u> | <u>12.03</u> |
| <u>Apopka Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>793.59</u> |
| <u>Apopka Sand, 5 to 12 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>695.51</u> |
| <u>Arents</u> | <u>No</u> | <u>Somewhat Poorly Drained</u> | <u>Unranked</u> | <u>Unranked</u> | <u>245.67</u> |
| <u>Astatula Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>13.17</u> |
| <u>Borrow Pits</u> | <u>Partially Hydric</u> | <u>Unranked</u> | <u>Unranked</u> | <u>Unranked</u> | <u>43.72</u> |
| <u>Brighton Muck, Depressional</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>69.15</u> |
| <u>Candler Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>2,550.90</u> |
| <u>Candler Sand, 5 to 12 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>1,642.52</u> |
| <u>Candler Sand, 12 to 40 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>9.82</u> |
| <u>Ellzey Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>71.71</u> |
| <u>Immokalee Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>53.98</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Map Unit Name</u> | <u>Hydric Soil</u> | <u>Drainage Class</u> | <u>Steel Corrosion</u> | <u>Concrete Corrosion</u> | <u>Acres</u> |
|---|-------------------------|--------------------------------|------------------------|---------------------------|-----------------|
| <u>Kendrick Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>129.19</u> |
| <u>Kendrick Sand, 5 to 8 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>61.81</u> |
| <u>Kendrick Sand, Thin Surface</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>49.74</u> |
| <u>Lake Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>72.28</u> |
| <u>Lake Sand, 5 to 12 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>2.94</u> |
| <u>Lochloosa Sand</u> | <u>No</u> | <u>Somewhat Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>65.40</u> |
| <u>Myakka Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>335.18</u> |
| <u>Ocoee Mucky Peat</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>1,508.68</u> |
| <u>Oklawaha Muck</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>Low</u> | <u>545.12</u> |
| <u>Ona Fine Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>47.58</u> |
| <u>Orlando Fine Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Low</u> | <u>High</u> | <u>11.08</u> |
| <u>Orsino sand</u> | <u>No</u> | <u>Moderately Well Drained</u> | <u>Low</u> | <u>Moderate</u> | <u>13.15</u> |
| <u>Paola Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>39.88</u> |
| <u>Placid and Myakka Sands, Depressional</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>1,180.29</u> |
| <u>Placid Sand, Depressional</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>150.90</u> |
| <u>Pomello Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Moderately Well Drained</u> | <u>Low</u> | <u>High</u> | <u>6.04</u> |
| <u>Pompano Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>Moderate</u> | <u>42.45</u> |
| <u>Seffner Sand</u> | <u>Partially Hydric</u> | <u>Somewhat Poorly Drained</u> | <u>Low</u> | <u>Moderate</u> | <u>32.04</u> |
| <u>Sparr Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Somewhat Poorly Drained</u> | <u>Moderate</u> | <u>High</u> | <u>162.79</u> |
| <u>Swamp</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>Unranked</u> | <u>Unranked</u> | <u>193.18</u> |
| <u>Tavares Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Moderately Well Drained</u> | <u>Low</u> | <u>High</u> | <u>699.63</u> |
| <u>Water</u> | <u>Unranked</u> | <u>Unranked</u> | <u>Unranked</u> | <u>Unranked</u> | <u>1,526.68</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Map Unit Name</u> | <u>Hydric Soil</u> | <u>Drainage Class</u> | <u>Steel Corrosion</u> | <u>Concrete Corrosion</u> | <u>Acres</u> |
|----------------------|-------------------------|-----------------------|------------------------|---------------------------|---------------|
| <u>Wauchula Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>284.41</u> |

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, Green Swamp Commercial, and Green Swamp Industrial 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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- 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 Palatlakaha 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 Palatlakaha (106 acres)
- Dukes Lake (102 acres)
- Lake Catherine (68 acres)
- Lake Spencer (56 acres)
- Palatlakaha 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.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

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.].

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

| <u>Site Name</u> | <u>Address/Site Type</u> | <u>Year Built</u> | <u>Architectural Style/ Archaeological culture</u> | <u>Date Certified</u> |
|---|--------------------------------------|-------------------|--|-----------------------|
| <u>Edge House</u> | <u>1218 W. Broad St</u> | <u>1902</u> | <u>Queen Anne (Revival) ca. 1880-1910</u> | <u>10/5/2006</u> |
| <u>Wilson Island Bridge</u> | <u>Engineer - Cyrus Henry Wilson</u> | <u>1980</u> | <u>Frame; wood</u> | |
| <u>Wilson Island House</u> | <u>Unknown</u> | <u>1885</u> | <u>Frame Vernacular; L-shaped; Wood frame; Private residence</u> | |
| <u>Wilson Island Pump House</u> | <u>Unknown</u> | <u>1955</u> | <u>Other; Rectangular; Wood frame; Agricultural</u> | |
| <u>Groveland Train Depot</u> | <u>305 W Broad St</u> | <u>1912</u> | <u>Craftsman; Square; Brick; Office</u> | |
| <u>Piece of Junk House</u> | <u>15635 Battleground Lake Lane</u> | <u>c1930</u> | <u>Frame Vernacular; Rectangular; Wood frame; Private residence</u> | |
| <u>Groveland Sr. Women's Club Bldg.</u> | <u>458 S Lake Rd</u> | <u>1933</u> | <u>Craftsman; U-shaped; Balloon wood frame; Community center (e.g., recreation hall)</u> | |
| <u>1941 Lucy Lee Road</u> | <u>1941 Lucy Lee Rd</u> | <u>1952</u> | <u>Masonry vernacular; Irregular; Concrete block; Private residence</u> | |
| <u>Sumner Lake House</u> | <u>13000 Montevista Rd</u> | <u>1950</u> | <u>Ranch; Rectangular; Concrete block; Private residence</u> | |
| <u>Sprayfield South</u> | | | <u>Prehistoric with pottery</u> | |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Site Name</u> | <u>Address/Site Type</u> | <u>Year Built</u> | <u>Architectural Style/ Archaeological culture</u> | <u>Date Certified</u> |
|----------------------------|--|-------------------|--|-----------------------|
| <u>Minniflora Heights</u> | <u>Land-terrestrial; Single artifact or isolated find</u> | | <u>Prehistoric lacking pottery</u> | |
| <u>Groveland WWTP</u> | | | <u>Prehistoric lacking pottery</u> | |
| <u>Sprayfield North</u> | | | <u>Prehistoric lacking pottery</u> | |
| <u>Little Everglades</u> | <u>Campsite (prehistoric); Land-terrestrial; Ceramic scatter; Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Prehistoric</u> | |
| <u>Resurrection</u> | <u>Campsite (prehistoric); Land-terrestrial; Ceramic scatter; Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>St. Johns II, A.D. 800-1500</u> | |
| <u>Hollow Hills</u> | <u>Land-terrestrial; Single artifact or isolated find</u> | | <u>Prehistoric lacking pottery</u> | |
| <u>O'Brien 2</u> | <u>Land-terrestrial; Other</u> | | <u>Prehistoric</u> | |
| <u>Schoolhouse Lake</u> | <u>Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Schoolhouse Wetland</u> | <u>Artifact scatter-low density (< 2 per sq meter); Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Buried Dog Site</u> | <u>Artifact scatter-low density (< 2 per sq meter)</u> | | <u>Twentieth century American, 1900-present; St. Johns II, A.D. 800-1500</u> | |
| <u>Wilson Island Site</u> | <u>Building remains; Artifact scatter-low density (< 2 per sq meter)</u> | | <u>Twentieth century American, 1900-present; St. Johns II, A.D. 800-1500</u> | |
| <u>Grape Vine Site</u> | <u>Artifact scatter-low density (< 2 per sq meter)</u> | | <u>Twentieth century American, 1900-present; Archaic, 8500 B.C.-1000 B.C.; St. Johns, 700 B.C.-A.D. 1500</u> | |
| <u>Paw Paw Site</u> | <u>Artifact scatter-low density (< 2 per sq meter)</u> | | <u>Twentieth century American, 1900-present; Prehistoric lacking pottery</u> | |
| <u>Stuck Truck</u> | <u>Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Howling Coyote</u> | <u>Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Lake Douglas</u> | <u>Campsite (prehistoric); Artifact scatter-dense (> 2 per sq meter)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.; St. Johns, 700 B.C.-A.D. 1500</u> | |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Site Name</u> | <u>Address/Site Type</u> | <u>Year Built</u> | <u>Architectural Style/ Archaeological culture</u> | <u>Date Certified</u> |
|------------------------------|--|-------------------|---|-----------------------|
| <u>Marsh Hammock</u> | <u>Land-terrestrial</u> | | <u>Prehistoric lacking pottery</u> | |
| <u>Outside Edge Site</u> | <u>Land-terrestrial</u> | | <u>Prehistoric with pottery</u> | |
| <u>Southern Edge Site</u> | <u>Land-terrestrial</u> | | <u>Prehistoric lacking pottery</u> | |
| <u>Mowista Site</u> | <u>Land-terrestrial</u> | | <u>Prehistoric lacking pottery</u> | |
| <u>Marsh Pointe</u> | <u>Habitation (prehistoric); Land-terrestrial</u> | | <u>St. Johns IIa</u> | |
| <u>Juan Gets Bear Caught</u> | <u>Artifact scatter-low density (< 2 per sq meter)</u> | | <u>Twentieth century American, 1900-present; Archaic, 8500 B.C.-1000 B.C.; Prehistoric with pottery</u> | |
| <u>Spiders-a-Million</u> | <u>Campsite (prehistoric)</u> | | <u>Prehistoric lacking pottery</u> | |
| <u>Villa City</u> | <u>Land-terrestrial</u> | | <u>Prehistoric</u> | |
| <u>Lake Marshall North</u> | <u>Land-terrestrial</u> | | <u>Prehistoric</u> | |
| <u>West Grove</u> | <u>Land-terrestrial</u> | | <u>Deptford, 700 B.C.-300 B.C.</u> | |
| <u>Marshgrove</u> | <u>Land-terrestrial</u> | | <u>Prehistoric</u> | |
| <u>Lake Lucy Island</u> | <u>Land-terrestrial</u> | | <u>Late Archaic</u> | |
| <u>Northwest Villa</u> | <u>Land-terrestrial</u> | | <u>Prehistoric</u> | |
| <u>Lake Lucy West</u> | <u>Land-terrestrial</u> | | <u>Prehistoric</u> | |
| <u>Cherry Lake</u> | <u>Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Late Archaic; Middle Archaic</u> | |
| <u>Sumner Lake SW</u> | <u>Campsite (prehistoric)</u> | | <u>Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.- 700 B.C.</u> | |
| <u>Sumner Lake N</u> | <u>Campsite (prehistoric)</u> | | <u>Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.- 700 B.C.</u> | |
| <u>Sumner Lake SE</u> | <u>Campsite (prehistoric)</u> | | <u>Late Archaic</u> | |
| <u>Sumner Lake S</u> | <u>Artifact scatter-low density (< 2 per sq meter)</u> | | | |
| <u>Lisa Marie</u> | <u>Campsite (prehistoric)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Site Name</u> | <u>Address/Site Type</u> | <u>Year Built</u> | <u>Architectural Style/ Archaeological culture</u> | <u>Date Certified</u> |
|-----------------------|---|-------------------|--|-----------------------|
| <u>Colonel Parker</u> | <u>Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Priscilla</u> | <u>Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Gladys</u> | <u>Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>SR 50</u> | <u>Campsite (prehistoric); Habitation (prehistoric); Land-terrestrial</u> | | <u>Prehistoric</u> | |

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 1,822 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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

| <u>Future Land Use</u> | <u>Existing Acreage (2009)</u> | <u>Acreage on 2025 FLU Map</u> | <u>Acreage Needed to Support 2010 Population*</u> | <u>Available FLU Acreage 2010</u> | <u>Acreage Needed to Support 2015 Population</u> | <u>Available FLU Acreage 2015</u> | <u>Acreage Needed to Support 2020 Population</u> | <u>Available FLU Acreage 2020</u> | <u>Acreage Needed to Support 2025 Population</u> | <u>Available FLU Acreage 2025</u> |
|--|--------------------------------|--------------------------------|---|-----------------------------------|--|-----------------------------------|--|-----------------------------------|--|-----------------------------------|
| AG – Agriculture | <u>73.55</u> | <u>59.19</u> | <u>14.36</u> | <u>74.00</u> | <u>-0.45</u> | <u>90.85</u> | <u>-17.30</u> | <u>107.17</u> | <u>-33.62</u> | <u>73.55</u> |
| CBD – Central Business District | <u>75.47</u> | <u>9.89</u> | <u>65.58</u> | <u>12.37</u> | <u>63.10</u> | <u>15.18</u> | <u>60.29</u> | <u>17.91</u> | <u>57.56</u> | <u>75.47</u> |
| COMM – Office/Commercial | <u>222.64</u> | <u>85.40</u> | <u>137.25</u> | <u>106.77</u> | <u>115.88</u> | <u>131.07</u> | <u>91.58</u> | <u>154.61</u> | <u>68.03</u> | <u>222.64</u> |
| CON – Conservation (minus wetlands) | <u>468.26</u> | <u>173.93</u> | <u>294.33</u> | <u>217.46</u> | <u>250.80</u> | <u>266.95</u> | <u>201.31</u> | <u>314.91</u> | <u>153.35</u> | <u>468.26</u> |
| GSSFLD - Green Swamp Single Family Low Density | <u>135.74</u> | <u>80.61</u> | <u>55.13</u> | <u>100.79</u> | <u>34.96</u> | <u>123.73</u> | <u>12.02</u> | <u>145.95</u> | <u>-10.21</u> | <u>135.74</u> |
| GSSFRD – Green Swamp Single Family Rural Density | <u>255.58</u> | <u>0.00</u> | <u>255.58</u> | <u>0.00</u> | <u>255.58</u> | <u>0.00</u> | <u>255.58</u> | <u>0.00</u> | <u>255.58</u> | <u>255.58</u> |
| HDR – High Density Residential | <u>94.98</u> | <u>86.23</u> | <u>8.75</u> | <u>107.81</u> | <u>-12.83</u> | <u>132.35</u> | <u>-37.37</u> | <u>156.13</u> | <u>-61.14</u> | <u>94.98</u> |
| IND – Industrial | <u>1,387.57</u> | <u>1,181.57</u> | <u>206.00</u> | <u>1,477.27</u> | <u>-89.70</u> | <u>1,813.48</u> | <u>-425.91</u> | <u>2,139.30</u> | <u>-751.73</u> | <u>1,387.57</u> |
| Lake County Heavy Industrial | <u>38.69</u> | <u>19.29</u> | <u>19.40</u> | <u>24.12</u> | <u>14.57</u> | <u>29.61</u> | <u>9.08</u> | <u>34.93</u> | <u>3.76</u> | <u>38.69</u> |
| Lake County Regional Office | <u>9.38</u> | <u>9.91</u> | <u>-0.53</u> | <u>12.39</u> | <u>-3.01</u> | <u>15.21</u> | <u>-5.83</u> | <u>17.94</u> | <u>-8.56</u> | <u>9.38</u> |
| Lake County Rural | <u>1,257.11</u> | <u>1,327.92</u> | <u>-70.81</u> | <u>1,660.25</u> | <u>-403.14</u> | <u>2,038.11</u> | <u>-781.00</u> | <u>2,404.28</u> | <u>-1,147.17</u> | <u>1,257.11</u> |
| Lake County Suburban | <u>4.04</u> | <u>0.00</u> | <u>4.04</u> | <u>0.00</u> | <u>4.04</u> | <u>0.00</u> | <u>4.04</u> | <u>0.00</u> | <u>4.04</u> | <u>4.04</u> |
| Lake County Urban Medium Density | <u>9.09</u> | <u>9.61</u> | <u>-0.51</u> | <u>12.01</u> | <u>-2.92</u> | <u>14.74</u> | <u>-5.65</u> | <u>17.39</u> | <u>-8.30</u> | <u>9.09</u> |
| Lake County Urban Expansion | <u>10.71</u> | <u>0.00</u> | <u>10.71</u> | <u>0.00</u> | <u>10.71</u> | <u>0.00</u> | <u>10.71</u> | <u>0.00</u> | <u>10.71</u> | <u>10.71</u> |
| Lake County Urban Low Density | <u>95.75</u> | <u>99.97</u> | <u>-4.22</u> | <u>124.99</u> | <u>-29.24</u> | <u>153.43</u> | <u>-57.68</u> | <u>181.00</u> | <u>-85.25</u> | <u>95.75</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Future Land Use</u> | <u>Existing Acreage (2009)</u> | <u>Acreage on 2025 FLU Map</u> | <u>Acreage Needed to Support 2010 Population*</u> | <u>Available FLU Acreage 2010</u> | <u>Acreage Needed to Support 2015 Population</u> | <u>Available FLU Acreage 2015</u> | <u>Acreage Needed to Support 2020 Population</u> | <u>Available FLU Acreage 2020</u> | <u>Acreage Needed to Support 2025 Population</u> | <u>Available FLU Acreage 2025</u> |
|--|--------------------------------|--------------------------------|---|-----------------------------------|--|-----------------------------------|--|-----------------------------------|--|-----------------------------------|
| MU – Mixed Use | <u>1,683.52</u> | <u>38.99</u> | <u>1,644.52</u> | <u>48.75</u> | <u>1,634.77</u> | <u>59.85</u> | <u>1,623.67</u> | <u>70.60</u> | <u>1,612.92</u> | <u>1,683.52</u> |
| MDR – Medium Density Residential** | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| NWD – North Workplace Development | <u>109.38</u> | <u>546.60</u> | <u>-437.22</u> | <u>683.40</u> | <u>-574.02</u> | <u>838.93</u> | <u>-729.55</u> | <u>989.66</u> | <u>-880.28</u> | <u>109.38</u> |
| PES – Public/Essential Services | <u>117.08</u> | <u>121.34</u> | <u>-4.26</u> | <u>151.71</u> | <u>-34.63</u> | <u>186.24</u> | <u>-69.16</u> | <u>219.70</u> | <u>-102.62</u> | <u>117.08</u> |
| REC – Recreation and Open Space | <u>8.77</u> | <u>9.27</u> | <u>-0.49</u> | <u>11.59</u> | <u>-2.81</u> | <u>14.22</u> | <u>-5.45</u> | <u>16.78</u> | <u>-8.01</u> | <u>8.77</u> |
| ROW – Rights-of-way | <u>678.19</u> | <u>718.22</u> | <u>-40.03</u> | <u>897.96</u> | <u>-219.77</u> | <u>1,102.33</u> | <u>-424.14</u> | <u>1,300.38</u> | <u>-622.19</u> | <u>678.19</u> |
| SFLD – Single Family Low Density | <u>276.63</u> | <u>195.30</u> | <u>81.33</u> | <u>244.17</u> | <u>32.45</u> | <u>299.74</u> | <u>-23.12</u> | <u>353.60</u> | <u>-76.97</u> | <u>276.63</u> |
| SFMD – Single Family Medium Density | <u>1,546.61</u> | <u>985.62</u> | <u>560.98</u> | <u>1,232.29</u> | <u>314.32</u> | <u>1,512.75</u> | <u>33.86</u> | <u>1,784.53</u> | <u>-237.93</u> | <u>1,546.61</u> |
| SR 50 COMM – State Road 50 Commercial | <u>56.86</u> | <u>6.17</u> | <u>50.69</u> | <u>7.72</u> | <u>49.14</u> | <u>9.47</u> | <u>47.39</u> | <u>11.17</u> | <u>45.69</u> | <u>56.86</u> |
| SR 50 IND – State Road 50 Industrial** | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| TOTAL | <u>8,615.60</u> | <u>5,765.03</u> | <u>2,850.58</u> | <u>7,207.80</u> | <u>1,407.81</u> | <u>8,848.24</u> | <u>-232.64</u> | <u>10,437.94</u> | <u>-1,822.34</u> | <u>8,615.60</u> |

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 or SR 50 IND – state road 50 Industrial 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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.I].

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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*.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

E. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

~~CHAPTER 1~~

~~FUTURE LAND USE ELEMENT~~

~~(Amended December 17, 2007: Ordinance 2007-03-12)
(Amended December 7, 2009: Ordinance 2009-03-14)
(Amended December 7, 2009: Ordinance 2009-03-15)
(Amended December 21, 2009: Ordinance 2009-08-35)~~

~~Groveland~~

~~Goals, Objectives and Implementing Policies~~

GOAL 1-1: 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, ~~and~~ 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: ~~FUTURE LAND USE CATEGORIES AND OVERLAYS.~~ ~~The City shall maintain regulations for land use categories and the Future Land Use Map Series in order to manage the allocation of Future Land use through the year 2020.~~ 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

| <u>Land Use</u> | <u>Maximum Residential Density</u> |
|---|---|
| <u>Residential:</u> | |
| <u>Single Family Low Density (SFLD)</u> | <u>Up to 2.0 dwelling units per acre. Elementary schools are also permitted in this category. The maximum building height is 35 feet.</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|---|--|
| <u>Single Family Medium Density (SFMD)</u> | <u>Up to 4.0 dwelling units per acre. Elementary and middle schools are permitted in this category. The maximum building height is 35 feet.</u> |
| <u>Medium Density Residential (MDR)</u> | <u>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.</u> |
| <u>High Density Residential (HDR)</u> | <u>Up to 10.0 dwelling units per acre. Elementary, middle, and high schools are also permitted in this category.</u> |
| <u>Green Swamp Single Family Low Density (GSSFLD)</u> | <u>Up to 4.0 units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.</u> |
| <u>Green Swamp Single Family Rural (GSSFR)</u> | <u>Up to 2.0 dwelling units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.</u> |
| <u>Land Use</u> | <u>Maximum Land Intensity</u> |
| <u>Mixed Use (MU)</u> | <u>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.</u> |
| <u>North Workplace Development (NWD)</u> | <u>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.</u> |
| <u>Central Business District (CBD)</u> | <u>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.</u> |
| <u>Office/Commercial (COMM)</u> | <u>The maximum impervious surface coverage is 0.75 and the maximum floor area ratio is 0.5. The maximum building height is 35 feet.</u> |
| <u>Green Swamp Commercial (GSC)</u> | <u>The maximum impervious surface coverage is 0.40 and the maximum floor area ratio is 0.5.</u> |
| <u>Industrial (IND)</u> | <u>The maximum impervious surface coverage is 0.70 and the maximum floor area ratio is 0.70. The maximum building height is 50 feet.</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|--|--|
| <u>Green Swamp Industrial (GSI)</u> | <u>The maximum impervious surface coverage is 0.40 and the maximum floor area ratio is 0.5.</u> |
| <u>Public/Institutional (P/I)</u> | <u>The maximum impervious surface coverage is 0.70.</u> |
| <u>Recreation and Open Space (REC)</u> | <u>The maximum impervious surface coverage is 0.5. The maximum building height is 35 feet.</u> |
| <u>Agriculture (AG)</u> | <u>The maximum impervious surface coverage is 0.1. One dwelling unit per 5 acres is permitted for agricultural uses.</u> |
| <u>Conservation (CON)</u> | <u>The maximum impervious surface coverage is 0.05.</u> |

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

Green Swamp Industrial (GSI) – The Green Swamp Industrial 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 limited to 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.

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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. 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,

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 1.1.1:** The City of Groveland shall maintain the Future Land Use Series, Maps I-1 through I-7, to represent city policy for managing the allocation of Future Land use through the year 2020. The Future Land Use Map Series is and shall be supported by the Comprehensive Plan Data & Inventory Analysis Report (1991), the Comprehensive Plan Evaluation and Appraisal Report and by subsequent updates. Land Use designations on the Future Land Use Map are and shall be allocated pursuant to the following:~~

- ~~•Goals, Objectives and Policies established in the Comprehensive Plan.~~
- ~~•Anticipated growth and development through the year 2020.~~
- ~~•The principles and practice of sustainable development.~~
- ~~•Conservation of natural resources including lakes, wetlands, floodplains, sinkholes, groundwater high recharge area, endangered and threatened species and their natural habitats.~~
- ~~•Efficiency in the provision of public facilities.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- ~~• Preservation of fiscal resources and maximization of economic benefit.~~
- ~~• Criteria for education facility planning.~~

Policy 1.1.23: *Adequate Land on the Future Land Use Map to Support Population Demands.* The City shall ensure that adequate land is designated land use on the Future Land Use Map needed to support the population demands during the short-range (2011-2015) and long-range (2025) planning periods. accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data Inventory & Analysis). The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.

~~**Policy 1.1.3:** The Future Land Use Map Series shall designate areas for the uses listed in Table I-1 and shall not exceed the maximum density and intensity contained in the Table.~~

TABLE I-1
DENSITY AND INTENSITY OF FUTURE LAND USE DESIGNATIONS

| Land Use Category | Maximum Density/Intensity |
|---------------------------------------|---|
| Single Family Low Density | 2 units per acre |
| Single Family Medium Density | 4 units per acre |
| Single Family Affordable Housing | 4 units per acre |
| Medium/High Density | 6 units per acre |
| Single Family High Density | 10 units per acre |
| Multi-Family High Density | 12 units per acre |
| Green Swamp Single Family Low Density | 4 units per acre/40% ISR |
| Green Swamp Single Family Rural | 2 units per acre/40% ISR |
| Mixed Use | 4 units per acre/60% ISR/0.25 FAR Non-residential |
| Mixed Use Development Old Town | 10 units per acre/80% ISR/1.5 FAR Non-residential |
| North Mixed Development | 7 units per acre/65% ISR/0.7 FAR |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|---|---|
| Community Mixed Development | 4 units per net acre/60% ISR/0.25 FAR Non- residential |
| North Residential Neighborhood Development | 3 units per acre/50% ISR/25% open space |
| Central Business District | 80% ISR/1.0 FAR |
| Office/Commercial | 75% ISR/0.5 FAR |
| SR 50 Commercial | 70%/0.5 FAR |
| North Groveland Commercial | 80%/0.5 FAR |
| Utilities | 70% ISR |
| Industrial | 70% ISR/0.7 FAR |
| SR 50 Industrial | 70%/0.7 FAR |
| Institutional | 50% ISR |
| Recreation | 50% ISR |
| Agriculture | 10% ISR |
| Conservation | 5% ISR |

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:** Single Family Low Density Residential Development. Areas delineated on the Future Land Use Map for low density residential development shall accommodate single detached dwelling units with a maximum density of less than two (2) units per acre. Supportive community facilities and accessory land uses may be located within these areas but shall be required to comply with performance standards and development requirements set forth with Policy 1.1.25 of this element. 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. Educational facilities shall be limited to elementary schools.~~

~~**Policy 1.1.6:** Single Family Medium Density Residential Development. Areas delineated on the Future Land Use Map for medium density~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~residential development shall accommodate single detached dwelling units with a maximum density of up to four (4) units per acre. Educational facilities shall be limited to elementary and middle schools.~~

~~**Policy 1.1.7:** Single Family Affordable Housing Residential Development. Single family detached dwelling units shall only occur within the area delineated on the Future Land Use Map. Such categories shall accommodate up to four (4) single family dwelling units per gross acre. Educational facilities shall be limited to elementary and middle schools. The Land Development Regulations applicable to this designation shall be less restrictive than the single family medium designation in order to promote more affordable housing such as mobile homes and manufactured housing.~~

~~**Policy 1.1.8:** Medium/High Density. Density in this category shall not exceed 6 units per acre. This designation is intended to provide for single and multi family homes in the urban area. Elementary and middle schools are permitted.~~

~~**Policy 1.1.9:** Single Family High Density. Density in this category shall not exceed ten (10) units per acre. This designation is intended to provide for single family villas and townhomes in the urban area. Elementary, middle and high schools are permitted.~~

~~**Policy 1.1.10:** Multiple Family Residential Development. Density in this category shall not exceed twelve (12) units per acre. Educational facilities shall be limited to middle and high schools.~~

~~**Policy 1.1.11**5: *Mixed-Use Development (MD)*. Mixed land uses shall be permitted in the designated areas as shown on the Future Land Use Map. Through this land use designation, the City is promoting the principles and practice of sustainable development; a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking whilst conserving the natural environment.~~

~~The overall objective is to manage the anticipated growth in a manner which creates a more effective land use pattern, providing an attractive living and working environment with recreational and social facilities, whilst protecting the environment and promoting sustainable development principles. Such areas are likely to be~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~characterized by undeveloped parcels of land located at the City's fringe along S.R.50 and S.R. 19 (south of Cherry Lake Road), or older properties within the City which come forward for redevelopment. The designation is to encourage integrated developments (including neo-traditional town centers/concepts) that will protect the environment, provide for a more efficient use of land and reduce unnecessary automobile trips.~~ Additional Requirements for the Mixed Use Land Use Category. The ~~m~~Mixed ~~u~~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 ~~the~~this City's ~~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. ~~Lakes, wetlands and land within floodplains which is unsuitable for development will not be considered to be within the developable area of the site.~~

Permitted uses include:

- Residential;
- Retail sales and service;
- Office/Commercial;
- Educational;
- Restaurants;
- Community facilities
- Recreation;
- Conservation;
- ~~Utility~~Public/Essential Services;
- 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 eCity central water and sewer system;

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- ~~2.~~ 2. Residential uses shall occupy a minimum of 50% and a maximum of 80% of the developable area.;
- ~~3.~~ 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.~~ 4. Open space uses shall occupy a minimum of 20% of the site.;
- ~~5.~~ 5. Maximum impervious surface is limited to 60%.;
- ~~6.~~ 6. A maximum of 0.25 floor area ratio (FAR) may be considered for non-residential uses. and
- ~~7.~~ 7. Up to 4 dwelling units per gross acre may be considered.

~~**Policy 1.1.12:** Mixed Use Development Old Town. This designation is intended to encourage a mix of uses to complement compact development found in the downtown area. Such areas are likely to be characterized by redevelopment of parcels of land located at the City's core along SR 50 and at the junctions of SR 19 and SR 33. The designation shall not apply to land located within the Green Swamp Area of Critical State Concern. The mixed use designation is intended to provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the market place, and to be used in instances where a mixture of medium to high density residential, commercial, office and community uses may be appropriate. Development in this category shall be limited to the following three use categories:~~

~~A. Residential~~

~~Single Family Detached; Townhomes/Villas;
Apartments/Condominiums~~

~~B. Commercial~~

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

~~C. Government, Civic and Institutional~~

~~Performance Standards~~

~~Minimum of 2 of the 3 use categories listed above.~~

~~Maximum Impervious Surface Ratio (ISR): 80%~~

~~Maximum Floor Area Ratio (FAR) for non-residential uses*: 1.5~~

~~Residential Density*: Maximum 10 units per acre.~~

~~* Developable acreage~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

- ~~•All developments shall contain an element of useable public space to allow for social interaction.~~
 - ~~•Development shall be designed to ensure compatibility with, and contribute to, the character of the street and neighborhood.~~
 - ~~•Commercial uses shall comprise a minimum of 25% of the area, shall be oriented to the street, and shall be required at first floor level in buildings or portions of buildings fronting SR 50, SR 19 or SR 33. Commercial uses may also be permitted above the first floor.~~
 - ~~•Retail uses shall be located to encourage pedestrian activity.~~
 - ~~•Residential dwellings shall be permitted above or behind commercial or civic uses.~~
- ~~6. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscape and open space areas, and amenity, parking and service facilities.~~

~~**Policy 1.1.13:** *North Mixed Development (NMD).* The mixed use development category shall be available in the Groveland North Overlay Area for land which annexes into the City of Groveland, which is located adjacent to US 27 or SR 19, and which has an existing Lake County land use designation of Urban. 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 and community uses to support existing and future businesses at the neighboring employment center. 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 development shall provide for a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking whilst conserving the natural environment, and which connects the new development to existing and planned development outside the site's boundaries. Street trees shall be provided along streets, sidewalks and similar areas.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~Development in this category shall be limited to the following three use categories:~~

~~**A. Residential**~~

~~Single Family Detached~~

~~Townhomes/Villas~~

~~Apartments/Condominiums~~

~~**B. Commercial**~~

~~Retail sales and service~~

~~Office~~

~~Restaurants~~

~~Hotels/motels and tourist facilities~~

~~Medical facilities~~

~~Cultural and entertainment~~

~~**C. Government, Civic and Institutional**~~

~~**Performance Standards**~~

~~Minimum of 2 of the 3 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:~~

- ~~• All developments shall contain an element of useable public space to allow for social interaction.~~
- ~~• 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.~~
- ~~• Residential dwellings shall be permitted above commercial, office or civic uses.~~
- ~~• 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.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~Where the County “Urban” designation splits a property which was under common ownership as of March 2, 1993, the owner may apply for this policy to be applied to the entire property. The density permitted under this policy will however only be applied to land up to 1320 feet from the boundary of the Urban land use category provided that the following criteria are met:~~

- ~~1.The boundary of the property does not extend beyond a naturally occurring or manmade feature such as an arterial or collector roadway, a canal, a water body, etc.~~
- ~~2.The additional density shall apply to an area no greater than ten (10 acres) on one property and shall be a one time occurrence when property undergoes the first land use amendment upon annexation into the City.~~

~~**Policy 1.1.14:** Community Mixed Development (CMD) shall be permitted in the Groveland North Overlay Area.~~

- ~~1.The CMD shall provide for a mix of land uses including residential, retail sales and service, office, educational, community facilities, recreation, conservation and public/civic facilities.~~
- ~~2.The CMD shall be laid out in a manner which promotes the principles and practice of sustainable development; a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking whilst conserving the natural environment.~~
- ~~3.The CMD shall be laid out in a manner which serves existing and new residential development outside the site’s boundaries. This shall include, where appropriate, connecting roads, sidewalks and trail systems.~~
- ~~4.Street trees shall be provided along street, sidewalks and similar areas.~~
- ~~5.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. Lakes, wetlands and land within floodplains which is unsuitable for development will not be considered to be within the developable area of the site.~~
- ~~6.All future development shall be required to connect to the city central water and sewer system.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Permitted Uses

~~Residential; Retail sales and service; Office; Educational; Community facilities; Recreation; Conservation; Civic Uses~~

Standards

~~Residential uses¹: Min 50% Maximum 80% of developable acreage.~~

~~Commercial²: Min 5% Max 25% of developable acreage.~~

~~Public Squares/Recreation³: Min 5%~~

~~Open Space⁴: Min 25%~~

~~Maximum Impervious Surface Ratio (ISR): 60%.~~

~~Maximum Floor Area Ratio (FAR) for non-residential uses: 0.25~~

~~Residential Density: Max 4 dwelling units per net acre⁵.~~

~~¹Residential dwellings shall be permitted above ground floor commercial and office uses. These dwelling units shall be excluded from calculation of minimum land area required for the residential component of the CMD.~~

~~²Includes retail, office and community facilities, excludes schools.~~

~~³Recreation facilities subject to LOS requirement.~~

~~⁴Includes lakes, wetlands and natural areas.~~

~~⁵For the purpose of this policy, “net acre” excludes open space, right of way, and all land in non-residential use, including land for facilities and services as per policy 1.2.1.~~

Policy 1.1.156:

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~~CMD-site~~. These include:

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- ~~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.~~167~~: Neighborhood Centers and the Mixed Use Land Use Category. Within a ~~CMD~~ 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.~~178~~: Streets and Sidewalks Requirements for the Mixed Use Land Use Category. All ~~CMDs~~ 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

(Text with underline = additions ~ Text with ~~striketthrough~~ = deletions)

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%

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

5. All developments shall contain an element of useable public space to allow for social interaction;
6. 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;
7. Residential dwellings shall be permitted above commercial, office or civic uses; and
8. 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.

Policy 1.1.~~18~~10:

~~*Groveland North Residential Neighborhood*~~ *Single Family Low Density and Medium Density Development (NRND) 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 ~~up to three (3) units per acre~~ established herein and adhere to the following standards:

~~(a)~~1. Generally single use residential neighborhoods ~~should~~ shall contain no more than ~~400~~ 200 dwelling units.

~~(b)~~2. Residential neighborhoods ~~should~~ shall be planned and designed as follows:

- ~~-(a)~~ -(a) Housing shall be oriented to parks and open public spaces where applicable;
- ~~-(b)~~ -(b) To encourage architectural variety, lot sizes shall be varied throughout each neighborhood;
- ~~-(c)~~ -(c) Front porches, side entrances for garages, variety in roof heights, pitches and materials shall be encouraged;
- ~~-(d)~~ -(d) A mixture of single family residential dwelling units, attached dwelling units and zero lot line detached dwelling units shall be encouraged;
- ~~-(e)~~ -(e) All utilities within developments shall be underground unless topography, drainage or similar constraints cause this not to be feasible; and

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~-(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.

~~1. In order to achieve more than two (2) units per acre, the development must meet the following criteria:~~

~~1. Have a functional and proximate relationship to other existing or proposed development.~~

~~2. Be located within 1 mile of a planned Community Mixed Development.~~

~~3. Be connected to city water and sewer system.~~

~~4.3.~~ Developments up to 2 units per acre will be required to connect to the eCity water system but may install dry lines if central sewer is not available at time of construction. Connection to the eCity's sewer system will be required within six (6) months of the eCity's sewer becoming available.

Standards

Impervious Surface Area: 50%

Open Space¹: 25%

¹ Includes lakes, wetlands, natural areas and recreation areas.

Policy 1.1.~~19~~11:

Development Restrictions in the Green Swamp Single Family Low Density and Rural Development Residential Development Areas. ~~The Green Swamp Low Density Development area (GSLD) shall allow single detached dwelling units up to a density of 4 per acre.~~ 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~~;~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

~~Supporting commercial and community uses will be allowed where they are to serve local needs and are part of an overall site plan (see policy 1.3.6).~~

~~**Policy 1.1.20:** *Green Swamp Single Family Rural Development Area.* The Green Swamp Rural Development Area (GSRD) shall allow single detached dwellings units up to a density of 2 per acre. The following restrictions will apply:~~

- ~~• All development will be clustered on the least environmentally sensitive areas.~~
- ~~• 60% of the site will be retained as open space.~~
- ~~• Impervious surfaces ratio shall be limited to 40% of the site. This shall include the principal dwellings, all paved area, accessory structure and swimming pools.~~
- ~~• All developments shall be required to connect to central water and sewer.~~
- ~~• All developments shall use water conservation devices.~~
- ~~• All developments shall contain facilities for the retention of all stormwater on site.~~

~~Supporting commercial and community uses will be allowed where they are to serve local needs and are part of an overall site plan (see policy 1.3.6).~~

Policy 1.1.21~~12~~: *General Pattern of Commercial Land Use.* Commercial land uses shall be permitted in ~~six~~ the following land use categories: Central Business District (CBD), Commercial/Office (COMM), ~~SR 50~~ Green Swamp Commercial (~~SRCGSC~~), ~~Groveland North Commercial (GNC)~~, Mixed-Use ~~Development~~ (MDU), ~~and~~ North Mixed Workplace Development (NMWD), ~~and Community Mixed Development (CMD)~~. Higher intensive commercial activities shall

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 1.1.22:** Central Business District. Development in this land category shall be limited to retail sales and service, professional services, higher intensity commercial uses and wholesale commercial uses. Residential use will be permitted at second floor or above. Public facilities shall be allowed as outlined in policy 1.1.27. No industrial development shall be allowed. The maximum intensity standard for this land use category is limited to 80% impervious surface and a 1.0 FAR.~~

~~**Policy 1.1.23:** Office/Commercial. The Office/Commercial district is intended to provide for a less intensive variety of commercial, business, and office uses outside of the central business district such as professional office buildings, low intensive community retail sales and services, cultural and entertainment, and medical facilities. The maximum intensity standard for this land use category is limited of 75% impervious surface and a 0.5 FAR.~~

Policy 1.1.2413: Commercial Development Restrictions on SR 50 Commercial Green Swamp Lands. The designation shall apply only to land located ~~to the south of SR 50 which in the Green Swamp Area of State Critical Concern annexes into the City of Groveland and has an existing Employment Center Future Land Use designation in Lake County.~~ Commercial development in this land use shall be limited to:

- Retail (excluding gasoline services and businesses using chemical operations);
- Offices;
- Restaurants including drive-ins;
- Hotels/motels and tourist facilities;
- 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 ~~70~~40% impervious surface and a 0.5 FAR. Development shall

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

comply with the Guiding Principles for Development in the Green Swamp Area of Critical State Concern.

~~**Policy 1.1.25:** Groveland North Commercial. Commercial development shall be permitted in the Groveland North Overlay area on land which annexes into the City of Groveland and which is located adjacent to US 27 and has an existing Lake County Future Land Use designation of Urban, Urban Expansion or Suburban. Development in this land category shall be limited to retail sales and service, professional services, higher intensity commercial uses and wholesale commercial uses. Public facilities shall be allowed as outlined in policy 1.1.27. No industrial development shall be allowed. The maximum intensity standard for this land use category is limited to 80% impervious surface and a 0.5 FAR.~~

~~**Policy 1.1.26:** Utilities. Utility services are designated on the Future Land Use Map as Utility. The Utility land use designation is intended to accommodate necessary major public or semi-public utility plant operations and related facilities required to service urban development. Plants and facilities for which the utility designation is reserved include: potable water treatment plants, pumping facilities, and water wells, and wastewater treatment plants and lift stations. Existing land accommodating utilities shall be designated on the Future Land Use Map as Utility land use. Educational facilities are not permitted in Utility Service Areas. Utilities shall be permitted on a conditional basis within commercial and institutional land use categories, with such conditions defined in the Land Development Regulations. Utilities requiring separation from other forms of development and human activity shall be designated as open space if such land use represents a potential threat to the health or safety of citizens or to the investment in development.~~

Policy 1.1.2714: 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. By December 2012, A definition for a "community public facility" shall be provided within the ~~revised~~ Land Development Regulations. Additionally, Pperformance standards for community public facilities shall be incorporated into

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

the Land Development Regulations to direct the placement of such facilities.

~~**Policy 1.1.28:** Industrial. The City shall designate industrial land use on the Future Land Use Map where existing industrial uses are located. The City shall also designate land adjacent to these existing industrial areas where future industrial land uses are most appropriate and compatible. Educational facilities are not permitted in the Industrial Land Use Category. The maximum intensity standard for this land use category is limited to 70% impervious surface and a 0.7 FAR.~~

Policy 1.1.2915: Industrial Development Restrictions on SR-50 Industrial Green Swamp Lands. The designation shall apply only to land located ~~to the south of SR-50 which~~ in the Green Swamp Area of State Critical Concern. ~~annexes into the City of Groveland and has an existing Employment Center Future Land Use designation in Lake County.~~ The following industrial uses shall be prohibited:

- Petroleum pipelines;
- Wholesale chemical operations;
- Petroleum related industries and fuel dealers;
- Dry cleaning plants; and
- Chemical research operations.

The maximum intensity standard for this land use category is limited to ~~70~~40% impervious surface and a ~~0.7~~0.5 FAR. Development shall comply with the Guiding Principles for Development in the Green Swamp Area of Critical State Concern.

~~**Policy 1.1.30:** Institutional. The institutional land use designation shall accommodate land resource needs of existing public and semi-public services, which shall comprise: governmental administration buildings; utilities; and essential public services and facilities. Child care and adult care centers and religious facilities shall be allowed to locate in residential areas as conditional uses.~~

~~**Policy 1.1.31:** Recreation. The City shall designate the existing parks for continued recreation use. 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~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~comprehensive plan shall be revised to establish the subject site under a designated land use policy.~~

~~**Policy 1.1.32:** Agriculture. Acceptable agricultural practices within this designation shall be restricted to the following activities:~~

- ~~•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 of Groveland;~~
- ~~•Single family housing up to one unit per five acres;~~
- ~~•Recreation, active or passive;~~
- ~~•Public facilities and Utilities.~~

~~**Policy 1.1.33:** Conservation. Conservation areas shall be those which are designated for the purpose of conserving or protecting natural resources or environmental quality and include areas designated for such purposes as flood control, protection of quality or quantity of ground water or surface water, floodplain management, fisheries management, or protection of vegetative communities, or wildlife habitats. Such areas shall include wetlands. Improvement shall be limited to those uses permitted under Conservation Policy 7.6.3.~~

GROVELAND NORTH OVERLAY

Based upon the ~~Joint Planning Agreement with the City of Mascotte, the Joint Planning Agreement between Lake County and the City of Clermont, and~~ existing Chapter 180 water and sewer service territories, the City of Groveland has designated an area ~~to the north of its existing City limits as an area~~ in which future annexations are likely to take place. All future annexations ~~to the north of Groveland, but~~ outside the defined Groveland North Overlay Area, shall include a justification based upon changes in water or sewer service areas.

The area is designated ~~on Map I-7~~ in the *Future Land Use Map S* 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 ~~of Groveland~~ Comprehensive Plan.

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.1.3416: *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.* ~~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 City shall utilize the Groveland North Overlay to~~ 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 General 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 ~~Community~~ Mixed Use Developments ~~(CMDs)~~, 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 ~~theto~~ enhanced 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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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:

- ~~e(a)~~ Right-of-way for limited access, collector and local roads, bikeways and recreational trails;
- ~~e(b)~~ Water and wastewater treatment facility sites;
- ~~e(c)~~ Community and neighborhood parks;
- ~~e(d)~~ School sites; and
- ~~e(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 ~~Groveland North Overlay Area~~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 ~~those uses permitted under Conservation Policy 7.6.3~~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;

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- 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 ~~A~~area is developed, a diversity of land uses shall be provided by a mixture of residential, retail, offices and manufacturing. ~~A combined total of retail, office and manufacturing space shall be at a minimum ratio of 300 sq feet net per dwelling unit. Residential development shall be at a minimum of 1 unit per gross acre up to a maximum of 3 units per gross acre.~~ 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 ~~A~~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, ~~Community~~—Mixed Use Developments and design principles such as cluster design.;

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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:
 - ~~1.~~(a) Create an attractive and high quality environment which is compatible with the scale and character of the surrounding community;
 - ~~2.~~(b) Protect and enhance the environment, and promote sustainable development principles;
 - ~~3.~~(c) Develop commercial, residential and mixed-use areas that are safe, comfortable and attractive to pedestrians;
 - ~~4.~~(d) Provide social and community facilities to serve the new development and to enhance existing service levels in the area;
 - ~~5.~~(e) Reinforce streets as public places that encourage pedestrian and bicycle travel;
 - ~~6.~~(f) Provide roadway and pedestrian connections to residential areas; ~~and~~
 - ~~7.~~(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.
- ~~a.~~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
- ~~b.~~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 ~~Development within~~ the Green Swamp Area of Critical State Concern. ~~The City shall apply the following policies to the Green Swamp Area of~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~Critical State Concern, in order to e~~Conserve and protect the Green Swamp Area of Critical State Concern and its environmental and economic resources. ~~provide an appropriate land and water management system and facilitate orderly and well planned growth.~~

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 ~~of Groveland~~ shall continue to establish development standards 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, light industrial, or recreational in nature. Commercial and light industrial uses permitted in this area shall be low impact and ~~low intensity~~ ~~commercial and community uses intended to serve local residents~~ (See policies 1.3.6 & 1.3.9). 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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.3.6:

Non-residential Development Criteria and the Green Swamp ACSC. ~~Commercial-Non-residential~~ development within the Green Swamp ACSC will be limited to ~~5,000 square feet except for planned commercial developments with a Future Land Use Designation of SR 50 Commercial which shall be limited to~~ a maximum of 40% impervious surface. All ~~commercial-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;
- Light Industrial;
- Recreation;
- Churches;
- Assisted Living Facilities; and
- Schools.

~~defined uses to serve local residents. Specific uses, location criteria and development standards are set out in the Land Development Regulations. Paved roads will be required, together with central water and sewer.~~ For all vacant, annexed land, owners seeking a Commercial-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:**~~

~~The eight properties identified on Map 1-9 are excluded from the requirements of Policy 1.3.7. These eight properties have the land use and density/intensity of use provided by the Comprehensive Plan and must meet all applicable requirements of the Comprehensive Plan other than Policy 1.3.7.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~**Policy 1.3.9:** Convenience stores may be located within the Green Swamp ACSC subject to the following requirements:~~

- ~~•The store shall be located no closer to another convenience store, or store providing similar shopping needs, than one mile along a public, vehicular right-of-way.~~
- ~~•The store shall have frontage on, and direct access to SR 33 or a paved collector roadway.~~
- ~~•The maximum lot area shall be 2 acres.~~
- ~~•The maximum gross leasable area shall be 5,000 square feet.~~
- ~~•The store shall be designed to be compatible with neighboring residential development.~~

Policy 1.3.107: *Native Plants and Irrigation Systems Requirement.* The use and/or preservation of native Floridian plants and irrigation systems that conserve water shall be ~~encouraged~~ 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 1.3.118: *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~~ a golf course should not be sited adjacent to wetlands or surface waters without a 50 foot natural buffer to protect these sensitive resources; ~~i~~
- ~~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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

wetlands, surface and groundwater when the golf course is inundated with flood waters; and

~~3.~~ 3. Geology that has connections to the groundwater (e.g. sinkholes, fissures or fractures).

Policy 1.3.~~129~~: *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.~~1310~~: *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.~~1411~~: *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.~~1512~~: *Guidelines for Recharge Areas in the Green Swamp ACSC.* Projects located within the Green Swamp ~~Area of Critical State Concern~~ 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.~~1613~~: *Prohibiting Wastewater Sludge in the Green Swam ACSC.* The City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC.

Policy 1.3.~~1714~~: *Prohibiting Rock, Clay, and Sand Mining Activities.* The City shall prohibit all ~~Industrial development,~~ peat and lime rock

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

mining, clay mining, and sand mining within the Green Swamp ACSC.

Policy 1.3.1815: *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 1.3.1816: *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 1.1.2413 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. ~~demands necessitated by existing and future housing development and associated populations.~~

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

density credits determined by criteria and performance standards set forth within the Land Development Regulations. No development shall be permitted in the wetlands ~~or floodplains~~ 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 10.1.1 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 ~~a its~~ its Landscape ~~o~~ 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 ~~of Groveland~~ 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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 ~~Traffic Circulation~~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.]

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

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.

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;
- ~~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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 ~~and regulations and not~~ 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 ~~should~~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_;

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

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. shall specify the proportion of land which shall be retained for open space.~~

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 ~~of Groveland~~ shall coordinate with Lake County through a Joint Planning Agreement or Interlocal Service Boundary Agreement to develop an areawide planning approach by ~~2010~~ 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: ~~Promote Innovative Land Development Principles.~~ Promote innovative land development applications principles through the use of Planned Unit Developments, Mixed-

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- ~~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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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:** The City shall continue to enforce appropriate standards for the design and construction of development, including public and semi-public facilities.~~

~~**OBJECTIVE 1.9: PREVENT FUTURE NEEDS FOR REDEVELOPMENT AND RENEWAL.** The City shall prevent future needs to undertake redevelopment and renewal activities through continuation of code enforcement activities.~~

Policy 1.9~~8~~12: *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 ~~of Groveland.~~

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: PLANNING FOR CONSERVATION OF ENVIRONMENTALLY SENSITIVE LANDS AND OTHER NATURAL RESOURCES.** The City shall manage and control existing and future land uses located within or adjacent to~~*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

(Text with underline = additions ~ Text with ~~striketthrough~~ = deletions)

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 ~~is limited according to principles established in Policy 7.3.4.~~ 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.* ~~buffer requirements established in Policy 7.3.5. Wetlands shall be defined in Policy 7.3.3.~~

Policy 1.10.3: ~~Policy 7.8.3 within the Conservation Element stipulates development restrictions within the 100 year Flood Zone for purposes of maintaining its natural flow regime and protecting surface water quality.~~ *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. ~~Permeable surface areas shall be protected through impervious surface principles, as detailed in Table I-1 and other policies within the Conservation and Public Facilities Elements.~~ 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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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~~ policies:

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 ~~the~~ 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 high water mark, 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 high water mark. All development shall be subject to the building setback requirements regarding the shoreline protection zone established in the City's Land Development Regulations.

As an alternative to the 100 Year Water Mark, a developer may obtain a determination of the lake shore boundary through a field study conducted by a professional biologist with the development application. Such documentation shall include a study of the vegetation and soils within seventy-five feet landward of the 100 Year Water Mark.

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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) ~~d~~Destruction or alteration of all or part of such site~~;~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- 2) ~~t~~Transfer or sale of a site of historical significance without adequate conditions or restrictions regarding continued preservation, maintenance, or use of such property;
- 3) ~~e~~Encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property; and
- 4) ~~a~~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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 ~~create a~~continue to assist the Historic Preservation Committee in its efforts to ~~advise and assist the City Council in~~ identifying and protecting 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 ~~create a~~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 ~~create~~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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

“Illustrated Guidelines for Rehabilitating Historic Buildings”.
Additional criteria for approving the relocation, demolition, 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.

OBJECTIVE 1.12: *Planning for Public Facilities and Services.* ~~The City shall a~~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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 ~~seventy-five~~one hundred and fifty, two-hundred, and one thousand foot radius zone. ~~Principles and regulations for the wellfield protection zones are stipulated in Policy 5.4.3.~~ 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. ~~An~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~institutional~~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 ~~e~~Concurrency ~~m~~Management ~~s~~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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

OBJECTIVE 1.13: ~~*PLANNING, LOCATING AND COLLOCATING SCHOOL FACILITIES*~~*School Facilities Planning.* ~~In conformance with mandates and directives of Section 163.3177 (6) (a), and Section 235.19, Florida Statutes, the City of Groveland shall~~ 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 ~~s~~School ~~b~~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 ~~L~~and ~~d~~Development ~~r~~Regulations. Consistency with the ~~L~~and ~~d~~Development ~~r~~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 1.13.1: *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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 ~~e~~Elements of the ~~e~~Comprehensive ~~p~~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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.]

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.]

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

“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); or

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- 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.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TRANSPORTATION ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TRANSPORTATION ELEMENT
TABLE OF CONTENTS

| | | |
|-----|---|----|
| A. | PURPOSE AND FORMAT..... | 1 |
| B. | INTRODUCTION | 1 |
| 1. | TRANSPORTATION SYSTEM OVERVIEW | 1 |
| C. | INVENTORY OF THE EXISTING SYSTEMS..... | 2 |
| 1. | PRESENT CITY LIMITS..... | 2 |
| 2. | LEVELS OF SERVICE (LOS)..... | 3 |
| 3. | TRAFFIC ACCIDENTS..... | 4 |
| 4. | PUBLIC TRANSPORTATION..... | 4 |
| 5. | RIGHTS-OF-WAY ACQUISITION AND PROTECTION | 4 |
| D. | ANALYSIS OF EXISTING TRANSPORTATION SYSTEM [9J-5.019(2) (A), F.A.C.]... | 4 |
| 1. | FUNCTIONAL CLASSIFICATION..... | 4 |
| a. | Florida Intrastate Highway System..... | 5 |
| b. | Arterial Roads | 5 |
| c. | Collector Roads..... | 6 |
| d. | Local Roads | 6 |
| 2. | MASTER TRANSPORTATION CONCURRENCY MANAGEMENT SYSTEM PROGRAM..... | 6 |
| 3. | CONSTRAINED FACILITIES | 8 |
| 4. | HEAVY TRUCK VOLUMES..... | 8 |
| 5. | EVACUATION ROUTES..... | 9 |
| 6. | PARKING SYSTEM | 10 |
| 7. | INTERMODAL FACILITIES..... | 10 |
| 8. | PEDESTRIAN/BICYCLE SYSTEM..... | 10 |
| 9. | DEFICIENCIES IN THE CITY | 11 |
| 10. | ACCIDENT FREQUENCY DATA ANALYSIS IN THE CITY | 11 |
| 11. | NEW FACILITIES OR EXPANSION..... | 12 |
| E. | ANALYSIS OF PROJECTED NEEDS [9J-05.019(2)(B), F.A.C.] | 12 |
| F. | GOALS, OBJECTIVES AND IMPLEMENTING POLICIES | 18 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

LIST OF TABLES

TABLE 1: LAKE COUNTY TRANSPORTATION CONCURRENCY
MANAGEMENT SYSTEM TRAFFIC COUNTY, 2009.....7

TABLE 2: DOWNTOWN TRUCK TRAFFIC VOLUME, 20089

TABLE 3: PROJECTED TRAFFIC LEVELS OF SERVICE AND VOLUME 2010 -
2025.....15

LIST OF APPENDIXES

APPENDIX A: GROVELAND STREETS INVENTORY

APPENDIX B: LAKE -SUMTER MPO 2009 TRANSPORTATION ANNUAL
CONCURRENCY REPORT

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CHAPTER 2 TRANSPORTATION 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. PURPOSE AND FORMAT

The purpose of the Transportation Element is to plan for future motorized and non-motorized transportation systems, pursuant to Chapter 163, Florida Statutes, and Chapter 9J-5, Florida Administrative Code (F.A.C.). An essential basis for planning transportation systems is the Future Land Use Element, specifically the Future Land Use Map. Clearly, the Future Land Use Map will direct where roadway facilities must be improved and where new roadway facilities may be needed. The criteria for determining the extent of facilities needed are the adopted level of service (LOS) standards.

Before a local government can responsibly plan for its future, it must assess the capability of its existing transportation system to serve current demand. It is, therefore, necessary to determine existing levels of service and to identify existing roadway deficiencies within the transportation system.

The content of this Element includes: (1) an introduction; (2) an inventory of the existing transportation system, including the Existing Transportation Map; (3) an analysis of existing roadway deficiencies within the transportation system; (4) an analysis of projected needs; (5) a discussion of issues and opportunities; (6) a listing of goals, objectives, and policies; and (7) the Future Transportation Map.

B. INTRODUCTION

1. Transportation System Overview

The City of Groveland, with a population of 7,206 (2008), is located in the southern central portion of Lake County. The following major roads provide access into the City:

- State Road 50 – Connects to County Road 565, County Road 565A, State Road 19, and State Road 33. Main corridor that goes through the downtown area and provides direct access to the City of Clermont and City of Mascotte. Splits into two, one way pairs through the historical downtown area.
- State Road 19 – Connects to State Road 50, US Highway 27, and County Road 478. Provides access to the Florida Turnpike, Town of Howey-in-the-Hills, and downtown Groveland.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- State Road 33 – Connects to State Road 50 and provides direct access to the downtown area.
- County Road 565 – Connects to State Road 50, Bible Camp Road, and US Highway 27. Provides access to the City of Mascotte.
- County Road 565A – Connects to State Road 50, County Road 561, and County Road 565B. Provides access to the City of Clermont.
- County Road 478 - Connects to State Road 19 and Wilson Lake Parkway. Provides access to the City of Minneola.
- US Highway 27 – Connects to County Road 565, State Road 19, and County Road 561. Provides access to the Florida Turnpike.
- Wilson Lake Parkway – Connects to County Road 478 and US Highway 27.

These are the main roads that carry the majority of traffic in the City and beyond the City. The majority of the streets in Groveland are paved.

C. INVENTORY OF THE EXISTING SYSTEMS

1. Present City Limits

The *Existing Transportation Map* provides a description of the City’s current system. There are 276 different streets within the City (see Appendix A).

As previously noted, 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 and Florida’s Turnpike (southbound) is also accessible inside the City. A detailed overview of these roads is presented in the Analysis of Existing Transportation System section of this *Element*.

Conversely local streets serve the adjacent property by providing the initial access to the highway network. Local streets are characterized by short trip lengths, low speeds and lower traffic volumes.

The transportation system in Groveland is somewhat affected by the large number of wetlands and water bodies in the City.

The City does not collect road impact fees. These fees are collected by the Lake County and dispersed within the districts where they are collected. Roadways within the City that will be improved through the County’s Road Impact Fee Program are featured in *Appendix A* of the *Capital Improvements Element*.

Overall, there are about 30 miles combined of 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 Analysis of Existing Transportation System section of this *Element*.

(Text with underline = additions ~ Text with ~~striketthrough~~ = deletions)

Transit has become very important to the residents of Groveland. With increasing gas prices more and more residents are seeking alternative ways to their jobs located in the Orlando area. A LYNX bus route (Park and Ride) was started in 2009. Currently, this route travels back and forth between Orlando and Clermont. The City is working with the LYNX Central Florida Transportation Authority, the City of Clermont, the Lake-Sumter Metropolitan Planning Organization, and Lake County to establish a public transit system in South Lake County, including Groveland.

2. Levels of Service (LOS)

The concept of levels of service is defined as a qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers. A level-of-service definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

There are six levels of service, from A to F, with level-of-service A representing the best operating conditions and level-of-service F the worst.

Level-of-service definitions – In general, the various levels of service are defined as follows:

- Level-of-service A represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.
- Level-of-Service B is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS A. The level of comfort and convenience provided is somewhat less than at LOS A, because the presence of others in the traffic stream begins to affect individual behavior.
- Level-of-service C is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes affected by the presence of others, and maneuvering within the traffic stream requires vigilance on the part of the user. The general level of comfort and convenience declines at this level.
- Level-of-service D represents high-density, but stable, flow. Speed and freedom to maneuver are restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- Level-of-service E represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is difficult, and it is generally accomplished by forcing a vehicle or pedestrian to “give way” to accommodate such maneuvers. Comfort and convenience levels are poor, and driver or pedestrian frustration may be high.
- Level-of-service F exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Operations within the queue are characterized by stop-and-go waves, and they are unstable. Vehicles may progress at reasonable speeds for several hundred feet or more, then be required to stop in a cyclical fashion. The common term for this is “stop and go traffic” and it most always refers to heavy congestion.

3. Traffic Accidents

A detailed analysis of the traffic accidents in the City is featured below in the Analysis of Existing Transportation System section.

4. Public Transportation

No bus or rail service is provided to the City. As previously mentioned, the City 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 throughout South Lake County.

5. Rights-of-Way Acquisition and Protection

The acquisition and preservation of rights-of-way (ROW) for future road improvements is important in planning the future transportation system for Groveland. The City shall continue to coordinate with FDOT and Lake County regarding the preservation and acquisition of ROW for State and County roads within the City limits. As developments are planned along SR 19, SR 50, SR 33, CR 565, CR 565A and CR 478, Groveland will work with FDOT and Lake County to determine if right of way is needed during the development approval process.

D. ANALYSIS OF EXISTING TRANSPORTATION SYSTEM [9J-5.019(2) (A), F.A.C.]

1. Functional Classification

Functional classification is defined as the assignment of roads into systems according to the character of service they provide in relation to the total road network. The functional classification of public roads in this *Element* is based on FDOT criteria, which considers quantitative and qualitative factors such as jurisdiction, land access, route length, and trip lengths. A road hierarchy is used to identify relative importance of roads within the

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

system, provide guidance for level-of-service and design standards, aid in establishing improvement priorities, identify maintenance responsibility, and assist in determining funding and financing policies. An overview of the roads in the City based on FDOT's Roadway Functional Classifications is featured below. All of the roads in Groveland are within the jurisdiction of FDOT District 5.

a. Florida Intrastate Highway System

US Highway 27 is the only road classified as a Florida Intrastate Highway System (FIHS) in Groveland. US 27 extends from the southern Polk/Lake county line north through the cities of Clermont, Minneola and Groveland, then merging with US 441 in Leesburg. From there it continues north to Sumter and Marion counties. In Groveland, US 27 is located in the northern portion of the City and serves as a connector to the Florida Turnpike. The majority of the traffic on US 27 is through traffic. This principal arterial is a four lane rural highway and there is a traffic signal at the Florida Turnpike intersection (see the City's *Existing Transportation Map*).

b. Arterial Roads

Besides US Highway 27, State Road 19, State Road 50, and State Road 33 are the only roads classified as arterials in Groveland.

State Road 19 is the north-south arterial that extends from the northern City limits to State Road 50. SR 19 is primarily classified as a minor rural arterial; however, it is classified as a minor urban arterial from Lake Catherine Road to SR 50. This arterial is a two lane rural highway. A large percentage of traffic on this road represents commuting through traffic. There are no traffic signals located on the portions of SR 19 in Groveland.

State Road 50 is the east-west arterial that extends from the eastern City limits to the western City limits. This principal urban arterial is a four lane urban highway. A large percentage of traffic on this road represents commuting through traffic, especially commercial trucks. There are traffic signals at the following intersections: County Road 565A; State Road 33; E. Broad Street (SR 50) and S. Main Avenue; State Road 19; S. Lake Avenue and W. Orange Street (SR 50); and S. Main Ave and E. Orange Avenue (see the City's *Existing Transportation Map*). Through the City's historic downtown, SR 50 separates into two, one-way pairs (Broad Street and Orange Avenue).

State Road 33 is a two lane minor urban arterial that extends from the eastern portion of downtown Groveland to the Lake/Polk County boundary. A large percentage of traffic found on this road represents commuting through traffic,

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

especially commercial trucks. There is a traffic signal located at the intersection of SR 50.

c. Collector Roads

County Road 565, County Road 565A, County Road 478, Bible Camp Road, and Wilson Lake Parkway are the only roads classified as collectors in Groveland.

County Road 565 is a east-west two lane collector that intersects SR 50, Bible Camp Road, and US 27. There are no traffic signals located on the portions of CR 565 in Groveland.

County Road 565A is a north-south collector that connects to CR 565B, SR 50, and CR 561. This two lane collector provides access to the City of Clermont. There is a traffic signal located at the SR 50 intersection.

County Road 478 is a two lane east-west collector that connects to SR 19, Wilson Lake Parkway, and the City of Minneola. There are no traffic signals located on the portions of CR 478 in Groveland.

Bible Camp Road is a two lane east-west collector that connects SR 19 with CR 565. There are no traffic signals located on Bible Camp Rd.

Wilson Lake Parkway is a two lane north-south collector that connects US 27 with CR 478. There are no traffic signals located on Wilson Lake Parkway.

d. Local Roads

The majority of the local streets in Groveland are typical rural residential roadways with two paved travel lanes, with curb and gutter, and no sidewalk. The posted speed limits for most of these streets are 25 to 30 mph.

2. Master Transportation Concurrency Management System Program

In 2007, the City entered into an Interlocal Agreement with the Lake-Sumter MPO, along with Lake County and all the other local governments in Lake County, to create and fund a Master Transportation Concurrency Management System Program. This unique approach was seen as the best way to ensure that levels of service are monitored and that necessary improvements are approached on a County-wide basis to make the best use of available funds.

Table 1 below represents the Lake County Transportation Concurrency Management System traffic counts for the roads monitored in and around Groveland. These counts were performed in 2009.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

**TABLE 1: LAKE COUNTY TRANSPORTATION CONCURRENCY
MANAGEMENT SYSTEM TRAFFIC COUNTY, 2009**

| <u>Road Name</u> | <u>From</u> | <u>To</u> | <u>Adopted LOS (peak hour)</u> | <u>Current Peak Hour</u> |
|-----------------------------------|--------------------------------|--------------------------------|------------------------------------|------------------------------|
| <u>CR 478</u> | <u>SR 19</u> | <u>JALARMY RD</u> | <u>720 (LOS D)</u> | <u>99</u> |
| <u>CR 565</u> | <u>US 27</u> | <u>KJELLSTROM LANE</u> | <u>720 (LOS D)</u> | <u>77</u> |
| <u>CR 565 (VILLA CITY RD)</u> | <u>KJELLSTROM LANE</u> | <u>SR 50</u> | <u>760 (LOS D)</u> | <u>162</u> |
| <u>CR 565A</u> | <u>SR 50</u> | <u>CR 565B</u> | <u>760 (LOS D)</u> | <u>167</u> |
| <u>CR 565A</u> | <u>SR 50</u> | <u>CR 561A</u> | <u>760 (LOS D)</u> | <u>445</u> |
| <u>EMPIRE CHURCH RD</u> | <u>CR 565</u> | <u>ANDERSON RD</u> | <u>490 (LOS D)</u> | <u>120</u> |
| <u>SR 19</u> | <u>LAKE CATHERINE RD</u> | <u>SR 50/ SR 33</u> | <u>670 (LOS C)</u> | <u>707</u> |
| <u>SR 19</u> | <u>US 27 / SR 25</u> | <u>CR 478</u> | <u>810 (LOS C)</u> | <u>598</u> |
| <u>SR 19</u> | <u>CR 478</u> | <u>LAKE CATHERINE RD</u> | <u>620 (LOS C)</u> | <u>No Counts Taken</u> |
| <u>SR 19</u> | <u>CR 455</u> | <u>US 27 / SR 25</u> | <u>810 (LOS C)</u> | <u>694</u> |
| <u>SR 33</u> | <u>SR 50/ SR 33</u> | <u>ANDERSON RD</u> | <u>860 (LOS D)</u> | <u>550</u> |
| <u>SR 33</u> | <u>ANDERSON RD</u> | <u>CR 565B</u> | <u>600 (LOS C)</u> | <u>461</u> |
| <u>SR 50</u> | <u>SR 33 SOUTH</u> | <u>CR 565A NORTH</u> | <u>2,170 (LOS D)</u> | <u>1,859</u> |
| <u>SR 50</u> | <u>GROVELAND FARMS RD</u> | <u>SR 50 ONE WAY PAIRS</u> | <u>1,860 (LOS D)</u> | <u>No Counts Taken</u> |
| <u>SR 50</u> | <u>CR 565A NORTH</u> | <u>CR 561</u> | <u>2,170 (LOS D)</u> | <u>1,809</u> |
| <u>SR 50</u> | <u>CR 33</u> | <u>GROVELAND FARMS RD</u> | <u>1,860 (LOS D)</u> | <u>1,269</u> |
| <u>SR 50 (E)</u> | <u>SR 50 ONE WAY PAIRS</u> | <u>SR 19</u> | <u>2,232 (LOS D)</u> | <u>No Counts Taken</u> |
| <u>SR 50 (E)</u> | <u>SR 19</u> | <u>SR 33 SOUTH</u> | <u>2,232 (LOS D)</u> | <u>1,701</u> |
| <u>SR 50 (W)</u> | <u>SR 19</u> | <u>SR 50 ONE WAY PAIRS</u> | <u>2,232 (LOS D)</u> | <u>No Counts Taken</u> |
| <u>SR 50 (W)</u> | <u>SR 33 SOUTH</u> | <u>SR 19</u> | <u>2,232 (LOS D)</u> | <u>2,160</u> |
| <u>US 27/SR 25</u> | <u>FLORIDA TURNPIKE</u> | <u>SR 19</u> | <u>2,230 (LOS C)</u> | <u>1,875</u> |
| <u>US 27/SR 25</u> | <u>SR 19</u> | <u>CR 561</u> | <u>1,730 (LOS C)</u> | <u>1,375</u> |
| <u>WILSON LAKE PARKWAY</u> | <u>US 27</u> | <u>LIBBY RD</u> | <u>490 (LOS D)</u> | <u>33</u> |

As part of the interlocal agreement with the MPO, as new development is proposed in Groveland (either land use amendments or subdivision or site plan submittals), the land owner is required to perform a Traffic Impact Study (TIS). All jurisdictions have agreed to use the same TIS methodology in order to assist the MPO staff with making it as easy as possible to administer the concurrency management system.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Any proposed development that will impact a road segment beyond the adopted level of service standards will need to follow the City's *Transportation Proportionate Fair Share Program*. As development is proposed, it will need to provide adequate analysis of its impact on the road segments in Groveland to determine if the adopted LOS will be maintained.

3. Constrained Facilities

FDOT requests that local governments identify constrained roadways in their Comprehensive Plans to ensure maintenance of the operating conditions, so that significant degradation in the level-of-service does not occur. A constrained roadway is one in which adding more through lanes to meet current or future needs is not possible due to physical, environmental or policy barriers.

The existing SR 50 is a constrained facility through the Groveland historical City center. The road is not only physically constrained by current development; it would also create irreversible harm to the City's historic downtown character to create a four-lane corridor with its current location. SR 50 runs directly through the downtown area and the majority of traffic on SR 50 in downtown Groveland is through traffic.

As one solution to improving traffic flow on SR 50 through the downtown area, and understanding that Groveland will grow in the future, the City is working with FDOT and Lake-Sumter MPO to realign SR 50 (see the City's *Future Transportation Map*). The proposed route will alleviate the heavy truck traffic from the downtown core and create a more bicycle and pedestrian friendly downtown.

4. Heavy Truck Volumes

As previously mentioned, SR 50 serves as the primary east-west corridor and runs directly through the City's downtown core. On average, between 1,400 and 3,250 heavy trucks pass through the downtown core everyday (see Table 2). This has increasingly become a major issue for the redevelopment of downtown Groveland. As such, the City has made the realignment of SR 50 away from the downtown core a top priority. The City will continue to coordinate with the Lake-Sumter MPO and FDOT to ensure that this project remains a regional priority.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 2: DOWNTOWN TRUCK TRAFFIC VOLUME, 2008

| <u>Road Name</u> | <u>From</u> | <u>To</u> | <u>AADT (2008)</u> | <u>Truck AADT (2008)</u> |
|-----------------------------|-----------------------------|----------------------------|--------------------|--------------------------|
| <u>SR 50/W. BROAD ST.</u> | <u>SR 33 / SR 50</u> | <u>CR 33 / BLUFF LK RD</u> | <u>23,500</u> | <u>2,747</u> |
| <u>SR 50/E. ORANGE AVE.</u> | <u>SR 19 / LAKE AVE</u> | <u>SR 33 / SR 50</u> | <u>12,000</u> | <u>1,403</u> |
| <u>SR 50/E. ORANGE AVE.</u> | <u>MAIN AV</u> | <u>SR 19 / LAKE AVE</u> | <u>14,000</u> | <u>1,637</u> |
| <u>SR 50/ SR 33</u> | <u>PARKWOOD ST</u> | <u>MAIN AV</u> | <u>8,500</u> | <u>3,250</u> |
| <u>SR 19</u> | <u>N/A</u> | <u>PARKWOOD ST</u> | <u>6,700</u> | <u>2,342</u> |
| <u>SR 50/E. ORANGE AVE.</u> | <u>MAIN AVE</u> | <u>SR 33</u> | <u>21,000</u> | <u>3,179</u> |
| <u>SR 50/W. ORANGE AVE.</u> | <u>LAKE AV/SR 19</u> | <u>MAIN AVE</u> | <u>10,500</u> | <u>1,227</u> |
| <u>SR 50/W. BROAD ST.</u> | <u>SR 33/50 (BROAD ST)</u> | <u>LAKE AV/SR 19</u> | <u>12,000</u> | <u>1,403</u> |
| <u>SR 50</u> | <u>SR 33</u> | <u>CR 565A/MONTE VISTA</u> | <u>22,000</u> | <u>2,284</u> |
| <u>SR 19</u> | <u>SR 33/50(BROAD ST)</u> | <u>N/A</u> | <u>9,400</u> | <u>1,961</u> |
| <u>S. LAKE AVE.</u> | <u>E/B SR50...ORANGE ST</u> | <u>W/B SR50...BROAD ST</u> | <u>3,900</u> | <u>638</u> |

Source: FDOT, Transportation Statistic Office Truck Volume GIS Shapefile, obtained online from FDOT's website on May 3, 2010.

5. Evacuation Routes

As required by 9J-5.019(2)(a)11., F.A.C., this section identifies the designated local and regional transportation facilities, critical to the evacuation of the coastal population prior to an impending natural disaster.

In 2004 and 2005, Florida experienced an unprecedented level of tropical storm activity. In 2004, Hurricanes Charley, Frances, Ivan and Jeanne impacted our State. Hurricanes Dennis, Katrina, Rita and Wilma came ashore in Florida in 2005. In the short span of 24 months, millions of Florida residents were impacted, and property damages ran into the billions of dollars.

In response to these devastating hurricane seasons, state legislators passed House Bill 1721 and House Bill 1359, which identified enhanced statewide hurricane evacuation planning and a redefinition of the coastal high hazard area as State priorities. In accordance with this legislative direction, the State of Florida Division of Emergency Management (DEM) obtained grant money through the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program to conduct regional evacuation studies across the State.

DEM contracted with Florida's Regional Planning Councils to carry out these studies in close collaboration with county emergency management agencies. One of the goals of the

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

project is to coordinate safe and efficient evacuation in all types of disasters. This project is known as the Statewide Regional Evacuation Study (SRES).

A regional evacuation transportation network that links existing county-level evacuation routes and any additional arterials/collectors in the region was provided by the East Central Florida Regional Planning Council. Based on the regional evacuation network, State Road 19, State Road 50, State Road 33, and US Highway 27 are the only roads in Groveland categorized as evacuation routes in the SRES.

6. Parking System

At this time, the City does not have any significant public parking facilities other than the on-street parking at the City Hall building along S. Lake Avenue, SR 50/Broad Street, and SR 50/Orange Avenue (in the downtown area). The on-street parking serves as parking for the local commercial businesses and employees and visitors to the City's government buildings.

7. Intermodal Facilities

Intermodal facilities are those transportation networks that accommodate and interconnect different modes of transportation and serve interstate, intrastate, and international movement of goods. Some facilities considered intermodal include ports, airports, bus stations, and train terminals. At this time, Groveland does not have any intermodal facilities.

8. Pedestrian/Bicycle System

The identification of significant bicycle and pedestrian ways is required by 9J-5.019(2)(a)3., F.A.C. The Lake-Sumter MPO has developed a regional bike map to identify all the major bikeway facilities within Lake and Sumter County. Additionally, the City has developed an inventory of the pedestrian pathways in the City.

Currently, there are no existing bicycle pathways identified in the Lake County Regional Bike Map as regional bicycle corridors; however, the City has determined that, while there is no striping, the shoulders on SR 19 and SR 33 are wide enough to classify them as bicycle lanes. In addition, these bicycle corridors should be signed, marked and maintained as a regional bicycle facility. There are about 17 miles of bicycle pathways in Groveland.

The pedestrian pathways are primary located in the downtown area, along a few residential streets south of SR 50, along CR 565A serving the Eagle Ridge Shoppes, and along Silver Eagle Road serving the South Lake High School and nearby residential subdivisions. There are about 13 miles of pedestrian pathways in Groveland.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

A detailed inventory of the bicycle/pedestrian facilities in Groveland is presented in the Recreation and Open Space Element of this Comprehensive Plan. The existing bicycle/pedestrian pathways in Groveland are also featured on the Existing Transportation Map.

9. Deficiencies in the City

SR 19 from Lake Catherine Road to SR 50 is the only road with a LOS deficiency. The balance of the roads in the City have additional capacity to support growth. The Lake-Sumter MPO Transportation Annual Report Map for 2009 shows the percent capacities available in the system as of their 2009 Annual Concurrency Report (see Appendix B).

The primary transportation issue in Groveland in the future will be the realignment of SR 50. Although the majority of traffic on SR 50 is through traffic that does not originate nor end in Groveland, the City understands the need to address this issue. The realignment of SR 50 would be the best alternative to preserve Groveland's downtown historical character, improve the traffic flow, and enhance the pedestrian and bicycling activity in the downtown core.

The City does not have its own road impact fee; it collects road impact fees on behalf of Lake County. Lake County has impact fee districts and each year, a 5-year program is approved by the County Commission that includes projects by district. Lake County does provide for input from the cities and towns in the County as to what projects receive funding; however, the final decision is made by the County Commission. The County's current road impact fee program is included in Appendix A of the Capital Improvements Element. Currently, the SR 50 PD & E Study and improvements to Bible Camp Road are being financed from the County's Road Impact Fees.

10. Accident frequency data analysis in the City

Between 2000 and 2009, the City's Police Department indicated that the following intersections were the most problematic for motor vehicle crashes:

- State Road 50 and Villa City Road;
- State Road 19 and State Road 50;
- State Road 50 and the McDonalds or Hardees restaurant entrances along W. Broad Street and W. Orange Avenue;
- State Road 50 and State Road 33;
- State Road 50 and County Road 565A;
- Max hooks Road and County Road 565A; and
- State Road 19 and US Highway 27.

(Text with underline = additions ~ Text with ~~strike~~through = deletions)

The City is working with FDOT and Lake County to reduce the number of motor vehicle crashes in Groveland. The City's Police Department believes that the realigning of State Road 50 may significantly reduce the number of crashes within the downtown core.

11. New Facilities or Expansion

The Lake-Sumter MPO has identified the regional need to extend the South Lake Trail from Clermont through Groveland ending at the Lake-Sumter County line. The South Lake Trail currently is a 7 mile paved multi-use trail that starts at Lake-Sumter Community College in Clermont and ends at Lake Minneola in Clermont. The South Lake Trail also links to the West Orange Trail, which is a 22 mile paved multi-use trail.

In October 2009, the Lake-Sumter MPO, in coordination with FDOT District 5, completed a regional List of Priority Projects (LOPP). The LOPP represents those projects that have been not yet been programmed, but are considered high priorities by the Lake-Sumter MPO. Projects from the LOPP are included in the FDOT Work Program to the maximum extent feasible. Based on LOPP, the following projects (including the extension of the South Lake Trail) are within Groveland:

- The realignment of State Road 50;
- The widening of State Road 50 from State Road 33 to Bloxham Avenue (widen to 6 lanes);
- The widening of State Road 19 from US Highway 27 to State Road 50 (widen to 4 lanes);
- Extending public transit from Clermont to Groveland (Groveland Circulator);
- County Road 478 Capacity and Safety Study from State Road 19 to Jalarmy Road; and
- Groveland Municipal Airport.

E. ANALYSIS OF PROJECTED NEEDS [9J-05.019(2)(B), F.A.C.]

As part of the development of the Lake-Sumter MPO's 2025 Needs Plan, a travel demand model was used to forecast roadway volumes in the year 2025. Traffic volumes from the travel demand model were imported into a database that was used to perform a Generalized Level of Service Analysis and to summarize performance of the MPO's major road network by calculating the percent of vehicle miles of travel in congested conditions. The model provides an overall indicator of roadway transportation in the Lake-Sumter MPO planning area. The report done in 2005 by Tindale-Oliver & Associates, Inc. for the MPO found that in 2025, 29 percent of the vehicle miles of travel are forecasted to be in deficient conditions, and 11 percent of the vehicle miles of travel are forecasted to be in severely congested conditions.

A generalized Level of Service Analysis was performed for all the roads on the MPO's Major Road Network. Several of the major roads throughout the County were forecasted to be deficient, which means that their actual traffic volume is forecasted to be greater than their

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

maximum acceptable level of service volume. The following roads were projected to be severely congested, with a Level of Service F:

- US 27/US 441 from Lake Ella Road to Marian County, and in some portions of Leesburg;
- Morse Boulevard from CR 101 to US 27;
- CR 48 from CR 33 to CR 470;
- SR 50 in Clermont;
- US 27 in Minneola;
- SR 50 in Groveland;
- SR 33/SR 19 Connector in Groveland;
- SR 33 through the Green Swamp;
- Old CR 441 in Tavares;
- SR 44 in Mount Dora;
- Wolf Branch Road in Mount Dora;
- CR 437 in Mount Dora; and
- SR 44 in the northeastern part of the County.

The SR 50, SR 33/SR 19 Connector, and SR 33 through the Green Swamp segments are in Groveland or the City's Utility Service Area/Planning Boundary.

The LOS Analysis also forecasted the following roads as deficient, approaching a severely congested condition with a LOS E:

- CR 452 from Emerald Ave. to the North County line;
- CR 48 from Sumter County to CR 33 in Leesburg;
- SR 19 from SR 50 to CR 48;
- CR 474 in the Green Swamp; and
- Old CR 441 in Tavares.

The report found that many of these roads are constrained by development and are not able to be widened because of the significant public opposition and astronomical cost. The Needs Plan also found that there is a funding shortfall of over \$1 billion, which includes a shortfall of over \$300 million for State roads, over \$400 million for County roads, and over \$350 million for bicycle and pedestrian improvements.

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.

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 truck traffic through the downtown core and provide a more pedestrian and bicycle friendly downtown.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 Groveland and beyond. Since the proposed trail will run directly through the downtown core, the City anticipates that a trailhead will be established in the downtown area.

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.

As a requirement of Rule 9J-5.019(3)(f), F.A.C., the City has projected the Level of Service (LOS) and traffic volumes for Groveland during the long-range planning period (2025). See Table 3.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 3: PROJECTED TRAFFIC LEVELS OF SERVICE AND VOLUME 2010 - 2025

| Road | Segment | 2010 | | 2015 | | 2020 | | 2025 | |
|-------------------------------|---|-----------------------|---|-----------------------|---|-----------------------|---|-----------------------|---|
| | | Peak Hour Directional | Projected LOS |
| <u>CR 478</u> | <u>SR 19 to Jamarly Rd.</u> | <u>101</u> | <u>LOS C*</u> <u>Capacity of 619 trips</u> | <u>111</u> | <u>LOS C*</u> <u>Capacity of 609 trips</u> | <u>121</u> | <u>LOS C*</u> <u>Capacity of 599 trips</u> | <u>131</u> | <u>LOS C*</u> <u>Capacity of 589 trips</u> |
| <u>CR 565</u> | <u>US 27 to Kjellstrom Lane</u> | <u>79</u> | <u>LOS C*</u> <u>Capacity of 641 trips</u> | <u>86</u> | <u>LOS C*</u> <u>Capacity of 634 trips</u> | <u>94</u> | <u>LOS C*</u> <u>Capacity of 626 trips</u> | <u>102</u> | <u>LOS C*</u> <u>Capacity of 618 trips</u> |
| <u>CR 565 (Villa City Rd)</u> | <u>Kjellstrom Lane to SR 50</u> | <u>165</u> | <u>LOS C*</u> <u>Capacity of 595 trips</u> | <u>181</u> | <u>LOS C*</u> <u>Capacity of 579 trips</u> | <u>198</u> | <u>LOS C*</u> <u>Capacity of 562 trips</u> | <u>214</u> | <u>LOS C*</u> <u>Capacity of 546 trips</u> |
| <u>CR 565A</u> | <u>SR 50 to CR 565B</u> | <u>170</u> | <u>LOS C*</u> <u>Capacity of 590 trips</u> | <u>187</u> | <u>LOS C*</u> <u>Capacity of 573 trips</u> | <u>204</u> | <u>LOS C*</u> <u>Capacity of 556 trips</u> | <u>220</u> | <u>LOS C*</u> <u>Capacity of 540 trips</u> |
| <u>CR 565A</u> | <u>SR 50 to CR 561A</u> | <u>454</u> | <u>LOS C*</u> <u>Capacity of 306 trips</u> | <u>498</u> | <u>LOS D</u> <u>Capacity of 262 trips</u> | <u>543</u> | <u>LOS D</u> <u>Capacity of 217 trips</u> | <u>587</u> | <u>LOS D</u> <u>Capacity of 173 trips</u> |
| <u>Empire Church Rd</u> | <u>CR 565 to Anderson Rd</u> | <u>122</u> | <u>LOS C*</u> <u>Capacity of 368 trips</u> | <u>134</u> | <u>LOS C*</u> <u>Capacity of 356 trips</u> | <u>146</u> | <u>LOS C*</u> <u>Capacity of 344 trips</u> | <u>158</u> | <u>LOS C*</u> <u>Capacity of 332 trips</u> |
| <u>SR 19</u> | <u>Lake Catherine Rd to SR 50/SR 33</u> | <u>721</u> | <u>LOS D</u> <u>Deficient by 51 trips</u> | <u>792</u> | <u>LOS D</u> <u>Deficient by 122 trips</u> | <u>863</u> | <u>LOS D</u> <u>Deficient by 193 trips</u> | <u>933</u> | <u>LOS D</u> <u>Deficient by 263 trips</u> |
| <u>SR 19</u> | <u>US 27/SR 25 to CR 478</u> | <u>610</u> | <u>LOS C</u> <u>Capacity of 200 trips</u> | <u>670</u> | <u>LOS C</u> <u>Capacity of 140 trips</u> | <u>730</u> | <u>LOS C</u> <u>Capacity of 80 trips</u> | <u>789</u> | <u>LOS C</u> <u>Capacity of 21 trips</u> |
| <u>SR 19</u> | <u>CR 478 to Lake Catherine Rd</u> | <u>No data</u> | <u>2007 Adopted LOS of 670 trips</u> | <u>No data</u> | <u>2007 Adopted LOS of 670 trips</u> | <u>No data</u> | <u>2007 Adopted LOS of 670 trips</u> | <u>No data</u> | <u>2007 Adopted LOS of 670 trips</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Road</u> | <u>Segment</u> | <u>2010</u> | | <u>2015</u> | | <u>2020</u> | | <u>2025</u> | |
|------------------|--|------------------------------|---|------------------------------|---|------------------------------|---|------------------------------|---|
| | | <u>Peak Hour Directional</u> | <u>Projected LOS</u> |
| <u>SR 19</u> | <u>CR 455 to US 27/SR 25</u> | <u>708</u> | <u>LOS C</u> <u>Capacity of 102 trips</u> | <u>777</u> | <u>LOS C</u> <u>Capacity of 33 trips</u> | <u>847</u> | <u>LOS D</u> <u>Deficient by 37 trips</u> | <u>916</u> | <u>LOS D</u> <u>Deficient by 106 trips</u> |
| <u>SR 33</u> | <u>SR 50/SR 33 to Anderson Rd</u> | <u>561</u> | <u>LOS C</u> <u>Capacity of 299 trips</u> | <u>616</u> | <u>LOS C</u> <u>Capacity of 244 trips</u> | <u>671</u> | <u>LOS C</u> <u>Capacity of 189 trips</u> | <u>726</u> | <u>LOS D</u> <u>Capacity of 134 trips</u> |
| <u>SR 33</u> | <u>Anderson Rd to CR 565B</u> | <u>470</u> | <u>LOS C</u> <u>Capacity of 130 trips</u> | <u>516</u> | <u>LOS C</u> <u>Capacity of 84 trips</u> | <u>562</u> | <u>LOS C</u> <u>Capacity of 38 trips</u> | <u>609</u> | <u>LOS D</u> <u>Deficient by 9 trips</u> |
| <u>SR 50</u> | <u>SR 33 South to CR 565A North</u> | <u>1,896</u> | <u>LOS B</u> <u>Capacity of 274 trips</u> | <u>2,082</u> | <u>LOS B</u> <u>Capacity of 88 trips</u> | <u>2,268</u> | <u>LOS E</u> <u>Deficient by 98 trips</u> | <u>2,454</u> | <u>LOS E</u> <u>Deficient by 284 trips</u> |
| <u>SR 50</u> | <u>Groveland Farms Rd to SR 50 One Way Pairs</u> | <u>No data</u> | <u>2007</u> <u>Adopted</u> <u>LOS 1,860</u> <u>trips</u> |
| <u>SR 50</u> | <u>CR 565A North to CR 561</u> | <u>1,845</u> | <u>LOS B</u> <u>Capacity of 325 trips</u> | <u>2,026</u> | <u>LOS B</u> <u>Capacity of 144 trips</u> | <u>2,207</u> | <u>LOS E</u> <u>Deficient by 37 trips</u> | <u>2,388</u> | <u>LOS E</u> <u>Deficient by 218 trips</u> |
| <u>SR 50</u> | <u>CR 33 to Groveland Farms Rd</u> | <u>1,294</u> | <u>LOS B</u> <u>Capacity of 566 trips</u> | <u>1,421</u> | <u>LOS B</u> <u>Capacity of 439 trips</u> | <u>1,548</u> | <u>LOS C</u> <u>Capacity of 312 trips</u> | <u>1,675</u> | <u>Los C</u> <u>Capacity of 185 trips</u> |
| <u>SR 50 (E)</u> | <u>SR 50 One Way Pairs to SR 19</u> | <u>No data</u> | <u>2007</u> <u>Adopted</u> <u>LOS 2,232</u> <u>trips</u> |
| <u>SR 50 (E)</u> | <u>SR 19 to SR 33 South</u> | <u>1,735</u> | <u>LOS B</u> <u>Capacity of 497 trips</u> | <u>1,905</u> | <u>LOS C</u> <u>Capacity of 327 trips</u> | <u>2,075</u> | <u>LOS C</u> <u>Capacity of 157 trips</u> | <u>2,245</u> | <u>LOS D</u> <u>Deficient by 13 trips</u> |
| <u>SR 50 (W)</u> | <u>SR 19 to SR 50 One way Pairs</u> | <u>No data</u> | <u>2007</u> <u>Adopted</u> <u>LOS 2,232</u> <u>trips</u> |

(Text with underline = additions ~ Text with ~~strickthrough~~ = deletions)

| <u>Road</u> | <u>Segment</u> | <u>2010</u> | | <u>2015</u> | | <u>2020</u> | | <u>2025</u> | |
|----------------------------|----------------------------------|------------------------------|---|------------------------------|---|------------------------------|---|------------------------------|---|
| | | <u>Peak Hour Directional</u> | <u>Projected LOS</u> |
| <u>SR 50 (W)</u> | <u>SR 33 South to SR 19</u> | <u>2,203</u> | <u>LOS E</u> <u>Capacity of</u> <u>29 trips</u> | <u>2,419</u> | <u>LOS E</u> <u>Deficient by</u> <u>187 trips</u> | <u>2,635</u> | <u>LOS E</u> <u>Deficient by</u> <u>403 trips</u> | <u>2,851</u> | <u>LOS E</u> <u>Deficient by</u> <u>619 trips</u> |
| <u>US 27/SR 25</u> | <u>Florida Turnpike to SR 19</u> | <u>1,913</u> | <u>LOS C</u> <u>Capacity of</u> <u>318 trips</u> | <u>2,100</u> | <u>LOS C</u> <u>Capacity of</u> <u>130 trips</u> | <u>2,288</u> | <u>LOS D</u> <u>Deficient by</u> <u>58 trips</u> | <u>2,475</u> | <u>LOS D</u> <u>Deficient by</u> <u>245 trips</u> |
| <u>US 27/SR 25</u> | <u>SR 19 to CR 561</u> | <u>1,403</u> | <u>LOS B</u> <u>Capacity of</u> <u>328 trips</u> | <u>1,540</u> | <u>LOS C</u> <u>Capacity of</u> <u>190 trips</u> | <u>1,678</u> | <u>LOS C</u> <u>Capacity of</u> <u>53 trips</u> | <u>1,815</u> | <u>LOS E</u> <u>Deficient by</u> <u>85 trips</u> |
| <u>Wilson Lake Parkway</u> | <u>US 27 to Libby Rd</u> | <u>34</u> | <u>LOS C*</u> <u>Capacity of</u> <u>456 trips</u> | <u>37</u> | <u>LOS C*</u> <u>Capacity of</u> <u>453 trips</u> | <u>40</u> | <u>LOS C*</u> <u>Capacity of</u> <u>450 trips</u> | <u>44</u> | <u>LOS C*</u> <u>Capacity of</u> <u>446 trips</u> |

Source: B& H Consultants, Inc., May 2010

Notes: These projections are based on the assumption of a 2% development rate increase per year. These projections are derived from base counts performed on all road segments in 2007.

* The actual LOS is well below the maximum LOS C threshold; however, the Generalized Tables do not provide LOS A or B thresholds for Non-State Roadways.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

F. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

CHAPTER 2

TRANSPORTATION ELEMENT

~~(Amended July 21, 2008: Ordinance 2008-04-15)~~

~~(Amended December 21, 2009: Ordinance 2009-08-35)~~

GOAL 2-1: To develop a balanced and energy efficient transportation system that supports building a livable community and improves access and travel choices through enhancement of roads, public transit, bicycle and pedestrian systems, intermodal facilities, demand management programs, and traffic management techniques.

OBJECTIVE 21.1: ~~ROADWAY SYSTEM~~Provision of Roadway Systems in the City. To provide a safe, convenient, energy efficient, and attractive roadway system that serves travel demands within and through the City. [9J-5.019(4)(b)1., F.A.C.]

Policy 21.1.1: LOS Standards. The City ~~of Groveland~~ hereby adopts the following peak hour level of service standards [9J-5.019(4)(c)1., F.A.C.]:

| <u>Classification</u> | <u>Peak Hour Minimum*</u> |
|--|---------------------------|
| FIHS: (SR 25/US 27) <u>SR 25/US 27</u> | C |
| Principal Arterials: (SR 50) <u>SR 50</u> | E |
| Minor Arterials: (SR 33, SR 19) <u>SR 33, SR 19</u> | D |
| Collectors: (CR 565, CR 565A, CR 478, Crittenden Street, Sampey Road, Bible Camp Road), <u>Wilson Lake Parkway</u> | D |
| <u>Local Roads:</u> <u>All roadways not classified as collectors or arterials.</u> | D |

(*) Level of service shall be predicated on the lowest quality design hour, which shall represent the thirtieth highest hour of traffic, as determined by FDOT.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy ~~2~~1.1.2: *Achieving a Multi-modal System.* All major roadways shall be designed as complete transportation corridors, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

Policy ~~2~~1.1.3: *Transportation Improvements Priority.* Improvements to the transportation system shall be prioritized based on safety considerations, existing deficiencies, multimodal and environmental considerations, physical, economic and policy constraints, contribution to quality urban design, required right-of-way needs and level of service.

Policy ~~2~~1.1.4: *Right-of-Way Standards.* The City ~~of Groveland~~ hereby adopts the following right-of-way standards and shall maintain these in the Land Development Regulations:

| | |
|----------------------------------|-----------------|
| Arterial Roadways | 150 feet |
| Major Collectors | 100 feet |
| Minor Collectors | 80 feet |
| Local Roads | 50 feet |
| <u>4-Lane Urban Arterials</u> | <u>94 feet</u> |
| <u>4-Lane Suburban Arterials</u> | <u>174 feet</u> |
| <u>4-Lane Rural Arterials</u> | <u>200 feet</u> |

The dedication of the rights-of-way needed for all new roads proposed in the City shall be designated on the City's *Future Transportation Map.*

~~**Policy 2.1.5:** A new road linking Libby No. 3 Road with U.S. 27 shall be constructed by the developers in association with the new residential and mixed use developments located between U.S. 27 and Libby No. 3 Road.~~

Policy ~~2~~1.1.65: *Realigning of State Road 50.* The City shall continue to work with the Lake-Sumter Metropolitan Planning Organization, FDOT, and Lake County to ensure that ~~to investigate the feasibility of~~ realigning of S.R. 50 through the ~~City center~~ Downtown area is prioritized at a regional level. This realignment will serve as a tool to redirect heavy truck traffic away from the Downtown area and create a more pedestrian and bicycle friendly downtown.

Policy ~~2~~1.1.76: *Developing a Comprehensive Approach to Alleviate Congestion.* The City will work with the Lake-Sumter MPO, FDOT and Lake County to develop a comprehensive planning approach to alleviate

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

future traffic congestion within the City. This process shall include a consideration of, but is not limited to, the following:

- (A) Re-alignment of SR 50 through the ~~City Center (policy 2.1.6)~~downtown area;
- (B) The ~~establishment~~monitoring of a Transportation Concurrency Management Area (TCMA) to support the provision of more efficient travel alternatives, including public transit~~;~~;
- (C) The protection of right-of way for future widening of SR 19 and other roads with an identified need~~;~~ and
- (D) The construction of new roads in association with new development.

Policy 1.1.7: *Parking and Traffic Flow.* The City shall require new development to submit a site plan that provides for adequate off street parking and safe, convenient on-site and off-site traffic flow for motorized and non-motorized vehicles. [9J-5.019(4)(c)3 and (4)(c)15., F.A.C.]

Policy 1.1.8: *Transportation Facility Planning.* Planning for transportation facilities shall ensure:

- a. All streets/roads are constructed and certified to meet all City standards;
- b. Residential street layouts avoid cul-de-sacs when possible;
- c. Residential areas are accessible to emergency vehicles;
- d. Residential streets shall have interconnections where possible to better distribute traffic;
- e. New subdivisions or developments shall address circulation, access control, off-street parking and landscaping of median strips and rights-of-way; and
- f. Design criteria for landscaping and signs along new streets/roads shall be established. [9J-5.019(4)(c)2. and (4)(c)3., F.A.C.]

OBJECTIVE ~~2~~1.2: *Promoting Alternative Transportation Modes and Enhancing Future Transit.* To encourage the development of sustainable communities and mixed uses, consistent with the *Future Land Use Element*, to promote alternative transportation modes, and to enhance the feasibility of future transit plans.

Policy ~~2~~1.2.1: *Development Requirements for Pedestrian Access and Accommodating Bicycles and the Mobility Impaired.* The City shall require developments to provide the following, if applicable:

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- (A) Full accommodations for pedestrian access and movement;
- (B) Full accommodations for bicycles, including lockers and racks; and
- (C) Full accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access.

Policy ~~2~~1.2.2:

New Development Compatibility and the Transportation Element. New development shall be compatible with and further the achievement of the *Transportation Element*. Requirements for compatibility may include, but are not limited to:

- (A) Locating parking to the side or behind the development to provide pedestrian accessibility of building entrances and walkways to the street, rather than separation of the building from the street by parking; or
- (B) Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation.

Policy ~~2~~1.2.3:

Supporting Transportation Related Urban Design Studies. The City shall support transportation related urban design studies and projects, such as traffic calming, view corridors and street tree plantings.

Policy ~~2~~1.2.4:

Access Management Standards. The City shall ~~enforce the Access Management standards included in the Land Development Regulations to~~ ensure appropriate access to the City's transportation system; by implementing the following standards:

- The separation between access points on State roads shall be in compliance with FDOT rules. The separation between access points on collector and arterial roads maintained by the City or County shall follow the spacing standards based on the posted speed limit identified in the Land Development Regulations;
- The minimum right-of-way widths for all roads in the City shall be consistent with Policy 1.1.4;
- Pavement widths for two-way roads shall be 24 feet or 14 feet for one-way roads;
- New sidewalks shall be a minimum of 5 feet wide and required on both sides of the road;

(Text with underline = additions ~ Text with ~~strickethrough~~ = deletions)

- All private roads shall be constructed to public specifications and have an easement of a minimum of 50 feet in width;
- Wherever a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to provide access to abutting properties or to logically extend the street system into the surrounding area;
- Adjacent commercial or office properties classified as major traffic generators shall provide a cross access drive and pedestrian access to allow circulation between sites;
- A system of joint use driveways, frontage roads and cross access easements shall be established wherever feasible; and
- Subdivisions with frontage on the state highway system shall be designed into shared access points to and from the highway.

In addition to the standards provided above, all development shall be subject to the guidelines and requirements established in the Land Development Regulations regarding access management.

Policy ~~2~~1.2.5: *Requiring Cross Access Easements.* The City shall preserve the ~~movement~~ function of the major thoroughfare system by requiring cross access easements to connect new developments as they are permitted along major roadways. [9J-5.019(4)(c)2., F.A.C.]

Policy 1.2.6: *Encouraging the Use of Shared Driveways.* The City shall encourage the use of shared driveways for new businesses when feasible.

Policy ~~2~~1.2.67: *Requiring Connected or Shared Parking Areas.* The City shall require commercial and industrial uses on contiguous parcels to have connecting or shared parking areas, unless the resulting configuration results in an unfeasible design, as determined by the City. [9J-5.019(4)(c)2., F.A.C.]

Policy ~~2~~1.2.78: *Reviewing the Requirements for Pedestrian/Bicycle Facilities, Access Control, and Transportation Management Techniques.* By December 2012, ~~The~~the City shall ~~amend~~review the Land Development Regulations ~~as appropriate to ensure that adequate regulations to maintain consistency with changes to~~ regarding bicycle and pedestrian facility requirements, access control

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

regulations, and transportation systems management techniques are provided. Any such changes shall be incorporated in this Element.

OBJECTIVE ~~2~~1-3: Right-of-way Acquisition. ~~The City shall continually review development projects to ensure that they do not encroach on existing or future rights-of-way.~~ Provide for the protection and acquisition of existing and future rights-of-way from building encroachment. [9J-5.019 (4)(b)5., F.A.C.]

Policy ~~2~~1.3.1: *Ensuring Consistency with Future Transportation Projects.* The City shall review all proposed development applications for consistency with future transportation projects listed in the Lake-Sumter MPO Project List to protect needed rights-of-way and to ensure consistency with the City's Land Development Regulations. [9J-5.019(4)(c)4., F.A.C.]

Policy 1.3.2: *Plantings, Fencing, or Construction.* No plantings, fencing or construction shall be permitted on street/road rights-of-way except with the permission of the City Council and based on a study and finding that no safety hazard will result. In addition, all streets will be examined for existing hazards which, if discovered, should be removed. [9J-5.019(4)(c)4., F.A.C.]

Policy 1.3.3: *Building Encroachments.* The City shall continue to provide for protection of rights-of-way from building encroachments as well as providing for the acquisition and preservation of any existing and future rights-of-way. [9J-5.019(4)(c)4., F.A.C.]

Policy 1.3.4: *Dedication of Needed Rights-of-way.* The City shall continue requiring dedication of needed rights-of-way from new development, through subdivision and site plan regulations and applicable local ordinances. [9J-5.019(4)(c)4., F.A.C.]

Policy 1.3.5: *Encroachment of Development.* The City shall prohibit encroachment of development into established and future rights-of-way and, within the law, require dedication of rights-of-way through development orders issued by the City. [9J-5.019(4)(c)4., F.A.C.]

OBJECTIVE ~~2~~1.4: Residential Development Roadway Connection Standards. ~~The City shall continually i~~Implement residential development roadway connections standards which promote convenient access to adjacent residential developments and nearby uses yet discourage ing cut-through traffic.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy ~~2~~1.4.1: *Encouraging Travel between Neighborhoods and Access to Transit.* The City shall ensure that existing and new residential developments are connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system.

Policy ~~2~~1.4.2: *Residential/Mixed Use Developments and Stubouts Requirement.* The City shall ensure that streets in new residential or mixed use developments are designed with stubouts to connect to abutting undeveloped lands, and/or land with redevelopment potential. Provisions for future connections shall be provided in all directions ~~whether the streets are public or private~~, except where abutting land is undevelopable.

Policy ~~2~~1.4.3: *Discouraging Through Movements in Residential Subdivisions.* Internal streets connecting residential subdivisions shall be designed to discourage through movements that should be accommodated by major thoroughfares.

Policy ~~2~~1.4.4: *Discouraging Speeding and Cut-through Traffic and Residential/Mixed Use Development.* New residential and mixed use developments shall be designed to discourage speeding and cut-through traffic. This shall be accomplished through appropriate methods such as gateway treatments, roundabouts, reduced roadway width and turn radii, or other appropriate treatments.

Policy 1.4.5: *Location of Access Points on Arterial and Collector Roads.* Guidelines and standards for the location of access points on arterial and collector roads in the City shall be coordinated with Lake County or FDOT (the permitting authority) with the following guidelines addressed as a minimum:

- a. Access points to major streets/roads shall be limited in number;
- b. Where frontage roads are available, no additional access points shall be permitted between established intersections;
- c. In the design of new areas, frontage roads shall be provided, whenever right-of-way is available, so as to provide access to private property; and
- d. Distance from intersections, width and frontage requirements should be studied. [9J-5.019(4)(c)2., F.A.C.]

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

OBJECTIVE ~~21.5:~~ ~~PUBLIC TRANSIT SYSTEM~~ Developing a Safe and Efficient Public Transit System. ~~The City shall work with the Lake Sumter MPO to~~ To develop a safe and efficient public transit system ~~that's accessibility~~ accessible to ~~all segments of the community~~ the residents, people who work in the City, and guests of Groveland. [9J-5.019 (4)(b)4, F.A.C.]

Policy ~~21.5.1:~~ Transportation Disadvantaged and the Design of Public Transit.
The special needs of transportation disadvantaged persons shall be considered in the design of all public transit systems.

Policy 1.5.2: Public Facilities Location and Compatibility and Consistency of Neighboring Land Uses. The City shall coordinate with the Lake-Sumter MPO and Lake County to ensure that proposed public transit facilities are designated in areas that are consistent with and compatible to the neighboring land uses. [9J-5.019 (4)(c)9., F.A.C.]

Policy 1.5.3: Encouraging Public Transportation. Transit ridership shall be accommodated on certain City roads. It is anticipated that if Lake County Express and/or LYNX Central Florida Regional Transit Authority were to establish a route through Groveland, it would most likely be taking residents to work, shopping, or other venues. The City shall encourage any such public transportation by:

- Working with the Lake-Sumter MPO, Lake County Express and/or LYNX to determine where a transit stop may be feasible;
- Requiring transit stops to meet ADA requirements; and
- Clearly delineating walkways from the building to the transit stop. [9J-5.019(4)(c)8 and (4)(c)9., F.A.C.]

OBJECTIVE ~~21.6:~~ ~~BICYCLE TRAIL SYSTEM~~ Establishing a Regional Bicycle/Pedestrian Network. ~~The City shall s~~ Support the development of a regional bicycle/pedestrian -network ~~trail system in coordination with the Lake-Sumter MPO and new developments~~ within the City.

Policy ~~21.6.1:~~ Bicycle/Pedestrian Pathways Connection to Specific Land Uses.
The City shall ~~integrate~~ ensure that proposed ~~the~~ bicycle/pedestrian ~~trail system~~ pathways connect into residential areas, public schools, activity centers, recreational areas, employment centers and the park system. ~~through activities such as the development review process and the road resurfacing program.~~ [9J-5.019(4)(c)5., F.A.C.]

Policy ~~21.6.2:~~ Acquisition and Reservation of Rights-of-way for Bicycle/Pedestrian Projects. The need for acquisition and

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

reservation of rights-of-way to implement bicycle/pedestrian projects shall be taken into account in approval of site plans or residential and mixed use developments.

Policy ~~21~~.6.3: *Promoting Bicycle and Pedestrian Connections between Schools.*
The City shall work with Lake County School Board to promote bicycle and pedestrian connections between schools and adjacent or nearby residential developments.

Policy ~~21~~.6.4: *School Requirements for Bicycle and Pedestrian Connections.*
The City shall require new public and private schools to provide bicycle and pedestrian connections to adjacent or nearby residential developments, as well as to include provisions for internal bicycle and pedestrian circulation.

OBJECTIVE ~~21~~.7: ~~*COORDINATION*~~*Coordination with FDOT, Lake-Sumter MPO, and Other Public Transportation Authorities.* ~~The City shall e~~Coordinate transportation projects with the plans and programs of the Florida Department of Transportation, ~~and with~~ the Lake-Sumter Metropolitan Planning Organization, and other public transportation authorities or planning groups involved in the planning construction and operation of transportation facilities and services ~~as the primary funding and coordinating council to integrate the activities of transportation agencies and to support development and implementation of a regional transportation plan through the planning periods.~~ [9J-5.019(4)(b)3., F.A.C.]

Policy ~~21~~.7.1: ~~The City shall work with the Lake-Sumter Metropolitan Planning Organization to ensure consistency of the Transportation Element with the Long-Range Transportation Plan.~~ *Assumptions and Policies in the Transportation Element.* The City shall ensure that all assumptions and policies in the Transportation Element are consistent or coordinated with other Plan Elements, the Lake-Sumter MPO Long-range Transportation Plan, the FDOT adopted Five-year Work Program, the long-range and short-range elements of the Florida Transportation Plan, the East Central Florida Regional Planning Council Strategic Regional Policy Plan, and the Lake County Comprehensive Plan through establishment of formal coordination mechanisms and other informal coordination mechanisms. [9J-5.019(4)(c)11., F.A.C.]

Policy ~~21~~.7.2: *Participating with the Lake-Sumter MPO.* The City shall continue to participate actively at the technical and policy levels of Lake-Sumter Metropolitan Planning Organization to ensure its role in planning for a balanced and efficient multi-modal transportation system.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- Policy ~~2~~1.7.3:** *Coordinating Regional Bicycle, Transit, and Pedestrian Facilities.* The City shall work with Lake-Sumter Metropolitan Planning Organization and adjacent jurisdictions to coordinate regional connection of bicycle, transit, and pedestrian facilities.
- Policy ~~2~~1.7.4:** *Addressing Traffic Congestion, Environmental Protection, and Energy Conservation.* The City shall ~~encourage~~ coordinate with the Lake-Sumter Metropolitan Planning Organization to ~~undertake efforts to~~ addressing traffic congestion, environmental protection, and energy conservation.
- Policy ~~2~~1.7.5:** *Developing Strategies to Facilitate Local Traffic.* The City shall work with the Lake-Sumter Metropolitan Planning Organization, the Florida Department of Transportation and Lake County to develop strategies which facilitate local traffic using alternatives to the Florida Intrastate Highway System.
- Policy 1.7.6:** *Intergovernmental Coordination Element.* The Intergovernmental Coordination Element shall be used as a guide in establishing or enhancing communication or transportation planning and problems.
- Policy 1.7.7:** *Proposed Changes on the Future Transportation Map.* The City shall share its Future Transportation Map and proposed changes thereto with neighboring cities, towns, and the County and review for compatibility the traffic plans of those agencies.
- Policy 1.7.8:** *Transportation Demand Management.* The City shall coordinate with the County and Lake-Sumter MPO on a Congestion/Mobility Management Program to identify Transportation Demand Management strategies to mitigate peak-hour congestion impacts. Strategies may include: growth management and activity center strategies, telecommuting, transit information systems, alternative work hours, carpooling, vanpooling, guaranteed ride home program, parking management, addition of general purpose lanes, channelization, computerized signal systems, intersection or midblock widenings, and Intelligent Transportation System. [9J-5.019(4)(c)6 and (4)(c)7., F.A.C.]
- Policy 1.7.9:** *Numerical Indicators.* The City shall coordinate with the County and Lake-Sumter MPO in the establishment of numerical indicators against which the achievement of the mobility goals of the community can be measured, such as modal split, annual transit

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

trips per capita, and automobile occupancy rates. [9J-5.019(4)(c)10., F.A.C.]

Policy 1.7.10: *Lake County's Road Impact Fee Priority List.* The City shall annually coordinate with the County to ensure that eligible roads in the City are put on the County's Road Impact Fee Priority List.

OBJECTIVE ~~2~~1.8: ~~*CONCURRENCY MANAGEMENT SYSTEM*~~ *Transportation Facilities and Services and Concurrency.* To maintain a concurrency management system which ensures that transportation facilities and services needed to support development and redevelopment are available concurrent with the impact of such development.

Policy ~~2~~1.8.1: *Ensuring that Transportation Facilities are Available Concurrent with Growth.* The City shall continue requiring that adequate transportation facilities and services ~~to maintain the City's level of service standards~~ are available to meet the traffic demands of all new development prior to the issuance of a final development order, in accordance with the City's Concurrency Management System.

OBJECTIVE 1.9: *Future Land Use Compatibility.* Ensure that the City's transportation system is coordinated consistent with and compatible to proposed growth and development shown in the *Future Land Use Element* and *Future Land Use Map*. [9J-5.019(4)(b)2., F.A.C.]

Policy 1.9.1: *Data Assumptions in City Transportation Models.* The City shall utilize population, dwelling unit and employment projections obtained in the *Future Land Use Element* as data assumptions in transportation models used in the City.

Policy 1.9.2: *Transportation System Improvements and New Growth Areas.* In areas designated for new growth, the City shall determine the transportation system improvements needed prior to development approvals.

Policy 1.9.3: *Consistency with Future Land Use Element and Map.* Decisions and actions the City initiates or implements that will have an impact on the transportation system shall be consistent with the adopted *Future Land Use Map* and *Future Land Use* goals, objectives and policies of this *Plan*.

Policy 1.9.4: *Future Transportation Map.* All traffic planning shall be consistent with the *Future Transportation Map* which is adopted with this *Plan* by the City Council along with the *Future Land Use Map* and the *Capital Improvements Element*.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.9.5: *Conflicts with the Future Land Use Map.* Any changes to the transportation system shall be reviewed for conflicts with the *Future Land Use Map*. The *Future Transportation Map* and the *Capital Improvements Element* shall be coordinated and changed concurrently if necessary.

Policy 1.9.6: *Statement of Findings.* Any proposed amendments to this *Element*, to include the *Future Transportation Map*, shall include a statement of findings supporting such proposals.

Policy 1.9.7: *Cost/Benefit Studies.* Cost/benefit studies shall be prepared and adopted by the City as a technical supplement to any transportation capital improvement program.

OBJECTIVE 1.10: *Future Transportation Map.* Exercise control over transportation planning and changes by maintaining a *Future Transportation Map*.

Policy 1.10.1: *Transportation Planning Consistency and the Future Transportation Map.* All transportation planning in the City shall be consistent with the *Future Transportation Map*, which is adopted with this *Plan* by the City Council, the *Future Land Use Map*, and the *Capital Improvements Element*.

Policy 1.10.2: *Statement of Findings.* Any proposed amendments to this *Element*, to include the *Future Transportation Map*, shall include a statement of findings supporting such proposals.

Policy 1.10.3: *Preparation and Adoption of Cost/Benefit Studies.* Cost/benefit studies shall be prepared and adopted by the City as a technical supplement to any transportation capital improvement program.

Policy 1.10.4: *Reviewing the Future Transportation Map.* The City shall review its *Future Transportation Map* yearly in conjunction with the *Concurrency Management System* review.

OBJECTIVE 1.11: *Transportation Costs.* Establish mechanisms that will allow new growth to proportionally contribute to the cost of new transportation capital facilities.

Policy 1.11.1: *Development Agreements.* Where feasible, the City shall enter into development agreements with proposed land developments to establish how project impacts may be addressed through mechanisms such as right-of-way dedication, roadway construction, multimodal design (bicycle, pedestrian, golf cart),

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

and impact fee payments and credits. [9J-5.019(4)(c)4. and 9J-5.019 (4)(c)5., F.A.C.]

Policy 1.11.2: *Fair Share Payments.* The City shall require all new developments to pay their fair share for the improvement or construction of needed transportation facilities to maintain adopted level of services standards. Fair share payments will be collected consistent with the adopted *Proportionate Fair Share Ordinance.*

Policy 1.11.3: *Proportionate Share of Cost.* Land development shall bear proportionate share of the cost of the provision of the new or expanded road capital facilities or signalization required by such development. [9J-5.019(4)(c)4., F.A.C.]

Policy 1.11.4: *Capital Improvements Funding.* Transportation capital improvements that may be funded by impact fees include transportation planning, preliminary engineering, engineering design studies, land surveys, rights-of-way acquisition, engineering, permitting, and construction of all the necessary features for arterial and collector road construction projects of the type made necessary by the new development.

OBJECTIVE 1.12: Environmental Concern and Expansion of Transportation System. Ensure that the environment, with regards to preservation, conservation, and reducing greenhouse gas emissions, is a major concern in any expansion of the transportation system in Groveland. [9J-5.019(4)(b)1., F.A.C.]

Policy 1.12.1: *Natural Environment Sensitivity.* Planning for future transportation improvements shall recognize the sensitivity of the natural environment so as to protect the quality of existing and future neighborhoods.

Policy 1.12.2: *Conservation Resource Areas.* Transportation facilities shall not be placed in conservation resource areas or impact those places unless an overriding public need can be clearly demonstrated.

Policy 1.12.3: *Energy Efficiency.* Energy efficiency shall be a consideration in any plans for improvements or expansion of the road network by the City.

Policy 1.12.4: *Automobile Emission Pollution.* The City shall enforce the guidelines and standards established in the Land Development Regulations regarding bicycle paths and pedestrian walkways to reduce the potential for automobile emission pollution and promote

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

the use of bicycles and walking in the City. [9J-5.019(4)(c)5. and (4)(c)23., F.A.C.]

Sections 9J-5.019(4)(c)14., F.A.C., 9J-5.019(4)(c)17. – 9J-5.019 (4)(c)21., F.A.C., are not applicable in that the City does not have a port, an airport, rail and seaport facilities, or related facilities.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

HOUSING ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

HOUSING ELEMENT
TABLE OF CONTENTS

| | | |
|----|---|----|
| A. | INTRODUCTION | 1 |
| 1. | PURPOSE | 1 |
| B. | INVENTORY | 1 |
| 1. | HOUSING CHARACTERISTICS | 1 |
| a. | Housing Unit Structure | 1 |
| b. | Age of Housing Units | 2 |
| c. | Tenure and Vacancy | 3 |
| d. | Housing Values and Rent | 3 |
| 2. | GROUP HOMES | 6 |
| 3. | HOUSING CONDITIONS | 7 |
| a. | Housing Improvement Strategies | 8 |
| 4. | HISTORICALLY SIGNIFICANT HOUSING | 9 |
| 5. | MOBILE HOME PARKS | 12 |
| 6. | HOUSING CONSTRUCTION | 12 |
| C. | PROJECTED HOUSING DEMANDS AND NEEDS | 13 |
| 1. | POPULATION PROJECTIONS | 14 |
| 2. | HOUSEHOLDS BY SIZE | 14 |
| 3. | HOUSEHOLDERS BY AGE AND TENURE | 15 |
| a. | Elderly and Disabled Households | 15 |
| 4. | HOUSEHOLDS BY INCOME | 16 |
| 5. | AFFORDABLE HOUSING | 16 |
| 6. | LAND REQUIREMENT | 18 |
| 7. | PRIVATE SECTOR CONTRIBUTION | 18 |
| 8. | PROVISION OF HOUSING FOR VERY LOW, LOW, AND MODERATE INCOME HOUSEHOLDS | 18 |
| 9. | INFRASTRUCTURE REQUIREMENTS | 19 |
| D. | GOALS, OBJECTIVES, AND POLICIES | 21 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

LIST OF TABLES

TABLE 1: HOUSING UNIT BY STRUCTURE TYPE, 2000..... 2

TABLE 2: NUMBER OF YEAR-ROUND UNITS BY AGE, 2000 2

TABLE 3: HOUSING CHARACTERISTICS BY TENURE, 2000..... 3

TABLE 4: VALUE OF SPECIFIED OWNER OCCUPIED HOUSING UNITS,
2000..... 4

TABLE 5: GROSS RENT FOR SPECIFIED RENTER-OCCUPIED HOUSING
UNITS, 2000..... 5

TABLE 6: HOUSEHOLDS BY COST BURDEN, 2008..... 5

TABLE 7: ASSISTED HOUSING INVENTORY, 2008..... 6

TABLE 8: INTERNAL CONDITIONS OF HOUSING STOCK, 2000..... 7

TABLE 9: HISTORIC SITES AND STRUCTURES 9

TABLE 10: NUMBER OF HOUSES CONSTRUCTED BY TYPE, 2000 – 2009 13

TABLE 11: POPULATION PROJECTION BY AGE, 2008 - 2025 14

TABLE 12: HOUSEHOLDS BY HOUSEHOLD SIZE, 2008 - 2025 14

TABLE 13: HOUSEHOLDERS BY AGE AND TENURE, 2008 - 2025 15

TABLE 14: HOUSEHOLDERS BY INCOME CATEGORY, 2008 - 2025 16

TABLE 15: HOUSEHOLDS BY HOUSING COST BURDEN, 2008 - 2025 17

TABLE 16: SEVERELY COST BURDEN HOUSEHOLDS, 2008 - 2025 17

TABLE 17: LAND REQUIREMENTS FOR PROJECTED HOUSING NEEDS,
2008 - 2025 18

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CHAPTER 3 HOUSING 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 this Element is to provide guidance to the City of Groveland to develop appropriate plans and policies to demonstrate their commitment to meet identified or projected deficits in the supply of housing. These plans and policies address government activities as well as provide direction and assistance to the efforts of the private sector.

B. INVENTORY

An examination of the City's housing stock by type, age, tenure, rent, value, condition, and rent/cost-to income ratios is essential in determining the type of new housing which should be built within the City. To a large extent, characteristics of existing structures determine what can be built and marketed in the future. The following comprises a housing inventory, the first step in a supply side analysis, compiled primarily from the 2000 US Census [9J-5.010 (1)(a), F.A.C.]. Each local housing characteristic will be examined below in at least one separate paragraph [9J-5.010 (1)(b), F.A.C.]. Data and analysis will be used to determine the significance of each for the purposes of local government planning activity [9J-5.010 (1)(b), F.A.C.].

According to the 2000 Census data, the City had 900 dwelling units in 2000. In 2008, the Florida Housing Data Clearinghouse (Shimberg) reported that the number of dwellings increased to 2,683 units.

1. Housing Characteristics

This section provides an inventory of Groveland's dwelling units by their type (single family, multi-family, and mobile home), age, tenure (owner- or renter-occupied), and cost.

a. Housing Unit Structure

The 2000 Census found that about 80 percent (717 units) of the City's housing stock was comprised of single family units (see Table 1). The County had a much lower percentage (60 percent) of single family homes than the City. There were 41 mobile homes in the City and about 30% of the housing stock in the County were mobile homes [9J-5.010 (1)(a) and (1)(b), F.A.C.].

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 1: HOUSING UNIT BY STRUCTURE TYPE, 2000

| <u>Structure Type</u> | <u>Groveland</u> | | <u>Lake County</u> | |
|-------------------------------|------------------------|-------------------------------|------------------------|-------------------------------|
| | <u>Number of Units</u> | <u>Percent of Total Units</u> | <u>Number of Units</u> | <u>Percent of Total Units</u> |
| <u>Single-Family Detached</u> | 702 | 78.00% | 59,006 | 57.38% |
| <u>Single-Family Attached</u> | 15 | 1.67% | 2,488 | 2.42% |
| <u>Two-Family*</u> | 61 | 6.78% | 2,222 | 2.16% |
| <u>Multi-Family</u> | 81 | 9.00% | 7885 | 7.67% |
| <u>Mobile Homes</u> | 41 | 4.56% | 30,549 | 29.71% |
| <u>Other</u> | 0 | 0.00% | 680 | 0.66% |
| <u>Total</u> | 900 | 100.00% | 102,830 | 100.00% |

Note: * These are units in structures containing 2 or more housing units
Source: U.S. Census, 2000 Summary File 3

b. Age of Housing Units

Groveland entered a residential construction housing boom between 1950 and 1989. As a consequence, about 34% of housing in the City is less than 30 years old and 70% is less than 50 years old (see Table 2). Generally speaking, the economically useful age of residential structures is considered to be approximately 50 years. Once a residence has reached that age, repairs become more costly and the ability to modernize the structure to include amenities considered standard for today’s lifestyles is diminished. Therefore, when a community’s housing stock reaches this age threshold, the need for housing rehabilitation, demolition, and new construction may become more apparent. As indicated in Table 2, about 30 percent of the City’s housing stock is 50 or more years of age [9J-5.010 (1)(a), F.A.C.].

TABLE 2: NUMBER OF YEAR-ROUND UNITS BY AGE, 2000

| <u>Year Constructed</u> | <u>Groveland</u> | | <u>Lake County</u> | |
|-------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|
| | <u>2000 Number of Units</u> | <u>2000 Percent of Total</u> | <u>2000 Number of Units</u> | <u>2000 Percent of Total</u> |
| <u>1999-March 2000</u> | 52 | 5.78% | 4,669 | 4.54% |
| <u>1995-1998</u> | 71 | 7.89% | 14,838 | 14.43% |
| <u>1990-1994</u> | 84 | 9.33% | 15,887 | 15.45% |
| <u>1980-1989</u> | 96 | 10.67% | 26,621 | 25.89% |
| <u>1970-1979</u> | 138 | 15.33% | 19,059 | 18.53% |
| <u>1960-1969</u> | 190 | 21.11% | 8,560 | 8.32% |
| <u>1950-1959</u> | 149 | 16.56% | 7,168 | 6.97% |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Year Constructed</u> | <u>Groveland</u> | | <u>Lake County</u> | |
|-------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|
| | <u>2000 Number of Units</u> | <u>2000 Percent of Total</u> | <u>2000 Number of Units</u> | <u>2000 Percent of Total</u> |
| 1940-1949 | 66 | 7.33% | 2,581 | 2.51% |
| 1939 or Earlier | 54 | 6.00% | 3,447 | 3.35% |
| Total | 900 | 100.00% | 102,830 | 100.00% |

Source: U.S. Census, 2000 Summary File 3

c. Tenure and Vacancy

Based on 2000 Census data, about 91% (823) of the City’s dwelling units were occupied and the remaining 77 units were vacant. This was much higher than the dwelling unit occupancy rate for the County at 86 percent. None of the vacant units in the City were used for seasonal, recreational, or occasional use; while the County had a much higher rate of 50 percent. Additionally, there were 590 owner-occupied units (65.6% of the total units) in the City in 2000 (see Table 3) [9J-5.010 (1)(a) and (b), F.A.C.].

TABLE 3: HOUSING CHARACTERISTICS BY TENURE, 2000

| <u>Tenure</u> | <u>Groveland</u> | <u>% of Units</u> | <u>2000 Lake County</u> | <u>% of Units</u> |
|--|------------------|-------------------|-------------------------|-------------------|
| <u>Total Housing Units</u> | 900 | 100.00% | 102,830 | 100.00% |
| <u>Owner-Occupied</u> | 590 | 65.56% | 72,047 | 70.06% |
| <u>Renter Occupied</u> | 233 | 25.89% | 16,366 | 15.92% |
| <u>Vacant Housing Units</u> | 77 | 8.56% | 14,417 | 14.02% |
| <u>Vacant Housing Units (For Seasonal or Recreational Use)</u> | 0 | 0.00% | 7,247 | 50.27% |
| <u> Vacant Units for Rent</u> | 0 | 0.00% | 2,146 | 14.89% |
| <u> Vacant Units for Sale</u> | 32 | 41.56% | 1,944 | 13.48% |
| <u> Vacant Units Not Rented, Not Sold, Not Occupied</u> | 0 | 0.00% | 1,172 | 8.13% |
| <u> Vacant Units for Migrant Workers</u> | 0 | 0.00% | 12 | 0.08% |
| <u> Other Vacant Units</u> | 45 | 58.44% | 1,896 | 13.15% |
| <u>Home Owner Rate</u> | 71.69% | | 81.49% | |
| <u>Vacancy Rate</u> | 8.56% | | 14.02% | |

Source: U.S. Census, 2000 Summary File 3

d. Housing Values and Rent

Value and Cost of Owner-Occupied Housing

Census 2000 data show that about 89% of the houses in Groveland and 78% in the County were valued less than \$150,000 (see Table 4). The median value of these dwelling units in the City in 2000 was \$75,300. This value was significantly

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

lower than Lake County’s median housing value of \$100,600 [9J-5.010 (1)(a) and (b), F.A.C.I.]

TABLE 4: VALUE¹ OF SPECIFIED OWNER OCCUPIED HOUSING UNITS, 2000

| <u>Total Value</u> | <u>Groveland</u> | | <u>Lake County</u> | |
|----------------------------|------------------------|-------------------------|------------------------|-------------------------|
| | <u>Number Of Units</u> | <u>Percent of Total</u> | <u>Number of Units</u> | <u>Percent of Total</u> |
| <\$50,000 | <u>129</u> | <u>24.34%</u> | <u>3,846</u> | <u>8.16%</u> |
| <u>\$50,000-\$99,999</u> | <u>226</u> | <u>42.64%</u> | <u>19,527</u> | <u>41.43%</u> |
| <u>\$100,000-\$149,999</u> | <u>118</u> | <u>22.26%</u> | <u>13,142</u> | <u>27.88%</u> |
| <u>\$150,000-\$199,999</u> | <u>53</u> | <u>10.00%</u> | <u>5,933</u> | <u>12.59%</u> |
| <u>\$200,000-\$299,999</u> | <u>4</u> | <u>0.75%</u> | <u>3,146</u> | <u>6.67%</u> |
| <u>\$300,000-\$499,000</u> | <u>0</u> | <u>0.00%</u> | <u>1,221</u> | <u>2.59%</u> |
| <u>\$500,000-\$999,999</u> | <u>0</u> | <u>0.00%</u> | <u>256</u> | <u>0.54%</u> |
| <u>\$1,000,000 or more</u> | <u>0</u> | <u>0.00%</u> | <u>61</u> | <u>0.13%</u> |
| <u>Total</u> | <u>530</u> | <u>100.00%</u> | <u>47,132</u> | <u>100.00%</u> |

Source: U.S. Census, 2000 Summary File 3

Cost of Rental Housing

Table 5 presents the monthly charge for the City’s rental units with the exception of single-family houses on 10 acres or more (U.S. Census 2000). In comparison to the County as a whole, the City’s residents pay slightly less than the average rent for rental housing units. In 2000, about 70% of the renter occupied units paid between \$200 and \$749 per month and 9% paid \$850 or more per month. The County’s rental housing cost percentages were slightly lower with about 69% of the units paying between \$200 and \$749 per month and significantly higher with 17% paying \$850 or more per month [9J-5.010 (1)(a) and (b), F.A.C.I.]. These charges, called ‘gross rent,’ include the estimated average monthly cost of utilities (electricity, gas, water and sewer).

¹ Include only single-family houses on less than 10 acres without a business or medical office on the property; mobile homes are not included.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 5: GROSS RENT FOR SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 2000

| <u>Gross Rent</u> | <u>Groveland</u> | | <u>Lake County</u> | |
|------------------------|------------------------|-------------------------|------------------------|-------------------------|
| | <u>Number of Units</u> | <u>Percent Of Total</u> | <u>Number of Units</u> | <u>Percent of Total</u> |
| <u><\$200</u> | <u>25</u> | <u>10.73%</u> | <u>835</u> | <u>5.15%</u> |
| <u>\$200-\$299</u> | <u>37</u> | <u>15.88%</u> | <u>768</u> | <u>4.74%</u> |
| <u>\$300-\$499</u> | <u>49</u> | <u>21.03%</u> | <u>4,819</u> | <u>29.74%</u> |
| <u>\$500-\$749</u> | <u>78</u> | <u>33.48%</u> | <u>5,663</u> | <u>34.95%</u> |
| <u>\$750-\$999</u> | <u>12</u> | <u>5.15%</u> | <u>1,672</u> | <u>10.32%</u> |
| <u>\$1,000-\$1,499</u> | <u>4</u> | <u>1.72%</u> | <u>697</u> | <u>4.30%</u> |
| <u>\$1,500 or more</u> | <u>4</u> | <u>1.72%</u> | <u>461</u> | <u>2.84%</u> |
| <u>No cash rent</u> | <u>24</u> | <u>10.30%</u> | <u>1,290</u> | <u>7.96%</u> |
| <u>Total</u> | <u>233</u> | <u>100.00%</u> | <u>16,205</u> | <u>100.00%</u> |

Source: U.S. Census, 2000 Summary File 3

Housing Affordability

Housing affordability is defined by housing cost as a percentage of household income. Monthly payments of more than 30 percent of income are considered a cost burden. In 2008, 680 households (25%) in Groveland paid more than 30% of their income for housing. By comparison, 23% of households in the County were cost-burdened. Additionally, 275 households in Groveland (10%) and 11,196 households in Lake County (9%) paid more than 50% of their income for housing. See Table 6 [9J-5.010 (1)(a), (b), and (c), F.A.C.].

TABLE 6: HOUSEHOLDS BY COST BURDEN, 2008

| <u>Location</u> | <u>Amount of Income Paid on Housing</u> | | | |
|-----------------------------|---|------------------|--------------------|----------------------|
| | <u>0 – 30%</u> | <u>30% - 50%</u> | <u>50% or more</u> | <u>Total</u> |
| <u>Groveland (Owner)</u> | <u>1,459</u> | <u>245</u> | <u>139</u> | <u>1,843</u> |
| <u>Groveland (Renter)</u> | <u>544</u> | <u>160</u> | <u>136</u> | <u>840</u> |
| <u>Lake County (Owner)</u> | <u>78,824</u> | <u>12,576</u> | <u>7,464</u> | <u>98,864</u> |
| <u>Lake County (Renter)</u> | <u>14,873</u> | <u>4,575</u> | <u>3,732</u> | <u>23,180</u> |

Source: Florida Housing Clearinghouse – Shimberg Center for Affordable Housing; Regional Profiles; Obtained online from <http://flhousingdata.shimberg.ufl.edu> on April 20, 2010.

Subsidized Housing

According to the Florida Housing Data Clearinghouse, as of April 2010, there are 2 renter-occupied housing developments in Groveland listed in the Assisted Housing Inventory database with 52 subsidized units (see Table 7) [9J-5.010

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

(1)(d), F.A.C.]. Overall, there are 66 subsidized housing developments in the County with 5,324 subsidized units.

TABLE 7: ASSISTED HOUSING INVENTORY, 2008

| <u>Development Name</u> | <u>Address</u> | <u>Total Units</u> | <u>Assisted Units</u> | <u>Housing Program(s)</u> |
|--------------------------|---|--------------------|-----------------------|--|
| <u>Greenleaf Village</u> | <u>162 Jim Payne Rd., Groveland, FL 32736</u> | <u>37</u> | <u>32</u> | <u>Housing Credits 9%; Rental Assistance/RD; Section 515</u> |
| <u>Sun Village, Ltd.</u> | <u>829 Village Cir, Groveland, FL 34736</u> | <u>34</u> | <u>20</u> | <u>Rental Assistance/RD; Section 515</u> |

Source: Florida Housing Clearinghouse – Shimberg Center for Affordable Housing; Regional Profiles; Obtained online from <http://flhousingdata.shimberg.ufl.edu> on April 20, 2010.

2. Group Homes

The Florida Department of Children and Family Services (DCF) licenses group homes for children 19 years or less. Group homes that serve persons with disabilities are regulated by the Agency for Persons with Disabilities (APD). The Agency for Health Care Administration (AHCA) licenses group homes for the elderly. In April 2010, the APD reported that there were no licensed group home facilities for residents with disabilities in Groveland. According to the AHCA, as of April 2010, there is a licensed assisted living facility² (1055 Kansas Avenue) and a licensed adult family care home³ (17925 Coralwood Lane) in the City. The 2000 Census data indicated there were no group quarters such as nursing homes, correctional institutions, boarding homes, and juvenile institutions in the City. [9J-5.010(1)(e) and (2)(f)4, F.A.C.]. It is important to note that due to the sensitivity of the group homes licensed by DCF, these facilities were omitted from the analysis and specific details regarding these facilities can be obtained from DCF.

The City has adopted and it enforces Land Development Regulations which specifically address group homes. Foster homes are allowed in residential districts; nursing homes

² Assisted living facilities provide full-time living arrangements in the least restrictive and most home-like setting. The basic services include, but are not limited to: housing and nutritional meals; help with the activities of daily living, like bathing, dressing, eating, walking, physical transfer, giving medications or helping residents give themselves medications; arrange for health care services; provide or arrange for transportation to health care services; health monitoring; respite care; and social activities.

³ Adult family care homes provide full-time, family-type living in a private home for up to five elderly persons or adults with a disability, who are not related to the owner. The owner lives in the same house as the residents. The basic services include, but are not limited to: housing and nutritional meals; help with the activities of daily living, like bathing, dressing, eating, walking, physical transfer, giving medications or helping residents give themselves medications; supervision of residents; arrange for health care services; provide or arrange for transportation to health care services; health monitoring; and social activities.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

are permitted in the institutional zoning district; and by special exception in the commercial zoning district.

3. Housing Conditions

Effective public policy requires that the condition of housing be measured on an objective scale. To measure adequacy, the U.S. Census records the presence or absence of items such as water supply, kitchen facilities, central heating and plumbing and whether or not housing units are overcrowded⁴. Plumbing facilities have usually been singled out as the equipment most relevant to an overall evaluation of housing conditions. The lack of central heating equipment, which amounted to 10 units (483 units for the County), is excluded since it is not considered a reliable indicator of local housing adequacy due to the City's and County's warm climate [9J-5.010 (1)(c) and (2)(f)2, F.A.C.].

According to the 2000 Census data, 60 of the homes in the City's housing stock were substandard⁵ or in an unacceptable condition in 2000. Table 8 provides a summary of local internal housing condition indicators.

A Code Enforcement Ordinance and Board have been established to assist in correction of problems. Additionally, the City's Community Redevelopment Area Plan includes strategies and measures for evaluating and upgrading substandard units within the redevelopment area.

TABLE 8: INTERNAL CONDITIONS OF HOUSING STOCK, 2000

| <u>Housing Condition (Occupied Units)</u> | <u>Groveland Total</u> | <u>Groveland Percentage</u> | <u>Lake County Total</u> | <u>Lake County Percentage</u> |
|---|----------------------------|---------------------------------|------------------------------|-----------------------------------|
| <u>Lacking complete plumbing</u> | <u>0</u> | <u>0.00%</u> | <u>384</u> | <u>0.43%</u> |
| <u>Lacking complete kitchen facilities</u> | <u>5</u> | <u>0.61%</u> | <u>381</u> | <u>0.43%</u> |
| <u>Overcrowded units</u> | <u>55</u> | <u>6.68%</u> | <u>2,417</u> | <u>2.73%</u> |
| <u>Total</u> | <u>60</u> | <u>7.29%</u> | <u>3,182</u> | <u>3.60%</u> |

Source: U.S. Census, 2000 Summary File 3.

Note: Percentages are based on the percentage of occupied dwelling units as reported by the U.S. Census Bureau.

⁴ Meaning that more than one person per room was housed in the occupied housing unit.

⁵ Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

a. Housing Improvement Strategies

The key to implementing a housing improvement strategy is selecting the appropriate treatment for an area and applying it at the proper time. There are essentially three approaches to halting or preventing structural quality decline. They are preservation, rehabilitation, and redevelopment.

Preservation. The preservation technique is appropriate for structures found to be in sound condition. The concept of preservation involves continued maintenance and protection of the existing housing stock through code enforcement, as well as the provision of necessary public facilities and services.

Preservation is intended to be a long-term approach to combat structural decay. The process jointly involves property owners, tenants, local officials, and private lending institutions. Further, preservation techniques involve conservation, maintenance, continued protection through ordinance enforcement, and infrastructure improvement in areas where most structures are found to be in sound condition, with only a small percentage rated as deteriorating or substandard.

Rehabilitation. Rehabilitation is appropriate for areas where between 10 and 49 percent of the residential structures are classified as deteriorating or in substandard condition. A more recent inventory is needed in the City to determine the amount of residential units classified as deteriorating or substandard.

Rehabilitation strategies include the repair of existing structural defects, the correction of environmental deficiencies, and the upgrading of public services and facilities to eliminate blighting conditions. Deteriorating units can be improved to meet the standards of established codes. Construction or reconstruction in the vicinity of these dwelling units may also be necessary to increase the potential for private investment. Rehabilitation activities would require the City to provide information to property owners describing procedures and methods of undertaking rehabilitation projects. Participation in housing assistance programs may be a component of this strategy. Homeowners may be eligible for financial assistance from the County administered programs [9J-5.010 (2)(f)(2), F.A.C.].

Redevelopment. A rehabilitation program may not be economically feasible if 50 percent or more of the dwelling units in an area are rated as deteriorated or substandard. In such case, a redevelopment strategy is appropriate. Redevelopment primarily involves the clearance of existing structures to allow for the construction of new structures in the area in accordance with an approved plan. This treatment is intended to have a long-term effect, ensuring satisfactory conditions for 50 years or more.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

The City has established a Community Redevelopment Area and Community Redevelopment Agency to address the rehabilitation and redevelopment needs of the City.

4. Historically Significant Housing

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 April 2010, there were 8 historic structures, 1 bridge, and 41 sites added to the State's Master Site File. The Edge House is listed in the National Register of Historic Places (see Table 9) [9J-5.010 (1)(g) and (2)(f)5, F.A.C.]. No need is indicated for conservation, rehabilitation or demolition activities at this time.

TABLE 9: HISTORIC SITES AND STRUCTURES

| <u>Site Name</u> | <u>Address/Site Type</u> | <u>Year Built</u> | <u>Architectural Style/ Archaeological Culture</u> | <u>Date Certified</u> |
|----------------------------|---|-------------------|--|-----------------------|
| <u>Sprayfield South</u> | | | <u>Prehistoric with pottery</u> | |
| <u>Minniflora Heights</u> | <u>Land-terrestrial; Single artifact or isolated find</u> | | <u>Prehistoric lacking pottery</u> | |
| <u>Groveland WWTP</u> | | | <u>Prehistoric lacking pottery</u> | |
| <u>Sprayfield North</u> | | | <u>Prehistoric lacking pottery</u> | |
| <u>Little Everglades</u> | <u>Campsite (prehistoric); Land-terrestrial</u> | | <u>Prehistoric</u> | |
| <u>Ressurrection</u> | <u>Campsite (prehistoric); Land-terrestrial</u> | | <u>St. Johns II, A.D. 800-1500</u> | |
| <u>Hollow Hills</u> | <u>Land-terrestrial; Single artifact or isolated find</u> | | <u>Prehistoric lacking pottery</u> | |
| <u>O'brien 2</u> | <u>Land-terrestrial</u> | | <u>Prehistoric</u> | |
| <u>Schoolhouse Lake</u> | <u>Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Schoolhouse Wetland</u> | <u>Artifact scatter-low density (< 2 per sq meter); Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Buried Dog Site</u> | <u>Artifact scatter-low density (< 2 per sq meter)</u> | | <u>Twentieth century American, 1900-present; St. Johns II, A.D. 800-1500</u> | |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Site Name</u> | <u>Address/Site Type</u> | <u>Year Built</u> | <u>Architectural Style/ Archaeological Culture</u> | <u>Date Certified</u> |
|---------------------------------|---|-------------------|--|-----------------------|
| <u>Lake Lucy Island</u> | <u>Land-terrestrial</u> | | <u>Late Archaic</u> | |
| <u>Northwest Villa</u> | <u>Land-terrestrial</u> | | <u>Prehistoric</u> | |
| <u>Lake Lucy West</u> | <u>Land-terrestrial</u> | | <u>Prehistoric</u> | |
| <u>Cherry Lake</u> | <u>Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Late Archaic; Middle Archaic</u> | |
| <u>Sumner Lake SW</u> | <u>Campsite (prehistoric)</u> | | <u>Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.-700 B.C.</u> | |
| <u>Sumner Lake N</u> | <u>Campsite (prehistoric)</u> | | <u>Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.-700 B.C.</u> | |
| <u>Sumner Lake SE</u> | <u>Campsite (prehistoric)</u> | | <u>Late Archaic</u> | |
| <u>Sumner Lake S</u> | <u>Artifact scatter-low density (< 2 per sq meter)</u> | | | |
| <u>Lisa Marie</u> | <u>Campsite (prehistoric)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Colonel Parker</u> | <u>Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Priscilla</u> | <u>Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>Gladys</u> | <u>Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)</u> | | <u>Archaic, 8500 B.C.-1000 B.C.</u> | |
| <u>SR 50</u> | <u>Campsite (prehistoric); Habitation (prehistoric)</u> | | <u>Prehistoric</u> | |
| <u>Wilson Island House</u> | <u>Unknown</u> | <u>1885</u> | <u>Frame Vernacular; L-shaped; Wood frame; Drop siding; Private residence</u> | |
| <u>Wilson Island Pump House</u> | <u>Unknown</u> | <u>1955</u> | <u>Other; Rectangular; Wood frame; Metal; Agricultural</u> | |
| <u>Groveland Train Depot</u> | <u>305 W Broad St.</u> | <u>1912</u> | <u>Craftsman; Square; Brick; Brick; Office</u> | |
| <u>Piece of Junk House</u> | <u>15635 Battleground Lake Ln.</u> | <u>c1930</u> | <u>Frame Vernacular; Rectangular; Wood frame; Weatherboard, Clapboard; Private residence</u> | |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Site Name</u> | <u>Address/Site Type</u> | <u>Year Built</u> | <u>Architectural Style/ Archaeological Culture</u> | <u>Date Certified</u> |
|---|--------------------------------------|-------------------|---|-----------------------|
| <u>Groveland Sr. Women's Club Bldg.</u> | <u>458 S Lake Rd</u> | <u>1933</u> | <u>Craftsman; U-shaped; Balloon wood frame; Other; Community center (e.g., recreation hall)</u> | |
| <u>1941 Lucy Lee Road</u> | <u>1941 Lucy Lee Rd.</u> | <u>1952</u> | <u>Masonry vernacular; Irregular; Concrete block; Vertical plank; Private residence</u> | |
| <u>The Edge House</u> | <u>1218 W Broad St</u> | <u>1902</u> | <u>Queen Anne (Revival) ca. 1880-1910; Irregular; Other; Wood Frame; Other; Private residence</u> | <u>10/5/2006</u> |
| <u>Sumner Lake House</u> | <u>13000 Montevista Rd</u> | <u>1950</u> | <u>Ranch; Rectangular; Concrete block; Concrete block; Private residence</u> | |
| <u>Wilson Island Bridge</u> | <u>Engineer – Cyrus Henry Wilson</u> | <u>1980</u> | <u>Frame; Wood</u> | |

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

5. Mobile Home Parks

The Florida Department of Business and Professional Regulation (DBPR) maintains an inventory of the licensed mobile home projects in Florida. As of April 2010, DBPR reported that there are 3 mobile home parks in Groveland:

- Groveland Mobile Home Park built in 1987 with 11 lots located at 117 N. Main Avenue;
- Timber Village Mobile Home Park built in 1985 with 99 lots located at 15130 Timber Village Road; and
- Woodlands at Church Lake built in 1980, age-restricted (55+) community with 219 lots located at 1124 Heritage Drive. [9J-5.010 (1)(a)(f), F.A.C.]

Mobile homes are permitted in the Moderate Density Residential and General Commercial/Central Business zoning districts by special exception if the units comply with the guidelines established in the Land Development Regulations.

6. Housing Construction

The City experienced a residential boom between 2000 and 2007. During this time, the average rate of development of single-family housing was 227 units per year (see Table

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

10). However, the pace of development has slowed significantly in Groveland in the past few years, consistent with the national economic downturn. [9J-5.010(1)(h), F.A.C.].

TABLE 10: NUMBER OF HOUSES CONSTRUCTED BY TYPE, 2000 – 2009

| <u>Year</u> | <u>Single Family</u> | <u>Multi-family</u> | <u>Mobile Homes</u> | <u>Total</u> |
|-------------|----------------------|---------------------|---------------------|--------------|
| <u>2000</u> | <u>147</u> | <u>2</u> | <u>0</u> | <u>149</u> |
| <u>2001</u> | <u>186</u> | <u>0</u> | <u>0</u> | <u>186</u> |
| <u>2002</u> | <u>150</u> | <u>8</u> | <u>0</u> | <u>158</u> |
| <u>2003</u> | <u>202</u> | <u>8</u> | <u>0</u> | <u>210</u> |
| <u>2004</u> | <u>210</u> | <u>6</u> | <u>0</u> | <u>216</u> |
| <u>2005</u> | <u>228</u> | <u>6</u> | <u>0</u> | <u>234</u> |
| <u>2006</u> | <u>479</u> | <u>0</u> | <u>0</u> | <u>479</u> |
| <u>2007</u> | <u>212</u> | <u>0</u> | <u>0</u> | <u>212</u> |
| <u>2008</u> | <u>58</u> | <u>0</u> | <u>0</u> | <u>58</u> |
| <u>2009</u> | <u>34</u> | <u>0</u> | <u>0</u> | <u>34</u> |

Source: City of Groveland, April 2010

C. PROJECTED HOUSING DEMANDS AND NEEDS

This section addresses the City’s housing needs through out the *Comprehensive Plan* planning period (year 2025). Estimates and projections of population and households (i.e., housing demand) from the Affordable Housing Assessment prepared by the Shimberg Center for Affordable Housing were utilized for the analyses presented. The Affordable Housing Needs Assessment Methodology Report in its entirety is kept on file and available from the City.

Estimates and projections of households by tenure, size, and income were developed [9J-5.010 (2)(a), F.A.C.]. After incorporating a vacancy rate, the household estimates and projections are used to develop estimates of the demand for housing units. Demand includes the projected total demand for housing units (the total number needed in the City at any point in time to accommodate both the number of households and the necessary vacant units) and the projected demand for units by type, tenure, cost and rent ranges, size of household, and for the elderly.

The final stage in the housing needs assessment is the projected need for housing. The need for housing units nets the estimated and projected demand for units against updated supply. The result is the number of units that will have to be provided to meet the demand for units, as well as the distribution of those units by type, tenure, and value and rent ranges (with value and rent ranges being matched with income ranges of households). The ultimate result of the analysis is the distribution of need for housing units by household income and value or rent of units.

To determine the total number of additional housing units which will be in demand in the City in the planning period, the relationship between households and housing units must be established. The number of housing units that are in demand at any point in time is equal to the number of

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

households plus the number needed to provide an adequate supply from which householders may choose. Only units that are in the permanent housing supply, not seasonal units, are considered in this analysis. The vacancy rate necessary in the local community is assumed to be the rate in the 2000 Census.

1. Population Projections

Population is the basis of estimates and projections of households and the difference between households and housing inventory is equal to the basic construction need for housing units. 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 11) [9J-5.010 (2)(b), F.A.C.].

TABLE 11: POPULATION PROJECTION BY AGE, 2008 - 2025

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

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

2. Households by Size

As shown in Table 12, one- to two-person households are predominant in the City, accounting for about 69 percent of the total in each year of the planning period. The City is expected to gain 2,921 households by 2025 [9J-5.010 (2)(b), F.A.C.].

TABLE 12: HOUSEHOLDS BY HOUSEHOLD SIZE, 2008 - 2025

| <u>Household Size</u> | <u>2008</u> | <u>2010</u> | <u>2015</u> | <u>2020</u> | <u>2025</u> |
|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <u>1 to 2 persons</u> | <u>1,840</u> | <u>1,961</u> | <u>2,519</u> | <u>3,179</u> | <u>3,866</u> |
| <u>3 to 4 persons</u> | <u>641</u> | <u>684</u> | <u>874</u> | <u>1,095</u> | <u>1,323</u> |
| <u>5+ persons</u> | <u>202</u> | <u>215</u> | <u>274</u> | <u>344</u> | <u>415</u> |
| <u>Total</u> | <u>2,683</u> | <u>2,860</u> | <u>3,667</u> | <u>4,618</u> | <u>5,604</u> |

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

(Text with underline = additions ~ Text with ~~strickethrough~~ = deletions)

3. Householders by Age and Tenure

Households are the fundamental unit of demand for housing, and are the way in which the population divides itself to occupy housing units. One member of a household is considered to be the representative of that household and is referred to as the householder. The percentage of the population in a given age group that are householders is the headship rate in that age group, or the propensity of persons in that age group to be household heads. Headship rates allow the conversion of the population of an age group into households. Different age groups have different propensities for forming households, so that as the age structure of the population shifts, the number of households that a given population would yield would also change. Estimates and projections of households are, therefore, based on age-specific headship rates. The headship rates are applied to the age-specific population projections. Householders by age and tenure are shown in Table 13 [9J-5.010 (2)(b), F.A.C.].

a. Elderly and Disabled Households

The housing needs of elderly and disabled residents of Groveland require special attention. Data on the housing needs of the City’s residents 65 and older are provided by the Shimberg Center. Table 13 shows the projected demand for housing for the elderly by tenure. The figures indicate that by 2025 there will be a need for about 690 new housing units designed with certain features that the elderly population will require, such as smaller units that are barrier free and easily accessible. There will also be a need for additional group homes.

Group homes are permitted in the residential, institutional, and agricultural zoning districts and by special exception in the commercial zoning district. The City has the sufficient infrastructure needed to support group homes as well as assisted living facilities and nursing homes [9J-5.010 (2)(f)(4) F.A.C.].

TABLE 13: HOUSEHOLDERS BY AGE AND TENURE, 2008 - 2025

| <u>Age of Householder</u> | <u>2008</u> | | <u>2010</u> | | <u>2015</u> | | <u>2020</u> | | <u>2025</u> | |
|---------------------------|---------------------|-------------------|---------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| | <u>Owner</u> | <u>Renter</u> | <u>Owner</u> | <u>Renter</u> | <u>Owner</u> | <u>Renter</u> | <u>Owner</u> | <u>Renter</u> | <u>Owner</u> | <u>Renter</u> |
| <u>15 to 34 years</u> | <u>268</u> | <u>225</u> | <u>277</u> | <u>230</u> | <u>330</u> | <u>277</u> | <u>378</u> | <u>318</u> | <u>432</u> | <u>359</u> |
| <u>35 to 64 years</u> | <u>1,134</u> | <u>429</u> | <u>1,218</u> | <u>460</u> | <u>1,519</u> | <u>574</u> | <u>1,852</u> | <u>700</u> | <u>2,133</u> | <u>805</u> |
| <u>65 and older</u> | <u>441</u> | <u>186</u> | <u>476</u> | <u>199</u> | <u>679</u> | <u>288</u> | <u>964</u> | <u>406</u> | <u>1,317</u> | <u>558</u> |
| <u>Total</u> | <u>1,843</u> | <u>840</u> | <u>1,971</u> | <u>889</u> | <u>2,528</u> | <u>1,139</u> | <u>3,194</u> | <u>1,424</u> | <u>3,882</u> | <u>1,722</u> |

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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

4. Households by Income

According to the Shimberg Center, 80 percent of the area median income (AMI) is a traditional measure of eligibility for programmatic housing assistance or low-income housing. For example, all beneficiaries of the federal public housing program and federal HOME program must have incomes below this amount. In 2008, there were 1,154 households in Groveland below the 80% AMI. This number is projected to increase by 1,335 by 2025 [9J-5.010 (2)(a) and (2)(b), F.A.C.]. Table 14 provides a breakdown of households by income range.

TABLE 14: HOUSEHOLDERS BY INCOME CATEGORY, 2008 - 2025

| <u>Year</u> | <u>Number of Households</u> | | | | | <u>Total</u> |
|-------------|--------------------------------------|------------------------------------|---|--|---|--------------|
| | <u>Very Low (≤ 30% AMI*)</u> | <u>Low (30.01-50% AMI)</u> | <u>Moderate (50.01-80% AMI)</u> | <u>Middle (80.01-120% AMI)</u> | <u>Upper Middle & High (120.01+% AMI)</u> | |
| <u>2008</u> | <u>294</u> | <u>348</u> | <u>512</u> | <u>592</u> | <u>937</u> | <u>2,683</u> |
| <u>2010</u> | <u>313</u> | <u>370</u> | <u>547</u> | <u>630</u> | <u>1,000</u> | <u>2,860</u> |
| <u>2015</u> | <u>406</u> | <u>480</u> | <u>704</u> | <u>806</u> | <u>1,271</u> | <u>3,667</u> |
| <u>2020</u> | <u>516</u> | <u>616</u> | <u>891</u> | <u>1,013</u> | <u>1,582</u> | <u>4,618</u> |
| <u>2025</u> | <u>638</u> | <u>759</u> | <u>1,092</u> | <u>1,225</u> | <u>1,890</u> | <u>5,604</u> |

Note: * AMI = Area Median Income

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

HUD establishes income eligibility standards for various housing programs based on percentages of median income, with parameters having been established to note different income groups as follows:

- Less than 30 percent of Median Income = Very Low Income Household;
- 30% to 50% of Median Income = Low Income Household;
- 50.01% to 80% of Median Income = Low/Moderate Income Household;
- 80.01% to 120% of Median Income = Moderate Income Household; and
- 120.01% or more of Median Income = Middle/Upper Income Household.

5. Affordable Housing

The widely established measure of housing affordability remains spending no more than 30 percent of household income on housing cost, regardless of tenure status. Households spending more than that are referred to as “cost-burdened” by the Shimberg Center. In 2008, about 25% (680) of the households in Groveland were cost burdened. This number is projected to remain at about 25% (1,422) by 2025. Table 15 presents the number of cost-burdened households in Groveland by tenure. The relevant home values and rents affordable for the income ranges can then be established using the affordability factors

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

indicated previously (30% x household income / 12 = monthly rent affordable) [9J-5.010 (2)(f)(3), F.A.C.I.]

TABLE 15: HOUSEHOLDS BY HOUSING COST BURDEN, 2008 - 2025

| <u>Year</u> | <u>Number of Households</u> | | | | | | <u>Total</u> | |
|-------------|-----------------------------|---------------|-------------------------------|---------------|---------------------------|---------------|--------------|---------------|
| | <u><=30% of income</u> | | <u>30.01% - 50% of income</u> | | <u>> 50% of income</u> | | | |
| | <u>Owner</u> | <u>Renter</u> | <u>Owner</u> | <u>Renter</u> | <u>Owner</u> | <u>Renter</u> | <u>Owner</u> | <u>Renter</u> |
| 2008 | <u>1,459</u> | <u>544</u> | <u>245</u> | <u>160</u> | <u>139</u> | <u>136</u> | <u>1,843</u> | <u>840</u> |
| 2010 | <u>1,559</u> | <u>576</u> | <u>262</u> | <u>168</u> | <u>150</u> | <u>145</u> | <u>1,971</u> | <u>889</u> |
| 2015 | <u>2,001</u> | <u>734</u> | <u>334</u> | <u>216</u> | <u>193</u> | <u>189</u> | <u>2,528</u> | <u>1,139</u> |
| 2020 | <u>2,533</u> | <u>914</u> | <u>418</u> | <u>270</u> | <u>243</u> | <u>240</u> | <u>3,194</u> | <u>1,424</u> |
| 2025 | <u>3,081</u> | <u>1,101</u> | <u>506</u> | <u>325</u> | <u>295</u> | <u>296</u> | <u>3,882</u> | <u>1,722</u> |

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

Persistently high rents and lagging income growth have made gross rent burdens a pressing problem for renters. Typically, federal programs that offer rental subsidy, such as Section 8, allow the applicants to choose the location of their homes. Table 16 shows the current and anticipated number of households that have incomes below 80 percent of the Area Median Income and pay more than 50 percent of their income for housing (severely cost burden households).

TABLE 16: SEVERELY COST BURDEN HOUSEHOLDS, 2008 - 2025

| <u>Tenure</u> | <u>Number of Households*</u> | | | | |
|------------------------|------------------------------|-------------------|-------------------|-------------------|-------------------|
| | <u>2008</u> | <u>2010</u> | <u>2015</u> | <u>2020</u> | <u>2025</u> |
| <u>Owner-occupied</u> | <u>123</u> | <u>132</u> | <u>171</u> | <u>215</u> | <u>261</u> |
| <u>Renter occupied</u> | <u>130</u> | <u>139</u> | <u>179</u> | <u>226</u> | <u>278</u> |
| <u>Total</u> | <u>253</u> | <u>271</u> | <u>350</u> | <u>441</u> | <u>539</u> |

Note: * Equals the total number of households with incomes less than 80.01% of the Area Median Income and pay more than 50% of their income on housing costs.

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

Low-income households have several choices (single-family residential, multi-family residential, and mobile homes) in new housing within Groveland. The City also encourages mixed-use developments in an effort to ensure a variety of housing types are available to residents and also to include affordable housing within new developments.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

6. Land Requirement

The City’s Existing Land Use Map⁶ shows that there are 954 acres of residential land use supporting 7,206 residents in 2008. At this ratio, the City will need 871 additional acres for residential development to support the 2025 population (see Table 17). The Future Land Use Map shows a total of 3,686 acres of residential lands [9J-5.010(2)(c), F.A.C.]. As such, the City has sufficient land to accommodate the projected housing needs for the short-range (2011-2015) and long-range (2025) planning period. Additionally, there are about 117 acres in the Mixed Use land use category to address the future housing need.

TABLE 17: LAND REQUIREMENTS FOR PROJECTED HOUSING NEEDS, 2008 - 2025

| <u>Year</u> | <u>Population</u> | <u>Residential Acres* Needed to Support Population</u> | <u>Total Residential Acres (FLU Map)**</u> | <u>Available Land (acres)</u> |
|-------------|-------------------|--|--|-------------------------------|
| <u>2008</u> | <u>7,206</u> | <u>954</u> | <u>3,686</u> | <u>2,732</u> |
| <u>2010</u> | <u>7,612</u> | <u>1,008</u> | <u>3,686</u> | <u>2,678</u> |
| <u>2015</u> | <u>9,517</u> | <u>1,260</u> | <u>3,686</u> | <u>2,426</u> |
| <u>2020</u> | <u>11,683</u> | <u>1,547</u> | <u>3,686</u> | <u>2,139</u> |
| <u>2025</u> | <u>13,782</u> | <u>1,825</u> | <u>3,686</u> | <u>1,861</u> |

Notes: *Based on the following formula – (2008 Acres of Occupied Residential Parcels ÷ 2008 Population) * Projected Population.

**Includes Green Swamp Single Family Low Density, Green Swamp Single Family Rural Density, High Density Residential, Lake County Rural, Lake County Urban, Lake County Urban Expansion, Lake County Urban Low Density, Medium Density Residential, Single Family Low Density, and Single Family Medium Density land use designations on the Future Land Use Map.

Source: B&H Consultants, Inc. and Lake County Property Appraiser April 2010

7. Private sector contribution

All new construction or redevelopment is expected to be provided by the private sector as it has in the past. A number of builders currently build in the area. Groveland shall continue to work with developers interested in constructing residential units on the City’s vacant residential lots [9J-5.010(2)(d), F.A.C.].

8. Provision of housing for very low, low, and moderate income households

The availability of land or housing for persons in the very low, low, and moderate income groups is possible within the City. Single-family residential development is permitted in all residential zoning districts. Multi-family residential uses, including townhomes and duplexes, are permitted in the Low Density Residential, Moderate Density Residential,

⁶ Based on the 2008 Lake County Property Appraisal Geographic Information Systems database, as of April 2010. Does not include vacant residential.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Green Swamp Residential, Green Swamp Low Density Residential, Central Business District, and Planned Unit Development zoning districts. Mobile home parks are permitted in the Commercial zoning district.

The County's State Housing Initiatives Partnership (SHIP) program is designed to assist low and moderate income households with home purchases. The funds can be used for down payments, closing costs and mortgage buydowns for new homes, or for existing homes that have been or will be repaired within twelve months of transfer of title. Extremely low, very low and low income households purchasing newly constructed homes will also be eligible for partial impact fee waivers. The City encourages low income residents seeking assistance with housing to participate in the County's SHIP program.

While an *Affordable Housing Ordinance* is in place, to date the new developments that will be required to address this issue have yet to develop. Also, there is a provision in the *Ordinance* that allows developers the option of either including the affordable housing within their developments, or paying into a fund for the City to build the units elsewhere. During this slowdown in residential building, the City is studying this issue to determine whether amendments need to be made to the current regulations.

The City shall avoid the concentration of affordable housing units in specific areas of Groveland. [9J-5.010 (2)(f)(1), F.A.C.]

9. Infrastructure Requirements

Housing is affected by the availability and quality of public services and facilities such as potable water, wastewater, stormwater drainage, and roadways. The level of service standards for the public services and facilities are presented in the *Capital Improvements Element*.

The City's Utility Service Area encompasses approximately 73 square miles with 95 miles of water pipelines, 9 production wells, 3 wastewater treatment facilities, 31 miles of sanitary force main, 39 lift stations, 45 miles of gravity sewer lines, and 30 miles of reclaimed water lines.

The City's wastewater treatment facilities currently provide approximately 420,000 gallons per day of reclaim water. Two facilities are currently designed to produce one million gallons per day at full build out. Both facilities have the capability of being expanded to three million gallons per day each.

The City ensures the provision of adequate stormwater drainage systems through the development review process. The City's adopted level of service standards are used in reviewing all new development. Permits are also required from all applicable State,

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Federal, and local agencies with regard to stormwater. No development is approved or is allowed to begin construction until all such permits are received by the City.

SR 19 from Lake Catherine Road to SR 50 is the only road with a LOS deficiency. The balance of the roads in the City have additional capacity to support growth. The primary transportation issue in Groveland in the future will be the realignment of SR 50. Although the majority of traffic on SR 50 is through traffic that does not originate nor end in Groveland, the City understands the need to address this issue. The realignment of SR 50 would be the best alternative to preserve Groveland's downtown historical character, improve the traffic flow, and enhance the pedestrian and bicycling activity in the downtown core. A detailed analysis of the proposed transportation projects in Groveland is featured in the *Transportation Element*.

The City provides once per week refuse collection, once per week yard waste collection, once per week recyclables collection, and a bulk pick up upon request within 48 hours through a contract with a private hauler.

The City does not currently have sufficient park land needed to support the demand for parks and recreational facilities 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 ensure that the provision of housing is supported with the appropriate infrastructure for the current and anticipated residents of Groveland. A detailed analysis of the recreational facilities in Groveland is featured in the *Recreation and Open Space Element*.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

F.D. GOALS, OBJECTIVES, AND POLICIES

CHAPTER 3

HOUSING ELEMENT

~~(Amended December 17, 2007: Ordinance 2007-03-12)~~

GOAL 3-1: HOUSING—Allocate sufficient land area to accommodate the diverse needs of existing and future populations, create opportunities for the private housing delivery system to meet all housing needs, and protect the character of residential neighborhoods by assuring the availability of supporting infrastructure and by precluding the encroachment of incompatible land uses.

OBJECTIVE 31.1: ~~Assure the a~~Availability of a~~Affordable and adequate h~~Housing. Assure the availability of affordable housing by promoting development opportunities conducive to an efficient housing delivery system. [9J-5.010 (3)(b)1., F.A.C.]

Policy 31.1.1: Accommodating a Diversity of Housing Needs. The City shall allow a wide range of housing types to accommodate a diversity of housing needs. These may include single family attached or detached, zero lot lines, multi-family homes and apartments.

Policy 31.1.2: Coordinating the Provision of Affordable Housing. The City shall coordinate the provision of affordable housing with other agencies and municipalities in the area.

~~**Policy 3.1.3:** — Except in the Green Swamp Area of Critical State Concern, the land development regulations may contain provisions that allow for densities greater than otherwise provided in the respective future land use classification specified within the *Future Land Use Element* in exchange for the construction of affordable housing units. These density bonuses shall be limited to a density no greater than 25% higher than would otherwise be allowed within the respective future land use classification. In addition, to ensure that the additional density does not create unacceptable adverse impacts, the land development regulations shall provide additional qualifying criteria which must be met in order to qualify for the density bonus. At a minimum, these criteria should ensure:~~

~~(A) That the development seeking the density bonus will be providing affordable housing units;~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~(B) That the development seeking the density bonus is located in a location where the future land use allows density of greater than 2 dwelling units per acre and where infrastructure, utilities, and public services are adequate and sufficient to meet the projected demands associated with the requested additional density; and~~

~~(C) That the design and orientation of the development seeking the density bonus is compatible with the surrounding land use character. Building size and massing, site layout and design, architectural characteristics, and landscaping will be components of this criterion.~~

~~The land development regulations may further restrict the density bonus to be provided in proportion to the quantity of affordable housing units to be provided in the development seeking the density bonus.~~

Policy 1.1.3: *Defining Affordable Housing.* Affordable housing is hereby defined as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income.

Policy 1.1.4: *Job Training/Development and Economic Development.* The City shall support job training, job creation and economic development as a part of the overall strategy addressing the affordable housing needs of the City. [9J-5.010(3)(c)(8), F.A.C.]

Policy 1.1.5: *Concentration of Affordable Housing.* The City shall avoid the concentration of affordable housing units in specific areas of the City.

Policy 1.1.6: *Creating and Preserving Affordable Housing.* The City shall coordinate with the County in efforts to minimize the need for additional local affordable housing services by creating and preserving affordable housing units in the City and encouraging developers to incorporate affordable/workforce housing in new developments.

Policy 1.1.7: *Streamline the Permitting Process for Affordable Housing.* By December 2012, the City shall amend the Land Development Regulations to incorporate provisions to streamline the permitting process and minimize costs and delays for affordable housing. [9J-5.010 (3)(c)2., F.A.C.]

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

OBJECTIVE 31.2: ~~Adequate sites for~~ Very-low, Low and Moderate Income ~~Households~~. Assure adequate sites and distribution of housing opportunities for very-low, low and moderate income households. [9J-5.010 (3)(b)3., F.A.C.]

Policy 31.2.1: Promote a Diversity of Housing. The City shall promote a diversity of housing types by designating an adequate amount of sites for single family, multiple family, and affordable housing on the *Future Land Use Map*, and by allowing mixed residential development.

Policy 31.2.2: Supporting Public/Private Partnerships. The City shall further housing opportunities for very-low, low and moderate income households by supporting public/private partnerships to improve the efficiency of the housing delivery system to meet demands for affordable housing. [9J-5.010 (3)(c)1., F.A.C.]

Policy 31.2.3: Designating Land on the Future Land Use Map for Affordable Housing. The City shall designate sufficient land and densities on the *Future Land Use Map of the Comprehensive Plan* to accommodate the demand for affordable housing units during the short-range (2011-2015) and long-range (2025) planning periods. [9J-5.010 (3)(c)11., F.A.C.]

OBJECTIVE 31.3: ~~Adequate sites for~~ Special Needs ~~Households~~. Assist the private sector in providing group homes, community care facilities, and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services. [9J-5.010 (3)(b)4., F.A.C.]

Policy 31.3.1: Housing for the Elderly and Handicapped Citizens. The City shall support organizations that assist elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include:

- (A) technical assistance and alternative design standards and code requirements;
- (B) ensuring compatibility and consistency with surrounding land uses;
- (C) allowing group homes in accordance with State law; and
- (D) utilizing the development review process to review any proposed projects or City Code amendments that impact housing for special need populations.

Policy 31.3.2: Handicap Accessibility. The City shall continue to ensure compliance with Federal and State laws on handicap accessibility.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy ~~3~~1.3.3: *Retirement/Multi-generation Housing.* The City shall support the development of innovative retirement/multi-generation housing including "Granny Cottages", and accessory apartments.

Policy ~~3~~1.3.4: *Supporting Elderly Housing Programs.* The City shall support programs that address elderly housing policies through the County's Community Services Department, and State and Federal efforts.

Policy 1.3.5: *Location of Group Homes, Community Residential Facilities, and Foster Care Facilities.* The City shall continue to permit the location of foster care, community residential homes, and group homes in residential areas as well as any additional land use districts permitted in the City's Land Development Regulations. These facilities shall serve as alternatives to institutionalization. [9J-5.010 (3)(c)(5) and (3)(c)(6), F.A.C.]

OBJECTIVE ~~3~~1.4: ~~*Identification and conservation of Archeological Sites and Historically significant housing Buildings.*~~ Identify archeological sites and buildings of historically significant significance housing and ~~promote~~ develop means of preserving conservation and/or restoration maintaining of such structures items. [9J-5.010(3)(b)(5), F.A.C.]

Policy ~~3~~1.4.1: *Identification of Historically Significant Housing.* The City shall promote the identification of historically significant housing worthy of preservation by offering opportunities to the Lake County Historical Society, the Groveland Historical Society, and other historical and architectural societies, ~~and City citizens~~ to inform City officials of housing units and other structures containing significant historical or architectural value. [9J-5.010(3)(c)(3), F.A.C.]

Policy ~~3~~1.4.2: *Providing Technical Assistance.* The City shall provide technical assistance to property owners of historically significant housing by supporting applications pursuing historical designations on the Florida Department of State Master File and the National Register of Historic Places. The City shall also promote the rehabilitation of historically significant structures through assistance with grantsmanship functions and with coordination with State technical services available for such activities. [9J-5.010(3)(c)(4), F.A.C.]

Policy ~~3~~1.4.3: *Assisting Local Historical Societies.* The City shall assist the Lake County Historical Society and the Groveland Historical Society in

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

the effort to inform and educate the public about local, State, and Federal historic preservation programs.

~~**Policy 3.4.4:** The City shall include historically and architecturally significant housing in its *Historic Property Register and Historic Resource Map*.~~

Policy 1.4.4: *Rehabilitation or Relocation of Historic Structures.* Criteria pertaining to the rehabilitation or relocation of a designated historic structure shall follow the U.S. Secretary of the Interiors “Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.” Additional criteria for approving the relocation, demolition, or rehabilitation of a historic structure shall follow provisions consistent with Florida State Statutes. [9J-5.010 (3)(c)3., F.A.C.]

OBJECTIVE 31.5: ~~*Promote cohesive neighborhoods through stabilization of residential areas and protection of the quality of the housing stock through principles guiding rehabilitative services and demolition of h*~~*Housing Rehabilitation, Demolition, and Improvements.* Establish principles and guidelines to promote the rehabilitation of housing, regulate demolition, and improve ~~housing~~ the quality of housing ~~to preserve quality of housing, support neighborhood character, and to promote~~ the availability of affordable housing. [9J-5.010(3)(b)(5), F.A.C.]

Policy 31.5.1: *Regulating the Demolition of Housing.* To protect the useful life of existing housing, and to preserve the availability of affordable housing, the City shall ~~incorporate~~ continue to enforce the provisions ~~into~~ the Land Development Regulations ~~by January 2005~~ which regulate the demolition of housing by establishing a permitting program to review the merits of all proposed demolitions. [9J-5.010 (3)(c)4., F.A.C.]

Policy 31.5.2: *Maintaining the Quality of the Housing Stock.* The City shall continue to enforce building and housing codes; and enforce construction, electrical, septic and plumbing requirements to maintain the quality of existing housing stock and to protect public health and safety. [9J-5.010 (3)(c)4., F.A.C.]

Policy 31.5.3: *Provision of Public Utilities.* The City shall assure that necessary potable water, sanitary sewer, solid waste collection, public school, and drainage facilities are available for residential areas. The City shall also coordinate with Lake County, the State of Florida, and the private sector to plan for facilities and services that cannot be provided within Groveland due to the regional nature or economy-

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

of-scales associated with the provision of such facilities and services.

Policy ~~3~~1.5.4: *Improving and Maintaining the CRA's Housing Stock.* The City shall continue to work with the City of Groveland Community Redevelopment Agency (CRA) to establish programs to improve and maintain the quality of the housing stock within the Community Redevelopment Area. [9J-5.010 (3)(c)3., F.A.C.]

OBJECTIVE ~~3~~1.6: *Relocation of ~~h~~Housing.* Assist households in the relocation of housing due to public initiated removal or demolition of residential structures. [9J-5.010 (3)(b)6., F.A.C.]

Policy ~~3~~1.6.1: *5-Year CIP and Schedule and Relocation of Households.* No projects scheduled within the *Five-Year Capital Improvements Program* and *Schedule* required land to be occupied by existing housing stock. However, if an unanticipated need should arise where housing must be destroyed to provide right-of-way or land for a public facility or service require to protect or enhance public health, safety, and welfare, the City shall assist in the relocation of households to homes within the incorporated or unincorporated areas of Lake County.

Policy 1.6.2: *Federal Housing Relocation Program.* The City shall pursue funds from the Federal Housing Relocation Program, administered by the Department of Housing and Urban Development, to financially assist displaced households.

Policy 1.6.3: *Availability of Housing for those Requiring Relocation.* The City shall also coordinate with Lake County and the private sector to assure the availability of comparable or improved housing for those requiring relocation. The availability of relocation housing shall be researched and verified by City Staff prior to commencement of any governmental residential revitalization program enacted for the City. [9J-5.010(3)(c)(9), F.A.C.]

Policy ~~3~~1.6.24: *Developer's Responsibility to find Temporary Housing.* Developers initiating housing projects for very low, low, and moderate income households that require the demolition and removal of existing dwelling units shall assume full responsibility to find and obtain temporary housing for household that require relocation.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

OBJECTIVE ~~3~~1.7: ~~Formulation of h~~Housing ~~i~~Implementation ~~p~~Programs ~~and strategies~~. Establish mechanisms to improve the implementation of housing programs. [9J-5.010 (3)(b)7., F.A.C.]

Policy ~~3~~1.7.1: *Monitoring the Housing Demand.* The City shall annually monitor housing demands to evaluate the effectiveness of housing policies within the *Housing Element* and the effectiveness of residential land use allocations on the *Future Land Use Map* to meet housing trends as well as State and Federal-laws affecting the construction and the placement of housing.

Policy ~~3~~1.7.2: *Reviewing and Updating Housing and Population Figures.* The City shall continue to review and update housing and population figures as new information becomes available through population estimates, population projections and the 2010 Census.

Policy ~~3~~1.7.3: *Analyzing the Code Enforcement Program.* The City shall annually analyze the effectiveness of its housing code enforcement program and the adequacy of all City construction codes, and shall improve the regulatory and permitting processes as deemed necessary to promote public health, safety, and welfare, and to maintain the desired character of neighborhoods ~~and~~ in the City.

Policy ~~3~~1.7.4: *Coordination with State, Federal, and Local Agencies.* The City shall coordinate housing issues, concerns, and problems with other relevant State, Federal, and local agencies pursuant to policies stipulated within the *Intergovernmental Coordination Element*.

Policy ~~3~~1.7.5: *Federal, State, and Local Funding Sources.* The City shall seek appropriate Federal, State, and local funding sources to help address housing issues. [9J-5.010 (3)(c)7., F.A.C.]

OBJECTIVE 1.8: *Green House Gas Emissions.* Establish mechanisms to reduce green house gas emissions and encourage the use of renewable resources in the design and construction of new housing. [9J-5.010 (3)(b)8., F.A.C.]

Policy 1.8.1: *Green Development.* The City shall promote the highest feasible level of “green” development in both private and municipally-supported housing. 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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.8.2: *Energy Efficiency.* The City shall require energy-efficient and water saving measures to be implemented in all new construction and redevelopment projects.

Policy 1.8.3: *Renewable Energy Systems.* By December 2012, the City shall provide on its website guidelines that promote the benefits of installing renewable energy systems in City. The City shall continue to provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners to invest in energy-efficiency improvements through community outreach efforts. [9J-5.010 (3)(c)12., F.A.C.]

Policy 1.8.4: *Establishing Green Building and Sustainability Practices.* By December 2012, the City shall amend the Land Development Regulations to establish green building practices and sustainability development guidelines.

Policy 1.8.5: *Energy Conservation Techniques.* The City shall promote energy conservation techniques such as Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.

Policy 1.8.6: *Building Orientation.* The City shall encourage building orientation that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or small wind energy systems, to reduce the demand for electricity and reduce greenhouse gas emissions.

Policy 1.8.7: *Orientation of Trees and Shrubs.* Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.

Policy 1.8.8: *Florida Friendly Landscaping.* Maximize natural areas and assets and incorporate Florida Friendly landscaping into development projects to reduce energy and water consumption.

OBJECTIVE 1.9: *Elimination of Substandard Housing.* Establish mechanisms to identify and reduce substandard housing and improve the structural and aesthetic condition of the City's housing stock. [9J-5.010 (3)(b)2., F.A.C.]

Policy 1.9.1: *Conducting a Housing Condition Survey.* The City will conduct a housing condition survey every four years to monitor the number of substandard units. [9J-5.010 (3)(c)3., F.A.C.]

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.9.2: *Funding for Rehabilitation or Demolition of Substandard Housing.* The City will continue to seek Federal and State funding for the rehabilitation or demolition of identified substandard housing.

Policy 1.9.3: *Concentrating CDBG Funds.* The City will continue to concentrate Community Development Block Grant funds where infrastructure improvements are needed in the urban revitalization target areas.

Policy 1.9.4: *Providing Assistance to Habitat for Humanity.* The City will continue to assist the efforts of Habitat for Humanity to prevent blighted neighborhoods from further deterioration.

Policy 1.9.5: *Upgrading Neighborhoods and Quality of Housing.* The City will continue to assist in the upgrading of neighborhoods and the quality of housing by providing code enforcement and crime prevention assistance, removing blighted structures, and concentrating capital improvements in the target neighborhoods. [9J-5.010 (3)(c)3., F.A.C.]

OBJECTIVE 1.10: *Housing Opportunities for Rural and Farm Worker Households.* Provide housing opportunities for rural and farm worker households within agricultural areas. [9J-5.010(3)(b)(1), F.A.C.]

Policy 1.10.1: *Available Lands for Farm Worker Households.* The City shall ensure that adequate agricultural lands needed to support the rural and farm worker household demand during the short-range (2011-2015) and long-range (2025) planning period are designated on the *Future Land Use Map*. The City shall also continue to provide a diversity of housing types to accommodate all income groups, including those employed by agricultural businesses. [9J-5.010(3)(c)(5), F.A.C.]

OBJECTIVE 1.11: *Mobile Homes and Low and Moderate Income Housing.* Ensure that Land Development Regulations do not prevent the provision of very low, low and moderate income housing or mobile homes and assure that adequate sites are available for mobile homes. [9J-5.010(3)(b)(3), F.A.C.]

Policy 1.11.1: *Available Lands for Mobile Homes.* The City shall ensure that adequate lands needed to support the demand for mobile homes during the short-range (2011-2015) and long-range (2025)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

planning period are designated on the *Future Land Use Map*. [9J-5.010(3)(c)(5) and (3)(c)(11), F.A.C.]

Policy 1.11.2: *Development Guidelines.* The City shall continue to ensure that guidelines established in the Land Development Regulations are not exclusionary, with respect to permitting very low, low and moderate income housing and mobile homes. The regulations shall also provide development guidelines for mobile homes and address the required public services and facilities needed to support mobile home developments. [9J-5.010(3)(c)(5), F.A.C.]

Policy 1.11.3: *Criteria for the Location of Mobile Homes and Manufactured Development.* The City shall ensure that the following criteria is addressed in regards to the designation of future mobile home or manufactured developments:

- Shall be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity;
- Shall be in areas accessible to arterial, collector roads, and transit (in the event of public transit being established in the City);
- Shall be located on sites presently served by public water and sewer lines; and
- Shall be located within reasonable proximity to community facilities. [9J-5.010(3)(c)(5), F.A.C.]

Where mobile home development or individual mobile homes are designated to be located adjacent to residential uses, especially those of lower densities, buffer areas as established in the Land Development Regulations shall be required to make the transition of land uses.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

PUBLIC FACILITIES ELEMENT

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE
WATER AND NATURAL GROUNDWATER AQUIFER
RECHARGE



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

PUBLIC FACILITIES ELEMENT
TABLE OF CONTENTS

| | | |
|----|---|----|
| A. | INTRODUCTION | 1 |
| 1. | SCOPE OF THE ELEMENT..... | 1 |
| 2. | ORGANIZATION OF THE ELEMENT..... | 1 |
| B. | SANITARY SEWER..... | 2 |
| 1. | INTRODUCTION | 2 |
| 2. | EXISTING CONDITIONS..... | 2 |
| 3. | SOILS | 4 |
| 4. | ANALYSIS..... | 6 |
| C. | SOLID WASTE..... | 6 |
| 1. | INTRODUCTION | 6 |
| 2. | EXISTING CONDITIONS..... | 7 |
| 3. | ANALYSIS..... | 8 |
| D. | DRAINAGE..... | 9 |
| 1. | INTRODUCTION | 9 |
| 2. | EXISTING CONDITIONS..... | 10 |
| 3. | ANALYSIS..... | 11 |
| E. | POTABLE WATER | 11 |
| 1. | INTRODUCTION | 11 |
| 2. | EXISTING CONDITIONS..... | 11 |
| 3. | ANALYSIS..... | 13 |
| F. | NATURAL GROUNDWATER AQUIFER RECHARGE | 14 |
| 1. | INTRODUCTION | 14 |
| 2. | ANALYSIS..... | 15 |
| G. | GOALS, OBJECTIVES AND IMPLEMENTING POLICIES | 17 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

LIST OF TABLES

TABLE 1: POPULATION PROJECTION BY AGE, 2008 - 20252

TABLE 2: WATER TREATMENT PLANTS CAPACITY AND CURRENT DEMAND.....3

TABLE 3: SOILS4

TABLE 4: SOLID WASTE LEVEL OF SERVICE PROJECTIONS, 2010 - 20258

TABLE 5: 302 FACILITIES IN GROVELAND9

TABLE 6: WATER TREATMENT PLANTS DESIGN AND STORAGE CAPACITIES12

TABLE 7: SJRWMD CONSUMPTIVE USE PERMIT MAXIMUM ANNUAL AND DAILY WITHDRAWALS, 2010.....12

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CHAPTER 4 PUBLIC FACILITIES 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. Chapter 4 – Potable Water Element, Chapter 5 - Sanitary Element, Chapter 6 – Solid Waste Element, Chapter 8 – Aquifer Recharge, and Chapter 9 – Stormwater Management Element have been renamed Chapter 4 – Public Facilities Element. This Element was updated accordingly to reflect the new planning period.

A. INTRODUCTION

1. SCOPE OF THE ELEMENT

This Element has been prepared to meet the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes (F.S.). In relevant part, the Act requires comprehensive plans to describe:

- 1) sanitary sewer, solid waste, drainage, potable water and aquifer recharge protection problems and needs;
- 2) ways to provide for future requirements; and
- 3) general facilities that will be required for solution of the problems and needs.

In addition, this Element was prepared in accordance with Chapter 9J-5, Florida Administrative Code (F.A.C.), “Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance.”

2. ORGANIZATION OF THE ELEMENT

This Element is divided into sections containing:

- 1) the applicable support documents, which are the technical reports summarizing the data and analysis on which the Element is based; and
- 2) the goals, objectives and policies for the Element, as adopted in the Comprehensive Plan for the City.

The support documents are presented as sub-elements for the different types of facilities in the Element. Each sub-element includes:

- 1) background information about relevant terms, concepts and regulatory provisions;
- 2) a survey of existing conditions; and
- 3) an assessment of existing and future needs and recommendations for meeting those needs.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Population estimates were derived from the *Future Land Use and Housing Elements* and are presented in Table 1 below.

TABLE 1: POPULATION PROJECTION BY AGE, 2008 - 2025

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

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

B. SANITARY SEWER

1. INTRODUCTION

This section of the *Public Facilities Element* assesses the availability, demands, and needs of sanitary sewer system in Groveland. This section also presents an analysis of the soils found in Groveland as they correspond to the suitability to support the use of septic tanks in the City.

2. EXISTING CONDITIONS

The City owns and operates its central sanitary sewer system. The City’s sewer system consists of three wastewater treatment plants: Wastewater Treatment Facility #1; Green Valley Wastewater Treatment Facility #2; and the Sunshine Plant Wastewater Treatment Facility #3. Table 2 below shows the capacity and the current demand for the three treatment plants.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

TABLE 2: WATER TREATMENT PLANTS CAPACITY AND CURRENT DEMAND

| | <u>Wastewater Treatment Facility #1</u> | <u>Green Valley Plant Wastewater Treatment Facility #2</u> | <u>Sunshine Plant Wastewater Treatment Facility #3</u> |
|---|---|--|--|
| <u>Capacity</u> | <u>1 MGD</u> | <u>.055 MDG</u> | <u>1 MGD</u> |
| <u>Avg. Gallons Per Day (GPD) in 2007</u> | <u>.209</u> | <u>.050 MGD</u> | <u>.138 MGD</u> |
| <u>Total Gallons Treated in 2007</u> | <u>76.298 MG</u> | <u>18.354 MG</u> | <u>50.363</u> |
| <u>Avg. GPD for First 7 Months of 2008</u> | <u>.307 MGD</u> | <u>.028 MGD</u> | <u>.144 MGD</u> |
| <u>Total Gallons for First 7 Months of 2008</u> | <u>65.36 MG</u> | <u>5.897 MG</u> | <u>30.634</u> |

Source: City of Groveland's 2008-2009 Concurrency Report

The City has adopted sanitary sewer level of service standards of 250 gallons per day per equivalent residential unit (ERU). The City's system is operating at the adopted level of service.

Within the City's Utility Service Area, there are properties with individual septic tanks and drain fields. These septic tanks are permitted through the Lake County Health Department and they must provide service consistent with the adopted level of service standards and meet the guidelines established by the Lake County Health Department.

Effluent from septic tank systems is discharged to the drainfield where it is allowed to percolate into the soil. Soil permeability and depth to the water table are limiting factors on septic tank performance.

The Federal Water Pollution Control Act (PL 92-500) is the controlling national legislation relating to the provision of sanitary sewer service. The goal of this Act is the restoration and/or maintenance of the chemical, physical and biological integrity of the nation's waters. The Act established the national policy of implementing area wide waste treatment and management programs to ensure adequate control of sources of pollutants.

The Florida Department of Health and Rehabilitation Services (DHRS) regulates septic tank and drainfield installation within the State. These requirements have been adopted by rule in Chapter 10D-6, F.A.C.

The Lake County Health Department regulates and approves septic systems within the City. A percolation test and studies of the soil are used to determine size, siting and type of individual systems.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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 or located more than 500 feet from a sewer line, and the City agrees not to extend the line to the property. The City ensures that the following guidelines regarding septic tank locations are enforced during the development review process:

- 200 feet from sewage disposal system to any public water well;
- 75 feet from any sewage disposal system to any private water well;
- 75 feet from the high water line of any lake, canal, stream or other body of water. Lots created prior to 1972 require 50 feet from the high water line of any surface;
- 10 feet from any water main or service line installed below the ground;
- 5 feet from the property line and building foundations; and
- Septic tank inlet shall be within 15 feet of plumbing stub out.

Additionally, limitations are in effect relating to the size of the facilities to be constructed (i.e. number of bedrooms) including the projected volume of waste as compared to the size of the property upon which construction is to occur.

Currently, the City does not have a systematic monitoring of septic systems. System checks are done on a compliance basis.

3. SOILS

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, landfill siting, 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 3 [9J-5.011(1)(f)(4), F.A.C.]. All upland soils are generally suitable for development for the use of septic tanks.

TABLE 3: SOILS

| <u>Map Unit Name</u> | <u>Hydric Soil</u> | <u>Drainage Class</u> | <u>Steel Corrosion</u> | <u>Concrete Corrosion</u> | <u>Acres</u> |
|---|--------------------|--------------------------------|------------------------|---------------------------|---------------|
| <u>Anclote and Myakka Soils</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>Moderate</u> | <u>12.03</u> |
| <u>Apopka Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>793.59</u> |
| <u>Apopka Sand, 5 to 12 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>695.51</u> |
| <u>Arents</u> | <u>No</u> | <u>Somewhat Poorly Drained</u> | <u>Unranked</u> | <u>Unranked</u> | <u>245.67</u> |
| <u>Astatula Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>13.17</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Map Unit Name</u> | <u>Hydric Soil</u> | <u>Drainage Class</u> | <u>Steel Corrosion</u> | <u>Concrete Corrosion</u> | <u>Acres</u> |
|---|-------------------------|--------------------------------|------------------------|---------------------------|-----------------|
| <u>Borrow Pits</u> | <u>Partially Hydric</u> | <u>Unranked</u> | <u>Unranked</u> | <u>Unranked</u> | <u>43.72</u> |
| <u>Brighton Muck, Depressional</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>69.15</u> |
| <u>Candler Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>2,550.90</u> |
| <u>Candler Sand, 5 to 12 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>1,642.52</u> |
| <u>Candler Sand, 12 to 40 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>9.82</u> |
| <u>Ellzey Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>71.71</u> |
| <u>Immokalee Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>53.98</u> |
| <u>Kendrick Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>129.19</u> |
| <u>Kendrick Sand, 5 to 8 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>61.81</u> |
| <u>Kendrick Sand, Thin Surface</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>49.74</u> |
| <u>Lake Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>72.28</u> |
| <u>Lake Sand, 5 to 12 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>2.94</u> |
| <u>Lochloosa Sand</u> | <u>No</u> | <u>Somewhat Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>65.40</u> |
| <u>Myakka Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>335.18</u> |
| <u>Ocoee Mucky Peat</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>1,508.68</u> |
| <u>Oklawaha Muck</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>Low</u> | <u>545.12</u> |
| <u>Ona Fine Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>47.58</u> |
| <u>Orlando Fine Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Low</u> | <u>High</u> | <u>11.08</u> |
| <u>Orsino sand</u> | <u>No</u> | <u>Moderately Well Drained</u> | <u>Low</u> | <u>Moderate</u> | <u>13.15</u> |
| <u>Paola Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>39.88</u> |
| <u>Placid and Myakka Sands, Depressional</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>1,180.29</u> |
| <u>Placid Sand, Depressional</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>150.90</u> |
| <u>Pomello Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Moderately Well Drained</u> | <u>Low</u> | <u>High</u> | <u>6.04</u> |
| <u>Pompano Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>Moderate</u> | <u>42.45</u> |
| <u>Seffner Sand</u> | <u>Partially Hydric</u> | <u>Somewhat Poorly Drained</u> | <u>Low</u> | <u>Moderate</u> | <u>32.04</u> |
| <u>Sparr Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Somewhat Poorly Drained</u> | <u>Moderate</u> | <u>High</u> | <u>162.79</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Map Unit Name</u> | <u>Hydric Soil</u> | <u>Drainage Class</u> | <u>Steel Corrosion</u> | <u>Concrete Corrosion</u> | <u>Acres</u> |
|--|-------------------------|--------------------------------|------------------------|---------------------------|-----------------|
| <u>Swamp</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>Unranked</u> | <u>Unranked</u> | <u>193.18</u> |
| <u>Tavares Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Moderately Well Drained</u> | <u>Low</u> | <u>High</u> | <u>699.63</u> |
| <u>Water</u> | <u>Unranked</u> | <u>Unranked</u> | <u>Unranked</u> | <u>Unranked</u> | <u>1,526.68</u> |
| <u>Wauchula Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>284.41</u> |

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 Orange County Soils Geographic Information Systems database May 2010.

4. ANALYSIS

The City shall require all new development within 500 feet of a City central sanitary sewer line to connect to the system. At the time of development, if the development is not required to connect to the central sanitary sewer system, the City will require the developer to install dry lines for both sanitary and reclaimed and the associated lift stations and force mains. The City's wastewater system has sufficient capacity to meet the population demands during the short-range (2011-2015) and long-range (2025) planning periods. The City will continue to analyze the appropriateness and feasibility of wastewater treatment for future growth [9J-5.011(1)(f)(3), F.A.C.].

The soils in the City are generally suitable for septic tanks; however, the City requires existing septic tanks with drainfields that fail, that are within 500 feet of the City's sanitary sewer collection system and accessible by a legally recorded easement or rights-of-way, to connect to the City's sanitary sewer system. The City shall continue to prohibit septic tanks to be located in environmentally sensitive areas or within 200 feet of a public potable water well or within 75 feet of a private potable water well. The City shall also continue to enforce the water and sewer concurrency standards [9J-5.011(1)(f)(3), F.A.C.].

C. SOLID WASTE

1. INTRODUCTION

Solid waste is defined as "any garbage, refuse, sludge...and any other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from residential, industrial, commercial, mining, and agricultural operation, and from community activities". Hazardous waste is defined as "a solid waste, or combination of

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

solid waste which because of its quantity, concentration, or physical, chemical, or infectious attributes, may:

- (a) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness, or
- (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed" (U.S.C. 6903 (5)).

This section of the *Public Facilities Element* assesses the City's needs for solid waste disposal and the adequacy of the existing disposal method.

2. EXISTING CONDITIONS

The City provides once per week refuse collection, once per week yard waste collection, once per week recyclables collection, and a bulk pick up upon request within 48 hours through a contract with a private 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 had 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.

Lake County maintains and operates 5 residential drop-off (RDO) facilities throughout the County and a Citizen Convenience Center at the Astatula Landfill where residents can self-haul their solid, hazardous, recycling materials and special wastes. Special wastes consist of used motor oil, furniture, waste tires, white goods, and electronic wastes. Each RDO handles different amounts and types of waste depending on its size and location. Collectively, they receive on average 3,000 tons per year. The Citizen Convenience Center at the Astatula Landfill is the closest RDO to the City.

Based on the City's 2008 – 2009 Annual Concurrency Report, there are 2,773 solid waste customers in Groveland. With 12 months of data, the average amount of garbage generated each month was 234.19 pounds per month or 7.8 pounds per household per day.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

The City’s population in 2009 was 7,409. With 2,773 solid waste customers, that would equate to 2.67 persons per household. (The 2000 Census estimated the number of persons per household in Groveland was 2.79) Using the 2.67 persons per household, and the average of 7.8 pounds of solid waste per customer per day, each person in the City generated an average of 2.92 pounds per day. The City’s adopted level of service for solid waste is a maximum of 6 pounds per person per day. So the current LOS of 2.92 pounds per day meets the City’s adopted concurrency standard.

The City shall continue to cooperate with the County to comply with the latest State regulations regarding the disposal of solid waste. The Public Works Manager is the City’s liaison with the County.

3. ANALYSIS

As previously noted, the solid waste generated in Groveland is currently meeting the adopted level of service standard of 6 pounds per person per day. As noted in Table 1 above, the City’s population is projected to increase to 13,782 by 2025. As a requirement of Rule 9J-5.011(1)(f), F.A.C., the City has assessed the projected solid waste needs based on the 2025 population projections.

The adopted solid waste level of service is 6 pounds per person per day. As such, the City would be able to generate 82,692 pounds a day of garbage in 2025 (see Table 4) and continue to meet the level of service. The City shall continue to monitor the adopted LOS standards through the annual concurrency review and identify and address all deficiencies during the planning period.

TABLE 4: SOLID WASTE LEVEL OF SERVICE PROJECTIONS, 2010 - 2025

| <u>Year</u> | <u>Population</u> | <u>Adopted LOS Standard</u> | <u>Pounds per Year</u> | <u>Pounds per Day</u> |
|-------------|-------------------|------------------------------------|------------------------|-----------------------|
| <u>2010</u> | <u>7,612</u> | <u>6 pounds per person per day</u> | <u>16,670,280</u> | <u>45,672</u> |
| <u>2015</u> | <u>9,517</u> | <u>6 pounds per person per day</u> | <u>20,842,230</u> | <u>57,102</u> |
| <u>2020</u> | <u>11,683</u> | <u>6 pounds per person per day</u> | <u>25,585,770</u> | <u>70,098</u> |
| <u>2025</u> | <u>13,782</u> | <u>6 pounds per person per day</u> | <u>30,182,580</u> | <u>82,692</u> |

Sources: City of Groveland and B&H Consultants, Inc., May 2010.

Like all local governments in Lake County, Groveland uses the Lake County landfill for its solid waste needs. At the current time, the City has no plans to change its solid waste collection methods. The City shall continue to cooperate with the County on recycling efforts.

Hazardous wastes are corrosive, toxic, flammable, or reactive substances that may harm public health and the environment. Some examples of hazardous wastes are motor oil,

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

paints, pesticides, fluorescent light bulbs, and pool chemicals. Hazardous wastes are collected at the Household Chemical Collection Center, near the Phase II landfill, or at the residential drop-off facilities. The County also operates a mobile hazardous waste disposal unit. The 302 Facilities in the City are presented in Table 5 below. A detailed inventory of the facilities with small quantity generators in and/or adjacent to the City is available from the County.

TABLE 5: 302 FACILITIES IN GROVELAND

| <u>SERC ID</u> | <u>Facility Name</u> |
|----------------|--|
| <u>5967</u> | <u>City of Groveland – Sunshine Parkway WTP 3</u> |
| <u>6038</u> | <u>Silver Springs Citrus South</u> |
| <u>9553</u> | <u>City of Groveland – North Sampey Wells 3A and 5</u> |
| <u>9554</u> | <u>City of Groveland – Pomello Well 1</u> |
| <u>10204</u> | <u>Woodlands at Church Lake – WTP and WWTP</u> |
| <u>21888</u> | <u>City of Groveland – North Sampey WWTP</u> |
| <u>24838</u> | <u>International Sterilization Laboratory</u> |
| <u>31325</u> | <u>City of Groveland – Green Valley WWTP 2</u> |
| <u>32206</u> | <u>General Utilities – B RV Resort</u> |
| <u>34752</u> | <u>City of Groveland – Water Plant 5</u> |

Source: East Central Florida Local Emergency Planning Committee Hazardous Materials Emergency Response Plan 2008 Current Revision.

The City has no hazardous waste landfill or any hazardous waste management personnel. No system for household collection of such waste has yet been established; however as County regulations are formulated, the City will comply and citizens are urged to use County facilities and collection days.

D. DRAINAGE

1. INTRODUCTION

Drainage is the conveyance, treatment and attenuation of water generated from storm events. Drainage systems are designed to safely and efficiently manage stormwater to reduce the threat to human safety and property from flooding caused by stormwater. The adequacy and efficiency of a drainage system depends upon variables such as:

- system capacity.
- intensity and duration of a storm event,
- topography, and
- soil permeability, and level of the water table.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Drainage systems designed to accommodate stormwater from a rainfall event of average intensity and duration may be unable to accommodate stormwater generated by an exceptionally intense or long rainfall event. These variables, as well as physical limitations such as elevation and available land, and cost are considered in the planning of drainage systems.

This section addresses major natural drainage features, existing facilities and programs, and opportunities for stormwater management in Groveland.

2. EXISTING CONDITIONS

The City regulates and enforces stormwater drainage through its Land Development Regulations and the concurrency requirements of this *Comprehensive Plan*. The City has established the minimum drainage level of service standard for water quality as:

| <u>Facility Type</u> | <u>Pollution Abatement Treatment</u> |
|--|---|
| <u>Retention with Percolation or Detention with filtration</u> | <u>Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater</u> |
| <u>Detention without filtration or wet detention</u> | <u>The first inch of runoff from the site or 2.5 inches times the site's impervious surface, whichever is greater</u> |

In addition, the City's land development code requires that stormwater management systems be designed based on the 10 year, 24 hour storm at minimum, but must also address the effects of the 25 year, 24 hour storm.

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.

Stormwater drainage within the City is currently accommodated by both natural and man-made drainage features.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Level of service standards established in the *Comprehensive Plan* will continue to remain consistent with State statutes pertaining to the performance of drainage systems. The City ensures the provision of adequate stormwater drainage systems through the development review process. Permits are also required from all applicable State, Federal, and local agencies with regard to stormwater. No development is approved or is allowed to begin construction until all such permits are received by the City.

The stormwater regulations established in the City's Land Development Regulations are consistent with the applicable stormwater drainage requirements of the County, State, and Federal agencies. The drainage facilities within the City are operated (maintained) either by the City (older systems) or by Homeowners' Associations.

3. ANALYSIS

The City requires that all new development provide evidence to show that level of service (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.

The City shall continue to enforce the stormwater standards established in the City's Land Development Regulations and this *Comprehensive Plan*. Once the update of the Stormwater Master Plan is completed, projects will be included in the City's *Capital Improvements Program* as funds become available.

E. POTABLE WATER

1. INTRODUCTION

The source of Groveland's potable water is the Floridan Aquifer. The City's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands.

This section presents the existing conditions and capacity of the water treatment, storage and distribution components in the system, calculates the current level of service, and uses it to determine future growth demand on the potable water system.

2. EXISTING CONDITIONS

The City owns and operates a public water system comprised of five water treatment plants and associated water transmission and distribution pipes. The City's five water plants are grouped into two separate systems. The south system is comprised of water treatment plant (WTP) 1 and WTP 2 and the recently completed WTP 5. The north system is comprised of WTP 3 and WTP 4. The maximum design and storage capacities of the five water treatment plants in the City's water system are below in Table 6.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 6: WATER TREATMENT PLANTS DESIGN AND STORAGE CAPACITIES

| <u>Water Treatment #</u> | <u>Design Capacity</u> | <u>Storage Capacity</u> |
|--------------------------|--|--|
| <u>WTP 1 (Pomelo)</u> | <u>617,000 gallons per day (GPD)</u> | <u>50,000 gallon elevated storage tank</u> |
| <u>WTP 2 (Sampey)</u> | <u>1,440,000 GPD</u> | <u>250,000 gallon ground storage tank and 100,000 gallon elevated storage tank</u> |
| <u>WTP 3 (Sunshine)</u> | <u>1,084,000 GPD (2.7 million gallons per day of additional capacity planned within 2010-2012)</u> | <u>108,182 gallon ground storage tank and 10,000 gallon pressure tank</u> |
| <u>WTP 4 (Palisades)</u> | <u>1,152,000 GPD</u> | <u>15,000 gallon pressure tank</u> |
| <u>WTP 5</u> | <u>1,944,000 GPD</u> | <u>750,000 gallon ground storage tank</u> |

The St Johns River Water Management District issued Consumptive Use Permit (CUP) Number 2796 and CUP Number 2913 to the City. The WTP 1 (Pomelo), WTP 2 (Sampey), and WTP 5 fall under CUP 2796. The WTP 3 (Sunshine) and WTP 4 (Palisades) are covered under CUP 2913. The 2010 maximum daily and annual withdrawals permitted under each CUP below in Table 7.

TABLE 7: SJRWMD CONSUMPTIVE USE PERMIT MAXIMUM ANNUAL AND DAILY WITHDRAWALS, 2008

| <u>Consumptive Use Permit (CUP)</u> | <u>Maximum Annual Withdrawal for 2010</u> | <u>Average Daily Withdrawal</u> |
|-------------------------------------|---|-------------------------------------|
| <u>CUP 2796</u> | <u>558.26 million gallons</u> | <u>1.5 million gallons per day</u> |
| <u>CUP 2913</u> | <u>91.98 million gallons</u> | <u>.252 million gallons per day</u> |

Source: City of Groveland Utilities Department

On June 23, 2008, the Florida Department of Environmental Protection (FDEP) sent a letter to the City and notified the City that the maximum-day flow during April 2008 at WTP 1 of 685,861 gallons exceeded the plant's permitted capacity of 617,000 gallons. The letter from FDEP also indicated that the total system (WTP 1 plus WTP 2) maximum-day flow may have exceeded 75% of the total permitted maximum-day operating capacity. The City addressed FDEP's letter by preparing the Initial Source/Treatment/Storage Capacity Analysis Report dated September 25, 2009. An overview of the findings of this Report is featured in the Analysis section below.

The City's Utility Department is responsible for ensuring the minimum line pressure is maintained or exceeded. Digital electronic pressure recording devices monitor and record pressure readings. In addition to these measures, electronic pressure monitors that display the distribution pressure 24-hours-per-day are located at the water production facilities.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

The City is currently meeting the 50 pounds per square inch of average daily flow adopted level of service standard.

The City provides water to all residential and non-residential uses within the City limits as well as within its Utility Service Area (see the City's *Utility Service Area Map*). All development within the City is connected to the City's water system.

There are no private water treatment plants in the City. The City requires all new subdivision developments to tie into the City's water system.

3. ANALYSIS

Based on the City's 2009 Capacity Analysis Report, the combined existing maximum-day capacity of the three water treatment plants that serve the south system is greater than the projected maximum-day demand in 2020. Because this projected demand is less than the existing capacity, no additional or upgraded water treatment plant facilities are needed or recommended at this time.

The combined existing storage capacity provided by the storage facilities at WTP 1, WTP 2 and WTP 5 exceeds the projected total finished-water storage needed until 2017 and there is a shortfall in total finished-water storage capacity in the years from 2017 to 2020. This means that the City must plan to address this projected shortfall in total storage capacity in a timely manner, so that adequate storage capacity is available at all times during this period. The City has space available on the site of WTP 2 and WTP 5 for at least one additional ground storage tank at each site. It is recommended that the City plan to construct by mid-2016, additional storage capacity in the amount of at least 250,000 gallons. The City has already had preliminary work done to determine the suitability of soils at each location (WTP 2 and WTP 5) to support a tank and preliminary locations within each site have been proposed. The City will fund this additional storage capacity in its *Capital Improvement Budget* at the appropriate time to allow for permitting and construction. It is anticipated at this time, that permitting and final design would commence in 2014, with construction in 2015 so that the additional storage capacity would be available by mid-2016.

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 for future growth as well. 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*.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

The City shall continue to promote the following principles of xeriscape landscaping to be used for new developments or for new houses in older portions of the City:

- appropriate planning and design;
- use of soil amendments;
- efficient irrigation;
- practical turf areas;
- use of drought tolerant plants;
- use of mulches; and
- appropriate maintenance.

The City shall continue to work with Lake County and the St Johns River Water Management District to encourage water conservation through a combined program of public education and plumbing and irrigation system retrofits and refinements.

The City shall continue to enforce the standards established in the adopted *Water Conservation Ordinance* and *Landscaping Ordinance* as strategies to conserve water in the City's Utility Service Area.

F. NATURAL GROUNDWATER AQUIFER RECHARGE

1. INTRODUCTION

Recharge is a process whereby rainfall percolates downward through the soil to reach the underlying aquifers. Indicators which help to identify recharge areas are soil type, texture, slope, and land use. Water percolates more efficiently through soils with coarse texture than through clay and organic textured soils.

The slope and land use affect the length of time that water is retained. Therefore, these factors affect how much water will percolate or run off the surface. If land is covered by impervious surfaces such as buildings, parking lots and roads, then little recharge can occur. Lateral seepage must occur under these areas for any recharge function to exist. Recharge can be preserved either through land use intensity controls or design requirements for maintaining or improving recharge.

The geology in Lake County is similar to other areas in Central Florida. At the surface are deposits of sands. These sands grade to finer materials and contain more silts and clays with depth. These surficial deposits range in thickness from a few feet to hundreds of feet. Underlying the sands in most areas of the County is a confining bed of clay. These clays are generally considered a part of the Hawthorn formation. Below the clay are thick sequences of carbonate rocks - limestone, dolomitic limestones, and dolomite.

The St Johns River Water Management District has designated a large portion of Lake County as a "Priority Water Resource Caution Areas". These are areas where existing

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

and reasonably anticipated sources of water and conservation efforts may not be adequate (1) to supply water for all existing legal uses and reasonably anticipated future needs and (2) to sustain the water resources and related natural systems.

The Floridan aquifer is the principal source of drinking water for Lake County. Most of the water in the Floridan aquifer is derived from the County's average annual rainfall of approximately 48 inches. The County's annual recharge rate to the Floridan aquifer averages about 7 inches per year (in/yr). Recharge rates range from as high as 20-30 in/yr or greater on the Lake Wales and Mount Dora Ridges to 0 in/yr in the area along the St. Johns River and the Ocala National Forest. Additional recharge also occurs through drainage wells drilled into the Floridan aquifer to dispose of excess surface water in Ocala and western Orange County. Recharge to the surficial aquifer system, and consequently to the FAS, is augmented locally by artificial recharge - wastewater land application, rapid-infiltration basins, and septic systems. The recharge rate in Groveland and the surrounding area is 1 to 10 inches per year and the discharge rate is less than 1 inch per year.

2. Analysis

The City enforces recharge provisions though the guidelines and standards established in this *Comprehensive Plan*.

The City shall continue to protect the groundwater and aquifer recharge by enforcing the standards established in the City's Cone of Influence and Wellhead Protection Areas. The City shall also continue to protect and conserve the groundwater by restricting development on environmentally sensitive lands.

The City's well drained sandy soils, lakes and ponds, wooded areas, and grassy yards contribute to water recharge. The larger residential lots also contribute to the water recharge in the area. The City's stormwater regulations have been identified and discussed earlier and contribute to 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. The quality of groundwater recharge shall also be protected by ensuring that all stormwater conveyances serving new development does not degrade the LOS lower than currently exists as a result of the new development's construction and stormwater runoff contribution.

The City's Land Development Regulations and the *Goals, Objectives and Policies* in this *Comprehensive Plan* are adequate measures focused on the protection of the ground water and aquifer recharge in the Groveland area.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

F.G. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

CHAPTER 4

POTABLE WATER ELEMENT

~~(Amended December 17, 2007: Ordinance 2007-03-12)~~

~~GOAL 4-1: TO PROVIDE EFFICIENT AND EFFECTIVE POTABLE WATER SERVICE IN A MANNER WHICH ENHANCES THE PUBLIC HEALTH, SAFETY AND WELFARE, IS CONSISTENT WITH THE DESIRED URBAN FORM, AND MINIMIZES PUBLIC COSTS.~~

GOAL 1: Assure provision of sanitary sewer, solid waste, potable water, and drainage facilities and services that efficiently maximize capacity of existing facilities, promotes managed growth, protects public health and safety, and maintains environmental quality, with consideration to limited financial resources.

GENERAL APPLICATIONS

OBJECTIVE 1.1: *Implement a Capital Improvement Schedule.* The City's Five-Year Capital Improvement Schedule established within the Capital Improvements Element shall adequately time improvement needs with available funding and location of development. This Improvement Schedule shall be consistent with public facility improvement needs identified within this Comprehensive Plan.

Policy 1.1.1: *Evaluation of Capital Improvement Schedule.* The City shall annually evaluate (during the annual concurrency review established in the Capital Improvements Element) the implementation of capital improvements proposed within the Capital Improvement Program and rank improvements according to priority of need.

Policy 1.1.2: *Criteria for Ranking and Evaluating Capital Improvements.* Proposed Capital Improvement Projects shall be evaluated and ranked according to the following priority level guidelines:

1. *Indicated Need:* Implementation is needed to:
 - Protect public health, safety, and environmentally sensitive natural resources;
 - Comply with State or Federal requirements to provide facilities and services;
 - Preserve or maximize the use of existing facilities; and
 - Improve efficiency of existing facilities.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

2. *Additional Facility Needs:* Implementation is needed to:

- Eliminate facility or capacity deficiencies for service provided to existing developed areas; and
- Extend facilities and expand capacities in a manner consistent with the *Future Land Use Element* goals, objectives, and policies and the *Future Land Use Map*.

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

Policy 1.1.3: *Deficiencies of Capital Improvements.* In the event deficiencies should develop in the provision of public facilities, the City shall grant existing deficiencies priority among capital improvements scheduled within the *Capital Improvement Program*. The City shall issue no development permits for new development that will result in an increase in demand on deficient facilities.

POTABLE WATER

OBJECTIVE 4.1.2: *Potable Water Facilities.* ~~The City shall a~~Annually evaluate the potable water infrastructure to maximize its use, correct deficiencies, and enhance the ability to increase capacity of the facilities in order to meet or exceed adopted LOS standards.

Policy 4.1.2.1: *Maximizing the Use of Potable Water Treatment Facilities.* The City shall maximize the use of the ~~four~~five potable water treatment facilities connected to the central water system.

Policy 4.1.2.2: *Implementation of a Preventive Maintenance Program.* The City shall maintain its potable water treatment facilities in optimum condition by the implementation of a preventive maintenance program.

Policy 4.1.2.3: *Potable Water Level of Service.* The City shall use the following Levels of Service in its evaluation of future potable water infrastructure service:

| | |
|--|---------------------------|
| <u>250 gallons per day per equivalent residential unit (ERU)</u> | |
| Land Use | LOS |
| Residential | 250 gpd |
| Commercial/Industrial | 1,000 gpd/acre |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~These~~ This LOS shall be based on the average daily demand.

Policy 4.1.2.4: Criteria for Central water System. The City's central water system shall be based on the following:

1. Minimum storage capacity of the City water system shall be at least 25% of the maximum daily demand plus fire flow of 1,000 gallons per minute for 2 hours.
2. The potable water distribution system shall provide a minimum pressure of 50 pounds per square inch of average daily flow.

~~**Policy 4.1.5:** The City shall implement the five-year Capital Improvement Schedule for potable water facilities adopted in the Capital Improvements Element and the five-year Capital Improvements Plan updated and adopted annually.~~

Policy 4.1.6.2.5: Reviewing Water Fee Methodology and User Rates. The City shall review the water fee methodology and use rates annually to insure adequate funding for treatment, storage and distribution facilities.

Policy 4.1.7.2.6: Improvements and/or Additions to Potable Water Facilities. All improvements and/or additions to potable water facilities to correct deficiencies shall be compatible and adequate to meet the adopted level of service standards. These improvements and/or additions to ~~P~~potable ~~W~~water facilities shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection.

OBJECTIVE 4.2.1.3: *Future Potable Water Facilities.* ~~Based upon population projections, the City shall e~~Ensure the supply and treatment of safe potable water ~~through 2020~~during the short-range (2011-2015) and long-range (2025) planning periods to meet the adopted level of service standards.

Policy 4.2.1.3.1: Meeting Future Demands Concurrent with Development. Based upon the adopted level of service, the City shall plan for replacement, expansion and extension of potable water facilities to meet future demands concurrent with new development.

Policy 4.2.1.3.2: Planning for Adequate Future Water Treatment Facilities. The City shall plan for adequate future treatment facilities which, at a minimum, meet all Federal and State drinking water criteria.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~**Policy 4.2.3:** The City shall review the *Capital Improvement Schedule* annually and adopt a City budget that prioritizes needed potable water improvements to meet the demands of future growth and approved developments.~~

OBJECTIVE 4.31.4: *Maximize use of Existing Facilities and Minimize Urban Sprawl.* Direct growth to areas either currently serviced by the water system or planned for growth ~~in accordance with the Joint Planning Agreement~~ to maximize the use of existing and planned facilities and to minimize urban sprawl.

Policy 4.31.4.1: *Providing Potable Water Services in the Utility Service Area.* The City shall be the provider of potable water service to residential and non-residential establishments within the City's Chapter 180 Utility Service Area.

Policy 4.31.4.2: *Coordinating the Provision of Potable Water Services.* The City shall coordinate the provision of potable water service to all new development within its service area in accordance with the *Future Land Use Element* policies, land use allocations delineated on the *Future Land Use Map*, and the areas planned for development.

Policy 4.31.4.3: *Criteria for Developments to Connect to the Potable Water System.* Within the City limits, all new development shall connect to the City's potable water system. When the existing potable water line is not located adjacent to the property, the City shall require the new development to extend the potable water system at the developer's expense to service subject property. Such provision shall be coordinated with City's planned expanded/new facilities in order to ensure that the adopted level of service is maintained.

Policy 4.31.4.4: *Potable Water Connection Requirement for Development Located in the Utility Service Area.* In unincorporated areas within the City's adopted Chapter 180 Utility Service Area, new commercial and industrial development, and new residential developments of 50 homes or greater, within ~~5,000~~500 feet of the City's existing water line shall connect to the City's potable water system at the developer's expense. Such provision shall be coordinated with City's planned expanded/new facilities in order to ensure that the adopted level of service is maintained.

Policy 1.4.5: *Non-contiguous Properties and Provision of Potable Water.* The City shall allow properties that are within the Utility Service Area

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

who currently want potable water, 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.

OBJECTIVE 4.41.5: *Consistency of the City's Water Supply Planning.* ~~The city will identify and utilize sources of water that can be used to meet existing and future needs. Ensure consistency with the City's adopted Water Supply Facilities Work Plan, the Comprehensive Plan, and the St. Johns River Water Management District's Water Supply Facilities Plan.~~

Policy 4.41.5.1: *Adoption of Water Supply Work Plan.* The City hereby adopts by reference the goals, objectives, and policies in the City's ~~will maintain the~~ 10-year Water Supply Facilities Work Plan (WSFWP) 2010-2020 to ensure that the adopted Comprehensive Plan is consistent with and compatible to the adopted Work Plan. ~~for at least 10 years as required and in accordance with Florida Statute. The WSFWP which is part of the Potable Water Element addresses the water supply facilities that are necessary to serve the existing and future development that occurs within the City's water service area to 2020.~~

Policy 4.41.5.2: *Development of Efficient, Cost-effective, and Technically Feasible Water Sources.* In conjunction with the SJRWMD and other local governments, the City will seek the development of efficient, cost-effective and technically feasible water sources that will supplement future demands, without causing adverse impact to water quality, wetlands, and aquatic systems.

Policy 4.41.5.3: *Maximizing the use of Existing Potable Water Facilities.* The City will maximize the use of existing potable water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources and related natural systems, and/or optimize water supply yield. These techniques may include, but are not limited, to aquifer storage and recovery, reclaimed water, system interconnects, and water conservation.

Policy 4.41.5.4: *Designing and Implementing and Effective Water Supply Plan.* The City will participate in the implementation of the East Central Florida Water Supply Planning Initiative, updates of the SJRWMD's water supply assessments, and updates of the District's Water Supply Plan (2005), to enable the City to design and implement an effective water supply plan.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 4.41.5.5: *Level of Service Consistency.* The City's WSFWP shall be consistent with the Potable Water Level of Service standards as established in the *Comprehensive Plan*.

Policy 4.41.5.6: *Update of the City's Water Supply Facilities Work Plan.* The City shall coordinate with WSFWP ~~shall be updated concurrently with the updates of~~ the St. John's River Water Management District during updates to their *Regional Water Supply Plan*, ~~-(2005)-to identify potentially feasible alternative water supply projects in the City. Within 18 months of the adoption of St. Johns River Water Management District's *Water Supply Plan*, the City shall complete updates of the appropriate elements and adopt related plan amendments to address all of the 10-year water facilities supply work plan components of Chapter 163, F.S.~~ ~~The City shall seek alternative, renewable sources of water to meet the projected increases in demand when updating the WSFWP.~~

Policy 4.41.5.7: *Expansion and Upgrade of Facilities.* The City's WSFWP shall be used to coordinate and prioritize the expansion and upgrade of facilities needed to withdraw, treat, store, transmit, and distribute potable water to meet current and future needs. The City shall also prioritize the identification and utilization of alternate, renewable sources of water to meet the projected increases in demand.

Policy 4.41.5.8: *Maintaining 5-year Capital Improvements Schedule.* The City shall maintain ~~a minimum of a~~ five-year ~~s~~ Schedule of ~~e~~ Capital Improvements ~~for to ensure~~ the expansion and upgrade in capacity of water facilities in accordance with the City's WSFWP.

Policy 1.5.9: *Assessing SJRWMD's Water Supply Facilities Work Plan.* The City's WSFWP (Work Plan), shall assess existing and projected water sources and needs for at least a 10-year planning period and consider the Regional Water Supply Plan of the St. Johns River Water Management District. The Work Plan shall identify traditional and alternative water supply sources that the City may use to meet existing and projected water demands. The alternative water supply projects in the Work Plan will be selected from the applicable District's Regional Water Supply Plans or otherwise proposed by the City.

OBJECTIVE 4.51.6: Water Conservation. ~~The City shall reduce per capita consumption of potable water by 2010 by~~ Promote and ~~expanding the~~ water conservation and responsible use of

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

the City's potable water. ~~efforts in accordance with the standards established in the City's Consumptive Use Permits issued by SJRWMD.~~

Policy 4.51.6.1: *Requiring the use of Water Saving Devices.* The City's shall require the use of water saving devices in new or renovated building construction which are, at minimum, consistent with the requirements of the State Water Conservation Act (s. 553.14, F.S.). The development review process shall include a review of development applications to assure such fixtures will be installed. No certificate of occupancy shall be issued unless such fixtures are in place concurrent with the deadlines established for water facilities within the City's Concurrency Management System.

Policy 4.51.6.2: *Native and Drought Tolerant Landscaping.* The City shall encourage the use of ~~Xeriscaping by reducing irrigation requirements~~ native and drought tolerant landscaping that incorporates the principles of design, appropriate plant selection, soil improvement, efficient irrigation, mulching, turf concentration, and proper maintenance.

Policy 4.51.6.3: *Water Reuse Program.* The City shall develop a water reuse program in association with improvements to the Sampey Road and Sunshine Parkway waste water treatment plants ~~WWTPs~~. The program will focus on providing reuse water where feasible to high volume water users and for landscape irrigation.

Policy 4.51.6.4: *Extension of the Reclaimed Water System.* The City shall require extension of the reclaimed water system into new residential and non-residential development where feasible.

Policy 4.51.6.5: *Water Meters.* The City shall continue to require the metering of all water to ensure accountability of water use and ~~by 2006 will~~ implement ~~its~~ ~~Meter~~ ~~Replacement~~ ~~Program~~ for small and medium size meters.

Policy 4.51.6.6: *Water Conservation Promoting Rate Structure.* The City shall continue to implement a water conservation promoting rate structure. Upon the completion of the Rate Structure Study, the city shall incorporate the findings in the corresponding elements of this Comprehensive Plan.

Policy 4.51.6.7: *Public Education Programs.* The City shall continue its public education programs on water conservation. At a minimum the program will include:

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

1. Sending conservation messages in utility bills~~;~~
2. Encouraging employee ideas for the water conservation program~~;~~
3. Providing water conservation signs in employee restrooms~~;~~
4. Providing water conservation materials to schools~~;~~
5. Encouraging residents to use sensors and controls such as rain shutoff sensors, soil moisture sensors, or evapotranspiration controllers for in-ground irrigation systems.

Policy ~~4.5~~1.6.8: *Leak Detection and Repair Program.* The City shall conduct periodic water audits and implement a leak detection and repair program if the system losses and unaccounted for water utility uses exceed 10%.

Policy 1.6.9: *Establishing Less Sod and Irrigation Best Practices.* By December 2012, the City shall amend the Land Development Regulations to establish standards that encourage less sod and irrigation best practices.

Policy 1.6.10: *Adopting a Reuse Water Master Plan.* By December 2012, the City shall adopt a master plan for the City to maximize the potential for reuse water.

OBJECTIVE ~~4.6~~1.7: *Fire Protection.* Provide adequate delivery and distribution of potable water to meet fire protection demand within the City and the City's Utility s~~Service a~~Area.

Policy ~~4.6~~1.7.1: *Monitoring the Water System and Fire Protection Demands.* The City shall monitor, evaluate, repair and replace, as needed, the existing water delivery and distribution system to ensure the system can deliver needed gallon per minute flows to meet fire protection demands.

Policy ~~4.6~~1.7.2: *Water System and Fire Hydrant Mapping and Numbering.* The City shall maintain an active water system and fire hydrant mapping and numbering program.

Policy ~~4.6~~1.7.3: *Fire Flow Testing of Hydrants.* The City's Fire Department shall continue to conduct fire flow testing of hydrants to ensure adequate system capacity.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 4.61.7.4: *Fire Flow and Levels of Service.* Fire flow levels of service shall be based upon delivery of 1,000 gpm for 2 hours with a required residual pressure of twenty (20) psi.

Solid Waste

~~CHAPTER 6~~

~~SOLID WASTE ELEMENT~~

~~GOAL 6.1: To provide efficient and economical solid waste service in a manner which protects public health, safety and welfare.~~

OBJECTIVE 6.1.8: *Solid Waste Disposal and Collection.* ~~The City shall continue to ensure satisfactory and economical solid waste management for all City residents.~~ Assure that adequate solid waste collection and disposal capacities are available to support demands generated by existing and new development concurrent with the issuance of a development permit or at the time service will be demanded.

Policy 6.1.8.1: *Solid Waste Level of Service.* The City's hereby adopts a minimum acceptable level of service standard for ~~residential~~ solid waste collection services of 6 pounds per day per resident. ~~shall be as follows:~~

- ~~• Once per week refuse collection.~~
- ~~• Once per week yard waste collection.~~
- ~~• Once per week recyclable collection.~~
- ~~• Bulk pickup upon request within 48 hours.~~

Policy 6.1.8.2: *Private Collection Services.* The City shall continue to rely on private collection service to residential, ~~and~~ commercial, and industrial land uses located within the eCity limits. At any time the private collection service does not have the capacity to provide service to new development, additional service shall be obtained through expanded franchise agreements with private waste management businesses.

Policy 6.1.8.3: *Availability of Full-service Pickup.* The City shall ensure, through its agreements with private providers, that full-service pickup shall be available within the City.

Policy 6.1.8.4: *Evaluating the Private Collection Services.* The City shall monitor and evaluate the private franchise system for residential, ~~and~~

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

commercial, and industrial solid waste collection to ensure that the most efficient and cost effective service is being provided.

Policy ~~6.1~~1.8.5: *Illegal Dump Sites.* The City shall endeavor to implement programs for the clean up of illegal dumpsites in a timely, efficient and environmentally sound manner.

Policy 1.8.6: *Disposal of Solid Waste.* The City shall continue to use Lake County landfills and the trash burning facility, or other County disposal facilities, through the year 2025 for final disposal of solid waste.

Policy 1.8.7: *Coordinating Solid Waste Programs with Lake County.* The City shall coordinate with Lake County on an annual basis to:

- a.) assure that Groveland is allocated a proportional share of capacity in County-operated land fills, or other disposal facilities;
- b.) reduce solid waste disposal levels through recycling programs administered by the City and Lake County; and
- c.) offer assistance to Lake County in the management of hazardous waste as pursuant to State regulations (403.7265, F.S.).

Policy 1.8.8: *Concurrency Management System and Solid Waste.* The City shall monitor performance of solid waste collection services, available capacities, and compliance with levels of service through its Concurrency Management System.

OBJECTIVE ~~6.2~~1.9: Recycling Programs. ~~The City shall~~ Reduce the volume of municipal solid waste by encouraging and promoting recycling programs.

Policy ~~6.2~~1.9.1: *Recyclable Collection Process.* The City shall continue to have a recyclable collection process in place for curbside pickup of newspapers, glass, plastics and aluminum.

Policy ~~6.2~~1.9.2: *Collection Process for Yard Waste.* The City shall continue to have a collection process in place for curbside pickup of yard waste.

OBJECTIVE ~~6.3~~1.10: Illegal Dumping and Disposal. ~~The City shall~~ implement and enhance programs to address potential problems of illegal dumping of both hazardous and non-hazardous waste materials.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

Policy ~~6.3~~1.10.1: *Fines and Penalties for Illegal Dumping.* The City shall continue to implement specific fines and penalties for illegal dumping and related activities.

Policy ~~6.3~~1.10.2: *Monitoring Construction Sites and Vacant Lots.* The City shall monitor construction sites and vacant lots to prevent or abate illegal dumping activities prohibited by City ordinances.

Policy ~~6.3~~1.10.3: *Increasing Public Awareness.* The City shall increase public awareness through educational campaigns directed at the general public and businesses regarding illegal dumping and proper disposal of non-hazardous and hazardous waste.

Policy ~~6.3~~1.10.4: *Supporting Volunteer Clean-up Programs.* The City shall support volunteer clean-up programs and projects where feasible and appropriate.

OBJECTIVE ~~6.4~~1.11: *Disposal of Hazardous Waste.* ~~The City shall e~~Coordinate with Lake County to monitor and control the disposal of hazardous waste.

Policy ~~6.4~~1.11.1: *Proper Handling and Disposal of Hazardous Wastes.* The City shall continue to educate its citizens regarding the proper handling and disposal of hazardous wastes.

Policy ~~6.4~~1.11.2: *Coordinating with Lake County and Providing Technical Assistance.* The City shall coordinate with Lake County in the placement of local hazardous waste collection centers; and provide technical assistance on various issues pertaining to the management of hazardous waste according to State regulations. Technical assistance shall include the exchange of information regarding hazardous waste within the City ~~of Groveland.~~

Sanitary Sewer

CHAPTER 5

SANITARY SEWER ELEMENT

~~GOAL 5.1: PROVISION OF SANITARY SEWER FACILITIES. TO PROVIDE AN EFFICIENT WASTEWATER SYSTEM IN A MANNER WHICH PROTECTS THE PUBLIC HEALTH, SAFETY AND WELFARE OF BOTH CITY AND NON-CITY RESIDENTS AND BUSINESSES, AND WHICH MINIMIZES PUBLIC COSTS.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

OBJECTIVE 5.1.12: Existing Wastewater Treatment. ~~The City shall i~~Identify and correct any existing deficiencies in the City's wastewater system, ensure that the minimum level of service for sanitary sewer is met, and provide a level of treatment that meets the water quality standards for effluent limitations established by Florida Department of Environmental Protection.

Policy 5.1.12.1: Evaluating the Sewer System. The City shall maintain a sewer system evaluation and survey program to identify those elements of the infrastructure in need of repair or replacement. The City shall, through an ongoing program, evaluate the age and condition of existing wastewater infrastructure to locate pipes, lift stations, force mains and other facilities to determine the end of their economic life and to project costs for their replacement.

Policy 5.1.12.2: Wastewater Levels of Service. The City shall provide wastewater service based upon the following Levels of Service:

250 gallons per day per equivalent residential unit (ERU)

~~Land Use~~ LOS

~~Residential~~ 250 gpd

~~Commercial/Industrial~~ 1,000 gpd/acre

Policy 5.1.12.3: Capacity of Force Mains and Lift Stations. The capacity of the collection force mains and lift stations shall be based on the following peaking factors based upon the average design flow (ADF): flows to 0.050 MGD ADF use a 3.5 factor, flows 0.050 to 0.250 MDG ADF use a 3.0 factor, and flows above 0.250 MGD ADF use a factor of 2.5.

OBJECTIVE 5.2.1.13: Future Wastewater Treatment. Provide additional facilities and capacities to meet wastewater demands generated by future development.

Policy 5.2.1.13.1: Expanding or Constructing New Facilities. The City shall plan the construction of expanded or new sanitary sewer treatment facilities when capacity allocation of existing facilities is at seventy-five percent (75%) of available capacity, and should have improved or new facilities ready for operation when capacity allocation of existing facilities is at ninety percent (90%) of available capacity.

~~Policy 5.2.2:~~ ~~The Sampey Road wastewater treatment plant shall be expanded to handle a maximum average daily flow of 1 MGD by 2010.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~Policy 5.2.3: The Sunshine Parkway wastewater treatment plant shall be expanded to handle a maximum average daily flow of 1 MGD by 2010.~~

Policy ~~5.2.41.13.2:~~ Meeting the Population Demands. Based on the requirements of Policy ~~5.2.1.13.1,~~ the City shall ensure that sanitary sewer plants are expanded and/or new plants are constructed to provide for the projected population increase of the City between 2010 and 2025.

Policy ~~5.2.51.13.3:~~ Sewer Impact Fees and User Rates. The City shall maintain adequate sanitary sewer impact fees and user rates to ensure funding for new treatment, collection, and effluent disposal systems.

Policy ~~5.2.61.13.4:~~ Review of Wastewater Rates. The City shall have a yearly formal review of all wastewater rates. Rates should be modified, as required, to reflect the current and projected cost of materials, labor, and services.

Policy ~~5.2.71.13.5:~~ Monitoring the Availability of Funds. The City shall monitor the availability of funds at the state and federal levels of government for the construction of wastewater facilities and, where applicable and practical, encourage wastewater planning consistent with the eligibility requirements of the funding program.

OBJECTIVE ~~5.31.14:~~ Maximize Existing Facilities and Discourage Urban Sprawl. ~~The City shall m~~Maximize existing sanitary sewer facilities within ~~its~~the City's Utility s~~Service a~~Area and promote compact efficient growth patterns.

Policy ~~5.31.14.1:~~ Sanitary System Connection Requirement. ~~The City shall require all new development within the City limits to connect to the central sanitary sewer system.~~ The City shall require all new development within 500 feet of City central sanitary sewer line to connect to the system. At the time of development, if the development is not required to connect to the central sanitary sewer system, the City will require the developer to install dry lines for both sanitary and reclaimed and the associated lift stations and force mains. Such provision shall be coordinated with City's planned expanded/new facilities in order to ensure that the adopted level of service is maintained.

~~Policy 5.3.2: Outside the City limits, but inside the City's service area, the City shall require new commercial and industrial development, and new residential developments of 50 homes or greater, within 5,000 feet~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~of the City's existing sewer line to connect at the developer's expense to service subject property. The City may assist or enter into an upsizing agreement with the developer at the City's discretion. Such provision shall be coordinated with City's planned expanded/new facilities in order to ensure that the adopted level of service is maintained.~~

Policy 1.14.2: *Non-contiguous Properties and Provision of Sanitary Sewer.* The City shall allow properties that are within the Utility Service Area who currently want sanitary sewer service, 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.

OBJECTIVE 5.41.15: *Reclaimed Wastewater.* ~~The City shall d~~Develop and maintain a water reuse program in association with improvements to the Sampey Road and Sunshine Parkway Waste Water Treatment Plants~~WWTPs~~.

Policy 5.41.15.1: *Requirement to Extend the City's Reclaimed Water System.* The City shall require extension of the reclaimed water system into new residential and non-residential development where feasible.

Policy 5.41.15.2: *Conducting Informational and Educational Campaigns.* The City shall conduct informational and educational campaigns to encourage industrial/commercial customers within the City's Utility sService ~~a~~Areas to implement water conservation programs or use reclaimed water where practical and economically feasible.

OBJECTIVE 5.51.16: *Septic Tanks.* ~~The City shall m~~Mandate connection to the central sewer system when available for existing residences and non-residential establishments, which are served by septic systems and are deemed to be detrimental to the health, safety, and welfare of the general public.

Policy 5.51.16.1: *Defining the term Available.* "Available" shall mean within ~~one thousand (1,000)~~five-hundred (500) feet of a sanitary sewer collection system and accessible by a legally recorded easement or rights-of-way.

Policy 5.51.16.2: *Identifying Areas that Require Central Sewer Services.* By ~~2010~~December 2012, the City shall identify those areas within the City's Utility Sservice ~~a~~Area, which are served by septic systems; and prioritize areas requiring central sewer service based on soil suitability, density, and environmental concerns.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- Policy ~~5.5~~1.16.3:** *Line Extensions and the Capital Improvements Schedule.* Prioritize and incorporate line extensions into the City's ~~e~~Capital ~~i~~Improvements ~~s~~Schedule to connect existing septic areas to the central sanitary sewer system. The City shall require the participation of the existing residents and/or developers in the cost of the sewer line extensions.

Stormwater Management

~~CHAPTER 9~~

~~STORMWATER MANAGEMENT ELEMENT~~

~~GOAL 9-1: TO PROVIDE EFFICIENT AND ECONOMIC STORMWATER MANAGEMENT WHICH WILL PROTECT THE PUBLIC AND PROPERTY FROM FLOODING AND WHICH WILL MAINTAIN AND IMPROVE WATER RESOURCE QUALITY.~~

OBJECTIVE ~~9.1~~1.17: *Stormwater Facility Deficiencies and Functions of Natural Drainage Features.* To identify and correct stormwater facility deficiencies, maximize the use of existing facilities, and protect the functions of natural drainage features which serve the City.

- Policy ~~9.1~~1.17.1:** ~~The City shall develop a stormwater master management plan by 2010.~~ *Correcting Identified Drainage Deficiencies.* Upon completion of the City's Stormwater Master Plan update, the City shall amend the Comprehensive Plan to include any recommended deficiencies or drainage improvements. Recommended improvements shall be added to the City's 5-year Schedule of Capital Improvements as funds become available.

- Policy ~~9.1~~1.17.2:** *Upgrading and Retrofitting Stormwater Facilities.* The City shall upgrade and retrofit stormwater facilities with roadway construction wherever feasible.

- Policy ~~9.1~~1.17.3:** *Drainage Projects Review Criteria.* The City shall review drainage projects in accordance with the following priorities:
- (A) Those improvements which increase public safety and welfare;
 - (B) Those improvements which reduce property damage associated with flooding;

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

- (C) Those improvements which maintain or improve the quality of water flowing into rivers, lakes, and wetlands;
- (D) Those improvements which preserve, restore, or enhance natural habitats and wetlands; and
- (E) Those improvements which reduce cost maintenance costs for the City.

Policy 1.17.4: *Minimum Drainage Level of Service – Water Quantity.* The City hereby adopts, for existing as well as new development, the following minimum stormwater drainage level of service standards for retention volume and design storm:

- a. Retention Volume – Complete retention of the post-development minus the pre- development run off occurring at the established design storm.
- b. Design Storm – The following interim level of service standards will be used until the Comprehensive Plan is amended to incorporate findings and recommendations of the Storm Water Master Plan update:

| <u>Facility Type</u> | <u>Design Storm</u> |
|---|---|
| <u>Canals, ditches, roadside swales, or culverts for stormwater external to the development</u> | <u>25 Year</u> |
| <u>Canals, ditches, roadside swales, or culverts for stormwater internal to the development</u> | <u>10 Year</u> |
| <u>Crossdrains</u> | <u>25 Year</u> |
| <u>Storm sewers</u> | <u>10 Year</u> |
| <u>Major Detention/Retention Structures¹</u> | <u>For the Probable Maximum Precipitation as required by SJRWMD</u> |
| <u>Minor Detention/Retention Structures¹</u> | <u>25 Year</u> |
| <u>Development occurring in the 100 year Flood Zone must elevate the first floor 18” above the 100 year Flood Elevation</u> | |

¹ Major/Minor Detention/Retention Structures are based on Hazard Classification for Dams and Impoundments as defined by the St. Johns River Water Management District.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.17.5: *Minimum Drainage Level of Service – Water Quality.* The City hereby adopts, for existing as well as new development, the following minimum stormwater drainage level of service standards for pollution abatement treatment:

| <u>Facility Type</u> | <u>Pollution Abatement Treatment</u> ¹ |
|--|--|
| <u>Retention with percolation or detention with filtration</u> | <u>Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater.</u> |
| <u>Detention without filtration or wet detention</u> | <u>The first inch of runoff from the site or 2.5 inches times the site’s impervious surface, whichever is greater.</u> |

¹ If the site’s runoff directly discharges to Class I, Class II, or Outstanding Florida Waters (OFW), then the Pollution Abatement Treatment Requirements shall be increased by an additional fifty percent (50%) more than described, an offline retention or off-line detention with filtration of the first inch of runoff shall be required. The City shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus, the City shall allow detention with filtration only if detention without filtration cannot be used.

OBJECTIVE ~~9.21.18:~~ *Protecting Natural Drainage Features.* ~~The City shall p~~Protect natural drainage features and ensure that future development utilizes stormwater management systems are compatible with State and local regulations.

Policy ~~9.21.18.1:~~ *Stormwater Management Systems and SJRWMD’s Standards.* The City shall ensure that the ~~S~~stormwater ~~M~~management ~~S~~systems level of service LOS standards for stormwater quantity and quality, at a minimum, meet or exceed the requirements of SJRWMD.

Policy ~~9.21.18.2:~~ *Requirement for Development within the Green Swamp.* Projects located within the Green Swamp Area of Critical State Concern 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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

“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 ~~9.21.18.3~~: *Quality of Post-development Runoff.* The City shall ensure that the quality of post-development runoff from developments shall meet or exceed the receiving water quality criteria established in State law and other applicable surface water quality standards.

OBJECTIVE ~~9.31.19~~: *Function and Integrity of Natural Hydrological Systems.* ~~The City shall maintain~~ Maintain the function and integrity of natural hydrological systems by minimizing development’s impact on flood storage capacity, ~~by~~ and protecting and/or enhancing the function of existing wetlands and lakes.

Policy ~~9.31.19.1~~: *Incorporating Best Management Practices.* Upon completion of the Upper Ocklawaha River Basin Management Action Plan, the City shall amend the Land Development Regulations to incorporate the Best Management Practices, non-structural stormwater management strategies, and xeriscaping to manage stormwater and its environmental impacts.

Policy 1.19.2: *Restoring and Protecting the Water Quality.* To assist the Florida Department of Environmental Protection, the St. Johns River Water Management District, and the Lake County Water Authority in their efforts to restore and protect the water quality in the Upper Ocklawaha River Basin, the City shall:

- Promote the use of wet retention and dry retention stormwater ponds;
- Promote the use of Low Impact Developments;
- Actively seek funding for stormwater retrofit projects, which include activities ranging from the installation of baffle boxes to the creation of detention ponds; and
- Identify strategies to eliminate or reduce direct discharge to the lakes in the City.

Policy ~~9.3.21.19.3~~: *Maintaining Stormwater Management Facilities.* The City shall maintain its stormwater management facilities in such a manner that the impacts to natural systems shall be minimized.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy ~~9.3.31.19.4~~: *Private Stormwater Management Facilities.* The City shall require that all private stormwater management facilities ~~by~~be maintained in such a manner that the effectiveness for stormwater abatement and water quality improvement are maximized.

Natural Groundwater Aquifer Recharge

~~CHAPTER 8~~

~~NATURAL GROUNDWATER AQUIFER RECHARGE~~

~~GOAL 8.12: TO CONTRIBUTE, SUPPORT AND MONITOR STATE, COUNTY AND REGIONAL WATER MANAGEMENT DISTRICT EFFORTS TO PROTECT, CONSERVE AND MANAGE THE QUALITY AND QUANTITY OF NATURAL GROUNDWATER RESOURCES.~~Protect and maintain groundwater aquifer high recharge areas.

OBJECTIVE ~~82.1~~: *Aquifer Recharge Protection.* ~~The City shall p~~Protect aquifer recharge areas to maintain suitable groundwater levels and to protect groundwater quality.

Policy ~~82.1.1~~: *Post-development Runoff Volumes.* The City shall protect groundwater resources by not allowing increases in post-development runoff volumes in areas that have a high potential for groundwater recharge (> 12 inches/year).

Policy ~~82.1.2~~: *Land Uses and Water Contamination.* The City shall prohibit land uses which have a high potential risk for water contamination in areas that have a high potential for groundwater recharge (> 12 inches/year).

Policy ~~82.1.3~~: *Wellhead Protection.* ~~The City shall continue to prohibit land uses within specific distances from public water supply wells that could have negative impacts on groundwater quality.~~In order to protect the quality and quantity of Groveland's potable water supply, a wellfield protection zone shall be established within a radius distance of seventy five, two hundred, and five hundred feet from potable water wells. The following land uses are prohibited within these zones.

No new development shall be permitted within seventy-five feet from a well. Within a two-hundred foot radius distance, septic tanks, sanitary sewer facilities, or solid waste disposal facilities shall be prohibited.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Within a five hundred foot radius of a well, manufacturing uses shall be prohibited, including activities that require the storage, use, handling, production or transportation of restricted substances on the Florida Substance List, and agricultural chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, etc. In addition, wastewater treatment plants, percolation ponds, mining activities and similar activities are prohibited. Low density single family, commercial, retail and office land uses shall be allowed within the 500 foot zone for potable water wells.

Policy 82.1.4: *Coordination with State and Federal Agencies.* The City shall continue to coordinate with Lake County, St Johns River Water Management District, and state and federal agencies to achieve regional aquifer recharge protection objectives.

Policy 82.1.5: *SJRWMD's Consumptive Use Permit and Groundwater Withdrawals.* The City shall coordinate with St Johns River Water Management District in its consumptive use permit applications to determine the extent to which groundwater withdrawals can be made without resulting in harm to the water resources and associated natural systems; and shall manage its groundwater withdrawals in compliance with the conditions of its consumptive use permits to avoid such harm.

Policy 82.1.6: *Reclaimed Water System.* The City's ~~shall develop a~~ reclaimed water system shall be used to provide re-use water for irrigation and to decrease potable water demand.

Policy 82.1.7: *Requirement for Development within the Green Swamp.* Projects located within the Green Swamp Area of Critical State Concern 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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CONSERVATION ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

CONSERVATION ELEMENT
TABLE OF CONTENTS

| | | |
|-----|--|----|
| A. | INTRODUCTION | 1 |
| 1. | PURPOSE | 1 |
| 2. | ENVIRONMENTAL SETTING | 1 |
| B. | INVENTORY OF CONSERVATION RESOURCES | 2 |
| 1. | RIVERS, BAYS, LAKES, ESTUARINE SYSTEMS, NATURAL RESERVATIONS, ETC. | 2 |
| 2. | FLOODPLAINS | 2 |
| 3. | GROUNDWATER RESOURCES | 3 |
| 4. | COMMERCIAL VALUABLE MINERAL SOURCES | 4 |
| 5. | AREAS WITH SOIL EROSION PROBLEMS | 5 |
| 6. | ENVIRONMENTALLY SENSITIVE LANDS; FISHERIES; IMPORTANT HABITAT OR CORRIDORS; MARINE HABITATS, RARE OR ENDANGERED ECOSYSTEMS OR WILDLIFE; AND VEGETATIVE COMMUNITIES INCLUDING FORESTS | 7 |
| 7. | GREEN SWAMP AREA OF CRITICAL STATE CONCERN | 7 |
| 8. | AIR | 9 |
| 9. | WATER | 9 |
| 10. | SINKHOLES | 9 |
| 11. | VEGETATIVE AND LAND COVER TYPES | 9 |
| 12. | TOPOGRAPHY | 11 |
| 13. | ISSUES | 11 |
| C. | ANALYSIS | 12 |
| 1. | RIVERS, BAYS AND LAKES [9J-5.013(1) (A)1, F.A.C.] | 12 |
| 2. | FLOODPLAINS | 12 |
| 3. | MINERALS | 12 |
| 4. | SOIL EROSION | 12 |
| 5. | ENVIRONMENTALLY SENSITIVE LANDS, FISHERIES, WILDLIFE, MARINE HABITATS AND VEGETATIVE COMMUNITIES INCLUDING FORESTS [9J-5.013(1)(A)5, F.A.C. AND 9J-5.013 (2)(C)9, F.A.C.] | 13 |
| 6. | GREEN SWAMP AREA OF CRITICAL STATE CONCERN | 13 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|---|-----------|
| <u>7. AIR.....</u> | <u>13</u> |
| <u>8. WATER QUANTITY AND QUALITY</u> | <u>13</u> |
| <u>9. SINKHOLES</u> | <u>14</u> |
| <u>10. WELLFIELD PROTECTION AREAS</u> | <u>14</u> |
| <u>11. HAZARDOUS WASTE</u> | <u>14</u> |
| <u>12. COORDINATION</u> | <u>14</u> |
| <u>D. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES</u> | <u>15</u> |

LIST OF TABLES

| | |
|---|-----------|
| <u>TABLE 1: SOILS</u> | <u>5</u> |
| <u>TABLE 2: SJRWMD’S LAND USE AND LAND COVER FOR GROVELAND.....</u> | <u>10</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CHAPTER 5 CONSERVATION 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 Conservation Element is to provide a guide for the conservation, use, and protection of natural resources located within the City. The Element is intended to protect and enhance the public health, safety, welfare and the quality of the environment.

In addition, the Element establishes a plan and policy direction concerning conservation of natural resources and will provide a basis for decision-making by City officials. As growth occurs, the need for protection and management of the City's natural resources will increase.

The City's natural resources are identified and analyzed. A description of these resources and their significance is also presented. Policies to maintain and enhance these resources as well as shape growth patterns of the City are included.

2. Environmental Setting

The City is situated in the Ocklawaha River and Withlacoochee South watersheds in the following drainage basins:

- Apshawa Lake Outlet
- Clear Lake Outlet
- Lake Wash Outlet
- Palatlahaka Reach
- Steward Lake Outlet
- Walled Sink
- Church Lake
- Howey Slough
- Little Everglades
- Pine Island Lake
- Summer Lake Outlet

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).

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

B. INVENTORY OF CONSERVATION RESOURCES

1. Rivers, bays, lakes, estuarine systems, natural reservations, etc.

The Palatlakaha 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 Palatlakaha (106 acres)
- Dukes Lake (102 acres)
- Lake Catherine (68 acres)
- Lake Spencer (56 acres)
- Palatlakaha 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 lakes are used for boating, swimming, fishing and other water activities. Overall, pollution comes from home fertilizations and road runoff. However, there are no major pollution and water quality issues with the lakes within the City. Groveland has adopted measures to ensure the conservation and protection of these lakes.

2. 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:

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- 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.

3. Groundwater Resources

The Floridan aquifer is the principal source of drinking water for all of 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 a discharge rate of less than 1 inch per year.

The federal Safe Drinking Water Act, as amended in 1986, established a new program for the States to delineate and manage Wellhead Protection Areas for the protection of public ground water supplies. The Wellhead Protection Program is the first resource based approach at the federal level for ensuring that ground water supplies are protected from a wide range of potential contaminating sources. The U.S. Environmental Protection Agency is the principal federal agency for implementing the Wellhead Protection Program with the states.

Wellhead protection areas are the surface and subsurface areas surrounding a water well or well field supplying a public water system, through which contaminants are reasonably likely to move toward and reach the water well or well field. Factors to consider in developing wellhead protection include:

- delineating protection areas around well fields;

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- assessing the locations and threats to the well(s);
- developing management approaches and educational outreach programs; and
- regulatory or non-regulatory tools to reduce contamination threats.

The City has adopted a wellfield protection zone within a radius of seventy five, 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 City also has established a 500 foot in radius wellhead protection area within which manufacturing uses are prohibited. The wellhead protection areas for the City's potable water supply wells are shown on the *Existing and Future Land Use Maps*.

4. Commercial Valuable Mineral Sources

There are three commercially valuable minerals utilized in Lake County: sand, clay and peat. A large amount of fill dirt is also removed.

The County has extensive deposits of clay and sand that cover the majority of Lake County and major deposits of peat located near lakes Apopka, Griffin and Minnehaha and the Okahumpka Marsh. These deposits were utilized as muck farms, but they have since been purchased for conservation or urban development. The County possesses two limestone deposits along its western border at Okahumpka and the Green Swamp Area of Critical State Concern. There are also substantial phosphate deposits in the far northern portion of Lake County along Lake George. However, the Ocala National Forest has land use policies that strictly forbid the mining of phosphates in the Forest.

As of 2004, Lake County has approximately 46 active mining operations, including five peat mines, sixteen hydraulic sand mines, and twenty-five clay pits. Mining operations

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

must follow certain procedures in order to obtain approval from the County before beginning operations. There are no mining operations in Groveland.

5. Areas with Soil Erosion Problems

Soil erosion is not a significant issue in Lake County, with the exception of where large areas are prematurely cleared for development. There are no areas in the City with soil erosion problems.

Slopes of more than 10 percent are considered unsuitable for septic tank drain fields. These slopes generally correspond with the ridge and upland regions of the County, where the soils have some potential for erosion when denuded of vegetation and are usually classified as having low runoff potential. 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 1.

TABLE 1: SOILS

| <u>Map Unit Name</u> | <u>Hydric Soil</u> | <u>Drainage Class</u> | <u>Steel Corrosion</u> | <u>Concrete Corrosion</u> | <u>Acres</u> |
|--|-------------------------|--------------------------------|------------------------|---------------------------|-----------------|
| <u>Anclote and Myakka Soils</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>Moderate</u> | <u>12.03</u> |
| <u>Apopka Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>793.59</u> |
| <u>Apopka Sand, 5 to 12 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>695.51</u> |
| <u>Arents</u> | <u>No</u> | <u>Somewhat Poorly Drained</u> | <u>Unranked</u> | <u>Unranked</u> | <u>245.67</u> |
| <u>Astatula Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>13.17</u> |
| <u>Borrow Pits</u> | <u>Partially Hydric</u> | <u>Unranked</u> | <u>Unranked</u> | <u>Unranked</u> | <u>43.72</u> |
| <u>Brighton Muck, Depressional</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>69.15</u> |
| <u>Candler Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>2,550.90</u> |
| <u>Candler Sand, 5 to 12 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>1,642.52</u> |
| <u>Candler Sand, 12 to 40 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>9.82</u> |
| <u>Ellzey Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>71.71</u> |
| <u>Immokalee Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>53.98</u> |
| <u>Kendrick Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>129.19</u> |
| <u>Kendrick Sand, 5 to 8 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>61.81</u> |
| <u>Kendrick Sand, Thin Surface</u> | <u>No</u> | <u>Well Drained</u> | <u>Moderate</u> | <u>High</u> | <u>49.74</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Map Unit Name</u> | <u>Hydric Soil</u> | <u>Drainage Class</u> | <u>Steel Corrosion</u> | <u>Concrete Corrosion</u> | <u>Acres</u> |
|---|-------------------------|--------------------------------|------------------------|---------------------------|-----------------|
| <u>Lake Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>72.28</u> |
| <u>Lake Sand, 5 to 12 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>2.94</u> |
| <u>Lochloosa Sand</u> | <u>No</u> | <u>Somewhat Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>65.40</u> |
| <u>Myakka Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>335.18</u> |
| <u>Ocoee Mucky Peat</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>1,508.68</u> |
| <u>Oklawaha Muck</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>Low</u> | <u>545.12</u> |
| <u>Ona Fine Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>47.58</u> |
| <u>Orlando Fine Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Well Drained</u> | <u>Low</u> | <u>High</u> | <u>11.08</u> |
| <u>Orsino sand</u> | <u>No</u> | <u>Moderately Well Drained</u> | <u>Low</u> | <u>Moderate</u> | <u>13.15</u> |
| <u>Paola Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Excessively Drained</u> | <u>Low</u> | <u>High</u> | <u>39.88</u> |
| <u>Placid and Myakka Sands, Depressional</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>1,180.29</u> |
| <u>Placid Sand, Depressional</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>150.90</u> |
| <u>Pomello Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Moderately Well Drained</u> | <u>Low</u> | <u>High</u> | <u>6.04</u> |
| <u>Pompano Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>Moderate</u> | <u>42.45</u> |
| <u>Seffner Sand</u> | <u>Partially Hydric</u> | <u>Somewhat Poorly Drained</u> | <u>Low</u> | <u>Moderate</u> | <u>32.04</u> |
| <u>Sparr Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Somewhat Poorly Drained</u> | <u>Moderate</u> | <u>High</u> | <u>162.79</u> |
| <u>Swamp</u> | <u>Yes</u> | <u>Very Poorly Drained</u> | <u>Unranked</u> | <u>Unranked</u> | <u>193.18</u> |
| <u>Tavares Sand, 0 to 5 Percent Slopes</u> | <u>No</u> | <u>Moderately Well Drained</u> | <u>Low</u> | <u>High</u> | <u>699.63</u> |
| <u>Water</u> | <u>Unranked</u> | <u>Unranked</u> | <u>Unranked</u> | <u>Unranked</u> | <u>1,526.68</u> |
| <u>Wauchula Sand</u> | <u>Partially Hydric</u> | <u>Poorly Drained</u> | <u>High</u> | <u>High</u> | <u>284.41</u> |

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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Source: U.S. Department of Agriculture, Natural Resources Conservation Service's Lake County Soils Geographic Information Systems database, May 2010.

6. Environmentally sensitive lands; fisheries; important habitat or corridors; marine habitats, rare or endangered ecosystems or wildlife; and vegetative communities including forests

Groveland has about 5,215 acres of lands designated as Conservation on the *Future Land Use Map*. The City identifies Conservation lands as all wetlands, some forests, public managed lands, floodplains, flood prone areas, and other areas in which valuable natural resources are found. No buildings are allowed on conservation lands. The only permitted uses are boardwalks, docks, observation decks, and similar facilities as allowed by the City and all regulatory agencies.

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. They provide habitat for many species of birds, fish, and animals, and contain Aquifer Recharge Zones that allow the groundwater to be replenished. Wetlands are protected by local, regional, state, and federal regulations because of the numerous benefits they provide.

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*). The City has established guidelines and standards for wetland buffer zones in this *Plan* and in the *Land Development Regulations*.

There are no first magnitude springs in the Groveland area.

7. Green Swamp Area of Critical State Concern

Portions of the City are within the Green Swamp Area of Critical State Concern, which is a 560,000 acre region that lies in portions of Lake, Polk, Sumter, Pasco, and Hernando counties. 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 Green Swamp River Systems rank possibly second only to the Florida Everglades in terms of hydrologic and environmental significance to the State. Overlying an important zone of groundwater recharge for peninsular Florida and the highest elevation potentiometric surface of the Floridan Aquifer, the Green Swamp ecosystem is important to the preservation of clean potable groundwater supplies. The Green Swamp 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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

threatened or endangered, including the Florida black bear, Florida scrub jay, and wood stork.

The water flowing from the Green Swamp is generally of higher quality than other watersheds in the State. This is due to the Green Swamp being largely undeveloped, plus its lengthy surface water detention time. As such, water quality and quantity protection in the Green Swamp is an important issue due to its overall position in the natural geologic landscape in Florida, the resultant high potentiometric surface of the Floridan Aquifer, combined with the lack of a strong confining unit between surface waters and groundwater over much of the Green Swamp.

A majority of the Green Swamp is an area of wetlands and uplands with a high seasonal water table (i.e., generally saturated soil conditions). Less saturated soils representing old dune lines are found in ridges (generally oriented north to south) especially on the eastern side of the Swamp. Soils in these ridges are sandy. In fact, mining of these sandy ridges within the Swamp to market to the central Florida construction industry is an active business along with citrus production. Due to the prevalence of wetlands, high groundwater levels, frequency of seasonal flooding or porous sandy conditions in majority of the Green Swamp, disposal of wastewater effluent or septage presents problems of groundwater or surface water contamination. Percolation ponds, spray fields, septic systems or land application of wastewater treatment plant residuals each experience similar difficulties relating to a limited treatment ability presented by the prevailing soil conditions.

More than 30,000 people visit the Green Swamp Wilderness Preserve each year to enjoy the various recreational opportunities, which include hunting, fishing, horseback riding, camping, hiking, canoeing, bird watching, and bicycling.

The City has adopted the Green Swamp Single Family Low Density, Green Swamp Single Family Rural, Green Swamp Commercial, and Green Swamp Industrial 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;
- 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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

8. Air

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. The County meets all Clean Air Act standards.

The City requires that air pollutants, including smoke, particular matter, odor and toxic matter be consistent with Florida Department of Environmental Protection's air pollution standards.

9. 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*.

10. Sinkholes

Sinkholes are a natural and common geologic feature in areas underlain by limestone and other rock types that are soluble in natural water. The term sinkhole is used for closed depressions in the land surface that are formed by surficial solution or by subsidence or collapse of surficial materials owing to the solution of near-surface limestone or other soluble rocks. Eleven small sinkholes, with the most recent sinkhole occurring in 2001, have been noted over the years in the Groveland area (see the City's *Contour Map*). It is important to note that the origin of most lakes in the County is sinkhole related subsidence in the covered karst terrain.

11. Vegetative and Land Cover Types

Data Documentation for Lake County prepared by the St. Johns River Water Management District (SJRWMD) in 2004 was examined with regard to the land cover within the City. The SJRWMD identified 67 classes of vegetative and land cover types in Groveland (see Table 2).

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 2: SJRWMD'S LAND USE AND LAND COVER FOR GROVELAND

| FLUCCS* | Description | Acres |
|----------------|--|-----------------|
| <u>1100</u> | <u>Residential, Low Density - Less than 2 dwelling units per acre</u> | <u>203.81</u> |
| <u>1180</u> | <u>Rural residential (2-5 acres per dwelling unit)</u> | <u>30.52</u> |
| <u>1190</u> | <u>Low density under construction</u> | <u>33.29</u> |
| <u>1200</u> | <u>Residential, Med. Density - Two to five dwelling units per acre</u> | <u>597.28</u> |
| <u>1290</u> | <u>Medium density under construction</u> | <u>70.96</u> |
| <u>1300</u> | <u>Residential, High Density</u> | <u>69.04</u> |
| <u>1400</u> | <u>Commercial and Services</u> | <u>113.19</u> |
| <u>1480</u> | <u>Cemeteries</u> | <u>11.65</u> |
| <u>1490</u> | <u>Commercial and services under construction</u> | <u>4.79</u> |
| <u>1510</u> | <u>Food processing</u> | <u>30.61</u> |
| <u>1520</u> | <u>Timber processing</u> | <u>0.03</u> |
| <u>1550</u> | <u>Other light industry</u> | <u>59.03</u> |
| <u>1600</u> | <u>Extractive</u> | <u>126.60</u> |
| <u>1611</u> | <u>Clays</u> | <u>23.56</u> |
| <u>1650</u> | <u>Reclaimed mining lands</u> | <u>31.09</u> |
| <u>1660</u> | <u>Holding ponds</u> | <u>245.85</u> |
| <u>1700</u> | <u>Institutional</u> | <u>46.74</u> |
| <u>1800</u> | <u>Recreational</u> | <u>4.59</u> |
| <u>1820</u> | <u>Golf course</u> | <u>26.20</u> |
| <u>1850</u> | <u>Race tracks</u> | <u>21.84</u> |
| <u>1860</u> | <u>Community recreational facilities</u> | <u>1.95</u> |
| <u>1900</u> | <u>Open land (urban)</u> | <u>1.85</u> |
| <u>2110</u> | <u>Cropland and Pastureland</u> | <u>2,029.62</u> |
| <u>2120</u> | <u>Unimproved pastures</u> | <u>682.92</u> |
| <u>2130</u> | <u>Woodland pastures</u> | <u>204.78</u> |
| <u>2140</u> | <u>Row crops</u> | <u>77.92</u> |
| <u>2150</u> | <u>Field crops</u> | <u>58.46</u> |
| <u>2200</u> | <u>Tree Crops</u> | <u>0.16</u> |
| <u>2210</u> | <u>Citrus groves</u> | <u>1,207.53</u> |
| <u>2240</u> | <u>Abandoned tree crops</u> | <u>4.50</u> |
| <u>2410</u> | <u>Tree nurseries</u> | <u>348.54</u> |
| <u>2430</u> | <u>Ornamentals</u> | <u>127.28</u> |
| <u>2510</u> | <u>Horse farms</u> | <u>5.27</u> |
| <u>3100</u> | <u>Herbaceous Upland Nonforested</u> | <u>192.19</u> |
| <u>3200</u> | <u>Shrub and Brushland</u> | <u>37.90</u> |
| <u>3300</u> | <u>Mixed Upland Nonforested</u> | <u>135.79</u> |
| <u>4110</u> | <u>Upland Coniferous Forests</u> | <u>32.70</u> |
| <u>4120</u> | <u>Longleaf pine - xeric oak</u> | <u>18.51</u> |
| <u>4200</u> | <u>Upland Hardwood Forest</u> | <u>90.61</u> |
| <u>4340</u> | <u>Upland mixed coniferous/hardwood</u> | <u>255.70</u> |
| <u>4410</u> | <u>Coniferous pine</u> | <u>713.76</u> |
| <u>4430</u> | <u>Forest regeneration</u> | <u>435.16</u> |
| <u>5100</u> | <u>Streams and waterways</u> | <u>46.43</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>FLUCCS*</u> | <u>Description</u> | <u>Acres</u> |
|----------------|--|-------------------------|
| <u>5200</u> | <u>Lakes</u> | <u>921.04</u> |
| <u>5250</u> | <u>Marshy Lakes</u> | <u>279.87</u> |
| <u>5300</u> | <u>Reservoirs</u> | <u>18.57</u> |
| <u>6110</u> | <u>Wetland Hardwood Forests</u> | <u>34.83</u> |
| <u>6170</u> | <u>Mixed wetland hardwoods</u> | <u>9.02</u> |
| <u>6210</u> | <u>Cypress</u> | <u>51.73</u> |
| <u>6250</u> | <u>Hydric pine flatwoods</u> | <u>28.45</u> |
| <u>6300</u> | <u>Wetland Forested Mixed</u> | <u>246.89</u> |
| <u>6410</u> | <u>Freshwater marshes</u> | <u>1,643.64</u> |
| <u>6430</u> | <u>Wet prairies</u> | <u>256.85</u> |
| <u>6440</u> | <u>Emergent aquatic vegetation</u> | <u>560.33</u> |
| <u>6460</u> | <u>Mixed scrub-shrub wetland</u> | <u>447.11</u> |
| <u>7400</u> | <u>Disturbed land</u> | <u>61.86</u> |
| <u>7410</u> | <u>Rural land in transition without positive indicators of intended activity</u> | <u>94.42</u> |
| <u>8130</u> | <u>Bus and truck terminals</u> | <u>3.01</u> |
| <u>8140</u> | <u>Roads and highways</u> | <u>163.33</u> |
| <u>8160</u> | <u>Canals and locks</u> | <u>2.10</u> |
| <u>8180</u> | <u>Auto parking facilities - when not directly related to other land uses</u> | <u>1.34</u> |
| <u>8200</u> | <u>Communications</u> | <u>1.27</u> |
| <u>8310</u> | <u>Electrical power facilities</u> | <u>0.95</u> |
| <u>8320</u> | <u>Electrical power transmission lines</u> | <u>13.50</u> |
| <u>8330</u> | <u>Water supply plants</u> | <u>16.18</u> |
| <u>8340</u> | <u>Wastewater treatment plants</u> | <u>17.58</u> |
| <u>8370</u> | <u>Surface Water Collection Basin</u> | <u>19.00</u> |
| | <u>TOTAL</u> | <u>13,353.07</u> |

Notes: *FLUCCS = Florida Land Use, Cover and Forms Classification System

Source: St. Johns River Water Management District's GIS Land Use and Land Cover 2004-2005 District Wide Data.

12. Topography

An examination of the City's Contour Map indicates that the highest elevation in the City is at 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. Lakes and major wetland areas are shown at between 80 and 120 feet. There are no differential elevations that create serious problems in the City.

13. Issues

The probability exists of pollution from many sources included, but not limited to:

- Homes along the lakefronts (fertilizers, etc.);
- Stormwater runoff from local streets; or
- Malfunctioning septic tanks within the City's Utility Service Area.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

C. ANALYSIS

1. Rivers, bays and lakes [9J-5.013(1) (a)1, F.A.C.]

As previously mentioned, there are over 2,000 acres of lakes or ponds within the City limits. While the majority of these lakes are maintained by the State and County agencies, the City will continue efforts to inform lakefront property owners about water quality and protection measures in and/or adjacent to Groveland. The City will enforce appropriate codes on lakefront areas that are in the City's jurisdiction.

To protect lakefronts from the encroachment of development, the City has established a shoreline protection and lakefront littoral zone. Only passive recreational activities are permitted within the lakeshore protection zone. The City will continue to ensure that no other construction activity will encroach into the lakeshore protection zone.

The residents of Groveland see the lakes as a critical element of their quality of life and understand the importance of preserving and maintaining the lakes' water quality. The City shall continue to support initiatives to improve and protect the lakes in the Groveland area.

2. Floodplains

To protect the floodplain area, the City requires applicants for development and redevelopment projects to position structures and impervious surfaces to areas outside of the flood zone to the extent possible. Industrial, manufacturing, commercial, and office land uses are prohibited from encroaching the uplands of the 100-year flood zone, with the exception to 100% permeable surface parking areas designed for seasonal or occasional overflow demands. The City has additional flood plain protection measures established in the Land Development Regulations.

3. Minerals

As previously mentioned, there are three commercially valuable minerals utilized in Lake County: sand, clay and peat. A large amount of fill dirt is also removed. The City anticipates that these commercially valuable minerals will continue to be extracted in various parts of the County during the short range (2011-2015) and long-range (2025) planning period. The City will continue to ensure that all Federal, State and County regulations regarding mining operations shall be are followed.

4. Soil Erosion

There are no areas known to have soil erosion problems and no great elevation differences exist in Groveland. The City has established soil erosion and sedimentation control measures in the Land Development Regulations.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

5. Environmentally sensitive lands, fisheries, wildlife, marine habitats and vegetative communities including forests [9J-5.013(1)(a)5, F.A.C. and 9J-5.013 (2)(c)9, F.A.C.]

As previously stated, the City has identified about 5,215 acres of conservation lands on the *Future Land Use Map*. These are environmentally sensitive lands with natural resources that the City shall continue to protect and conserve. In addition, the City considers the lakes in the area as natural resources and as such, the City shall use its full authority and the cooperation of other governmental agencies to protect, maintain, and enhance the water quality of these lakes.

Species such as indigo, coral, and rattlesnakes; doves, quail, osprey, woodpeckers and other birds; squirrels, raccoons, rabbits, otters, pileated and other woodpeckers, and owls, are seen in the City.

No attempt has been made to instigate identification of rare or unique plants and animals or vegetative communities. It is hoped that as a result of public participation in this *Plan*, that additional information and efforts will result.

The City shall continue to require that no development other than water-related passive recreation or conservation facilities will be allowed in the wetland areas of Groveland.

6. Green Swamp Area of Critical State Concern

The City recognizes the importance of the Green Swamp and will continue to enforce the development guidelines established in this *Comprehensive Plan* and the City's *Land Development Regulations*. The City will also coordinate with the St. Johns River Water Management District, Lake County, Florida Department of Environmental Protection, and other State or Federal agencies in their efforts to preserve, restore, and protect the environmentally sensitive lands and natural resources in the Green Swamp.

7. Air

Overall, the air quality in Groveland is good. The City will continue to review the air quality plans of Lake County on a regular basis to monitor the air quality standards in the Groveland area.

8. Water Quantity and Quality

There are no known water quality and quantity issues in Groveland. The City will continue to review the water quality plans of Florida Department of Environmental Protection on a regular basis to monitor the water quality standards in the Groveland area.

The City's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands. Overall, the City's potable water system is

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

designed to accommodate future growth. With the revisions to the Consumptive Use Permit allotments and the installation of storage tanks at water treatment plant (WTP) 2 and WTP 5, there should be sufficient water capacity and storage for future growth as well. The City will continue to monitor and maintain the potable water services provided in the City's Utility Service Area during the planning period.

9. Sinkholes

The City is in an area with no major sinkhole problems. When a sinkhole develops, the City shall implement proper planning and engineering strategies to repair or alleviate damages needed to reduce adverse environmental impacts.

10. Wellfield Protection Areas

The City shall continue to restrict development from occurring within a 75 foot radius of any public wells. No septic tanks, sanitary sewer facilities, or solid waste or disposal facilities shall be permitted within a 200 foot radius of any existing or proposed public well. The City shall also maintain a 500 foot radius wellhead protection area within which manufacturing uses are prohibited. Land use restrictions within the wellhead protection area are established in the City's Land Development Regulations.

11. Hazardous Waste

Hazardous waste is discussed in the *Public Facilities Element*. Solid waste disposal is achieved through franchise agreements with one solid waste hauler. Hazardous waste is regulated by State and local rules. The City shall provide education to its residents and businesses on the importance of proper handling of hazardous wastes, especially in relation to protecting natural resources.

12. Coordination

The City shall work independently and with Lake County in an effort to educate and enforce lakefront regulations in order to protect the water quality. The City will also work independently as well as with Lake County in an effort to preserve some of the natural environment along the lakes as a habitat for native species.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

F.D. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

CHAPTER 7

CONSERVATION ELEMENT

~~(Amended December 17, 2007: Ordinance 2007-03-12)~~

GOAL 7-1: Conservation of Natural Resources. Conserve, protect, and effectively manage natural resources within the City ~~of Groveland~~, particularly environmentally sensitive lands, wetlands, groundwater quality, and scarce vegetative communities.

OBJECTIVE 71.1: Protecting Air Quality. Protect air quality within the City ~~of Groveland~~ by complying with or exceeding air standards established by the Florida Department of Environmental Protection and the United States Environmental Protection Agency. [9J-5.013(2)(b)(1), F.A.C.]

Policy 71.1.1: *Maintaining Good Air Quality.* The City shall continue to maintain good air quality through codes, ordinance_s, and regulations that address issues of smoke, landscaping and tree protection which contribute to the enhancement of air quality.

Policy 71.1.2: *Land Uses and Air Quality.* Groveland shall coordinate with Lake County and neighboring cities and towns to ensure that land use controls applicable to adjacent jurisdictional areas promote land uses which shall not adversely impact air quality within Groveland.

Policy 71.1.3: *Monitoring Air Quality.* The City ~~of Groveland~~ shall cooperate with Lake County and State and Federal agencies in monitoring air quality in the City.

Policy 1.1.4: *Automobile Emission Pollution.* The City shall continue to reduce the potential for automobile emission pollution by:

1. Requiring vegetative buffers strips, walls and/or berms between roadways and new developments;
2. Establishing additional bikepaths/walkways so as to promote the reduction in use of automobiles; and
3. Promote planned unit development or mixed use type of land use, where feasible.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.1.5: *Open Burning.* The City shall discourage open burning due to its adverse impacts on air quality.

Policy 1.1.6: *Alternative Energy Resources.* The City shall encourage the use of alternative energy resources that do not degrade air quality.

OBJECTIVE ~~7~~1.2: Protect Quality of Surface and Ground Waters. Protect the quality of surface and ground water by controlling existing and potential sources of contaminants and by coordinating with Lake County and other appropriate agencies. [9J-5.013(2)(b)(2), F.A.C.]

Policy ~~7~~1.2.1: *Prohibited Land Uses within Certain Areas.* The City shall not permit any industrial land use activities within 500 feet of lake front areas. Within areas of high groundwater aquifer recharge, industrial uses shall be prohibited if such uses generate pollutants listed on the Florida Substance List. The storage and placement of chemicals and other environmentally hazardous material within the 100 Year Flood Plain, well field protection zones, and conservation open space land use designation shall be restricted or prohibited according to policies cited herein this ~~e~~Element. The manufacturing of hazardous waste materials is prohibited within commercial and industrial land use designations in the *Future Land Use Map*.

Policy ~~7~~1.2.2: *Commercial and Industrial Development Operating Permits.* The City shall include principles within the development review process which require applicants of proposed commercial and industrial developments to provide evidence, prior to the issuance of a Certificate of Occupancy, that all appropriate operating permits have been issued by State regulatory agencies, particularly for commercial or industrial uses; and operations using on-site storage facilities for chemical or hazardous materials and wastes.

Policy ~~7~~1.2.3: *Stormwater Management Techniques.* Sediments, silt, and pollution carried by urban runoff shall be reduced to the greatest extent possible through stormwater management techniques designed to retain and detain stormwater runoff. This shall include mandatory on-site retention, erosion controls, and the use of native vegetation.

Policy ~~7~~1.2.4: *Post-development Groundwater Infiltration Rates and Volumes.* The City shall require that impervious surfaces be limited in prime recharge areas (> 12 inches/year). Post-development groundwater infiltration rates and volumes within primary groundwater recharge areas shall meet the least restrictive of the following standards:

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- Post-development rates and volumes must be at least equal to pre-development rates and volumes; or
- Post development rates and volumes must achieve at least 70% infiltration, ponding for stormwater retention/detention or structural exfiltration systems.

Policy ~~7~~1.2.5: *Discharge into Lakes.* No onsite sanitary sewer system shall directly discharge into any lake, nor shall a system use surface waters for back-up or overflow discharge. New development shall be required to connect to the City sewer service in accordance with criteria established in the ~~Future Land Use and Public Facilities Elements~~ and the City's Concurrence Management System.

Policy ~~7~~1.2.6: *Protecting the Shoreline from Soil Erosion.* To protect shoreline from erosion, and to reduce sediments and suspended solids introduced to surface waters, the City shall coordinate with the U.S.D.A. Soil Conservation Service and relevant State agencies upon the presence of shoreline erosion problems to identify and analyze best management practices to implement corrective measures to retard or prevent further erosion.

Policy ~~7~~1.2.7: *Acquiring Land for Recreational or Conservation Uses.* The City shall pursue grants and other funding sources which are available from the State of Florida, Lake County, and/or St. Johns River Water Management District to acquire land along lakefront areas for recreation or conservation purposes.

Policy ~~7~~1.2.8: *Agricultural Best Management Practices.* Agricultural activities are limited within ~~the City of~~ Groveland. The City shall encourage existing agriculture land use activities to use best management practices in order to reduce pesticide and fertilizer runoff, prevent soil erosion, and preserve water quality.

Policy ~~7~~1.2.9: *Reducing Pollutant Loads.* The City shall participate in the Florida Department of Environmental Protection's Total Maximum Daily Load Program to reduce pollutant loadings in the Upper Ocklawaha River Basin.

Policy 1.2.10: *Shoreline Protection and Lakefront Littoral Zones.* Development occurring adjacent to lake shoreline or wetland areas shall prepare a design and management plan prior to the construction of the on-

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

site improvements. This plan shall include and comply with the following guidelines:

a. *Preserve Native Vegetation.* Only native vegetation shall be maintained within the shoreline and lakefront littorals zone.

b. *Shoreline Management Plan.* Require a shoreline management plan that describes procedures to assure minimal impacts to water quality and shoreline erosion. Where deemed necessary, silt screening shall be implemented to retain affluvial sediments carried by runoff stormwater or wave action.

c. *Protection of Littoral Zone.* Applicants of new development or redevelopment shall include the following with the site plan and development application:

1. Include typical cross sections of the surface water management system showing 100 Year Water Mark elevation and the -3 foot contour (i.e., below average elevation), which ever is greater.

2. Specify what vegetation will be removed or planted in the littoral zone within the proposed development plan, including the extent, method, type and timing of any planting to be provided.

3. Provide a description of any management procedures to be followed in order to assure the continued viability and health of the lakefront littoral zone. The lakefront littoral zone as established should consist entirely of native vegetation and should be maintained permanently as part of the water management system. As a minimum, 10 square feet of vegetated lakefront littoral zone per linear foot of lake shoreline is required as part of the surface water management system.

d. *Limiting Development.* Limit development within the lakefront littoral zone to water-dependent structures such as docks and piers.

e. *Class III Waters Protection.* Class III Waters (i.e., waterbodies which currently support recreation and foster maintenance of fish and aquatic wildlife). All lakes within or

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

adjacent to the City are Class III waters. These waters shall be protected through the following activities:

1. Dredging activities shall be limited to Florida Department of Environmental Protection (FDEP) approved dredging.
2. Ensure good water quality by coordinating with the FDEP, Florida Department of Natural Resources (FDNR), and the St. Johns River Water Management District in monitoring the quality of stormwater run-off and all discharge. The City shall notify the appropriate agency with jurisdiction as potential issues or problems are identified by the City.
3. Limit the use of Class III waters to water dependent activities that are not contrary to the public interest and satisfy a community need.

f. **Require Wetland Buffer Zones.** To protect the quality and quantity of surface waters and provide habitat for semi-aquatic or water-dependent terrestrial species of wildlife, buffer zones shall be provided landward of all wetlands as outlined below.

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.

g. **Shoreline Protection Zone.** 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 high water mark, 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 high water mark. All development shall be subject to the building setback requirements regarding the

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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

As an alternative to the 100 Year Water Mark, a developer may obtain a determination of the lake shore boundary through a field study conducted by a professional biologist with the development application. Such documentation shall include a study of the vegetation and soils within seventy-five feet landward of the 100 Year Water Mark.

Policy 1.2.11: *Promoting Low Impact Development Techniques.* The City shall promote the use of Low Impact Development techniques which mimic a site's pre-development and hydrologic condition. These techniques will address infiltration, attenuation, and treatment needs of each specific site. Low Impact Development works with nature to manage stormwater as close to its source as possible, with an emphasis on cost-effective strategies at the lot level. Low Impact Development employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. Low Impact Development practices include, but are not limited to, bioretention facilities, rain gardens, vegetated rooftops, grass swales, rain barrels, permeable pavements, or the replication of predevelopment hydrology. By implementing Low Impact Development principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed.

Policy 1.2.12: *Promoting Green Building Techniques.* The City shall promote "green building" techniques that reduce and ultimately eliminate the impacts of buildings on the environment and human health, take advantage of renewable resources, and the reduce rainwater run-off to protect minerals, soils and vegetation.

OBJECTIVE ~~7~~1.3: *Wetland Protection.* ~~The City shall p~~Protect the natural functions of identified wetland areas ~~and existing wildlife habitat.~~ [9J-5.013(2)(b)(3), F.A.C.]

Policy ~~7~~1.3.1: *Designating Wetlands as Conservation Areas.* The City shall designate all wetlands within the City as ~~e~~Conservation ~~open space~~ within the *Future Land Use Element* and on the *Future Land Use Map*. The City may designate significant high recharge areas and undisturbed natural vegetative communities as Conservation depending on the necessity to protect such areas under this

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

designation. The precise delineation of each area must be through specific studies and field determination.

Policy ~~7~~1.3.2: *Tiered Approach to Wetlands Protection.* The City ~~of Groveland~~ hereby adopts a tiered approach to wetland protection. The general location of extent of these wetland systems are displayed on ~~Map I-4~~the City's Wetlands Map. The exact boundaries shall be construed to coincide with the jurisdictional boundaries set by St Johns River Water Management District, the Florida Department of Environmental Protection, or ~~by~~ the U.S. Army Corps of Engineers.

Policy ~~7~~1.3.3: *Defining Wetlands.* Wetlands shall be defined according to the following categories:

Category I wetland areas shall mean those wetland areas which meet at least one of the following criteria:

1. Any wetland of any size that has a hydrological connection to nature surface water bodies or the Floridian aquifer~~;~~
2. Any large isolated uninterrupted wetlands 100 acres or larger~~;~~ or
3. Any wetland of any size that provides critical habitat for Federal and/or State listed, threatened or endangered species.

Category II wetland areas shall mean those wetland areas which meet any of the following criteria:

1. Isolated wetlands or formerly isolated wetlands which by way of man's activities have been directly connected to other surface water drainage.
2. Isolated wetlands between 5 acres and 100 acres.

Category III wetland areas shall mean those isolated wetlands of less than 5 acres.

Policy ~~7~~1.3.4: *Development Restrictions within Wetlands.* No development shall occur in Category I wetlands except as permitted under Policy ~~7~~1.6.3. In Category II wetlands, in addition to those activities permitted under Policy ~~7~~1.6.3, encroachment and alteration may be allowed if:

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

1. Sufficient justification is provided to the City to demonstrate that the proposed use of the land is in the wider public interest.
2. Such activity complies with the requirements of all Federal, State, and regional agencies claiming jurisdiction over wetland alteration.
3. Adequate mitigation of any adverse hydrological and physical alterations is provided.
4. The site is located outside the Green Swamp Area of Critical State Concern.

Category III wetlands shall be protected consistent with the applicable environmental regulatory agencies' permitting requirements. The City reserves the right to contact and provide comments to those agencies, or to intervene during the permit application review and issuance process. The City shall not issue permits for site alterations without prior issuance of the required permits from the other environment regulatory agencies. In accordance with Policy ~~7~~1.13.1 no development is permitted in wetlands in the Green Swamp Area of Critical State Concern.

Policy ~~7~~1.3.5:

~~Minimum upland buffers of 25 feet and an average of 50 feet shall be maintained for wetlands, as defined by St Johns River Water Management District, the Florida Department of Environmental Protection or by the U.S. Army Corps of Engineers. Additional buffers may be required by the regulatory agencies.~~ 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 ~~7~~1.3.6:

Identifying the Location of Wetland Areas. The location of wetland areas on a site shall be accurately identified during site development review. The City shall not issue a development order or permit for a parcel until all wetland areas on that parcel have been identified and either dedicated in a conservation easement or appropriately mitigated.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.3.7: *Transfer of Development Rights and Wetlands.* To further protect pristine Class I wetlands, create wildlife corridors and allow for passive recreation activities defined herein, the City shall allow the transfer of development rights at the densities, established in the *Future Land Use Element*, from the wetlands located on a site to the upland portion the applicable site; given that there is sufficient uplands on the existing parcel of land or lot of record (at the time of this *Comprehensive Plan* adoption) to locate the proposed development. However, when the St. Johns River Water Management District and/or other regulatory agencies have approved a mitigation plan to compensate for the loss of wetlands, the City will require any development to be consistent with the terms of the mitigation plan. The transfer of density may occur provided other plan provisions regarding upland and floodplain resource protection, compatibility of adjacent land use, stormwater management and setbacks, etc. are met.

OBJECTIVE ~~7~~1.4: *Protecting the Quantity of Surface and Ground Water.* Protect the quantity of surface and ground water through preservation of permeable surface and through promotion of conservation activities affecting the consumption of potable water. [9J-5.013(2)(b)(2), F.A.C.]

Policy ~~7~~1.4.1: *Conserving Potable Ground Water Sources.* To conserve potable ground water sources and to accomplish reasonable reductions in water consumption, the City shall:

- ~~(A)~~a. Implement, where feasible, water reuse or reclamation systems for residential, commercial and industrial operations which utilize large quantities of non-potable water;
- b. Require new development to incorporate native and drought tolerant landscaping in the site design, when feasible;
- ~~(B)~~c. ~~Encourage~~Require the installation of water saving plumbing conserving devices in all new construction;
- d. Send conservation messages, such as the appropriate times and days to water lawns, in utility bills;
- e. Encourage residents to use sensors and controls such as rain shutoff sensors, soil moisture sensors, or evapotranspiration controllers for in-ground irrigations systems; and
- f. Encourage residents to perform visual weekly inspections of irrigation systems to identify leaks, broken sprinkler heads, and other system malfunctions.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy ~~7~~1.4.2: *Emergency Conservation of Water Sources.* The City shall continue to plan for the emergency conservation of water sources in accordance with the policies of St Johns River Water Management District. The City shall enforce the provision of the Water Management District's emergency water shortage plans.

Policy ~~7~~1.4.3: *Wellfield Protection Zone.* ~~In order to~~ To protect the quality and quantity of Groveland's potable water supply, the City shall maintain a wellfield protection zone within a radius of ~~seventy five~~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:

- ~~(A)~~(a). No new development (other than the facilities related to the City's water system) shall be permitted within ~~seventy-five~~one hundred and fifty feet from a well.;
- ~~(B)~~(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)~~(c). Within a two-hundred foot radius, septic tanks, sanitary sewer facilities shall be prohibited.;
- ~~(D)~~(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)~~(e). Excavation of waterways or drainage facilities which intersect the water table shall not occur within 1,000 feet.;
- ~~(F)~~(f). Solid waste disposal facilities shall also be prohibited within the City.

Policy ~~7~~1.4.4: *Alternative, Renewable Sources of Water.* In accordance with the policies as set forth in the *Intergovernmental Coordination Element* and the ~~Potable Water~~Public Facilities Element, the City shall seek alternative, renewable sources of water other than surface and ground water to meet current and future needs. These sources are identified in the City's Water Supply Facilities Work Plan ~~in the Potable Water Element~~.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy ~~7~~1.4.5: *Water Conservation Techniques and Programs.* The City shall promote and establish and/or require water conservation techniques and programs when and where feasible for current and future development. These techniques and programs are identified in the City's Water Supply Facilities Work Plan ~~in the Potable Water Element.~~

Policy 1.4.6: *Water Supply Facilities Plan.* Groveland's Water Supply Facilities Work Plan (Work Plan) shall assess existing and projected water sources and needs for at least a 10-year planning period and consider the Regional Water Supply Plan of the St. Johns River Water Management District. The Work Plan will also identify traditional and alternative water supply sources, including water conservation efforts, which the City may use to reduce or satisfy existing and projected water demands.

Policy 1.4.7: *Water Conservation and Work Plan.* The City will continue to implement the water conservation efforts identified in the Work Plan. These efforts will include concentrating on outreach and education as well as irrigation system modifications and indoor plumbing retrofits.

OBJECTIVE ~~7~~1.5: *Conserve, Appropriately Use and Protect Fisheries.* Conserve, appropriately use and protect fisheries indigenous to lakes within Groveland. [9J-5.013(2)(b)(4), F.A.C.]

Policy ~~7~~1.5.1: *Land Uses Compatibility and Fisheries.* The City shall promote land use activities within the *Future Land Use Element* and designated on the *Future Land Use Map* which are compatible with preservation of fisheries within the City's lakes. The City shall prohibit any land use which shall detrimentally affect water quality or water temperature within any lake.

Policy ~~7~~1.5.2: *Coordination with Environmental and Wildlife Preservation Agencies.* The City shall ~~+~~ coordinate with and assist Federal and State environmental and wildlife preservation agencies to protect fish populations within the City's lakes and to promote environmental management activities which enhance fish propagation through natural processes or by managed fish restocking.

Policy ~~7~~1.5.3: *Coordination with the Lake County Water Authority.* The City shall coordinate with the Lake County Water Authority to control

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

any aquatic weed, algae blooms, or other aquatic plant proliferation occurring within the City's lakes.

OBJECTIVE ~~7~~1.6: *Conserve Wildlife, Wildlife Habitats, and Vegetative Communities.* Conserve and protect wildlife, wildlife habitats, and vegetative communities through the management of growth and development within the City. [9J-5.013(2)(b)(4), F.A.C.]

Policy ~~7~~1.6.1: *Endangered and Threatened Species.* The City shall coordinate with the Florida Fish and Wildlife Conservation Commission (~~FFWCC~~), adjacent local governments, the U.S.D.A. Soil Conservation Service, the U.S.D.A. Division of Forestry to ensure the conservation and protection of endangered and threatened species, and their habitats, which occur within its jurisdiction.

Policy ~~7~~1.6.2: *Inventory of Upland Vegetative Communities.* An inventory of the type and extent of all natural upland vegetative communities is required for all proposed development sites exceeding ~~100~~50 acres as well developments located adjacent to lakes and pristine wetlands and uplands (see also policy ~~7~~1.13.7 for development within the Green Swamp Area of Critical State Concern), utilizing the Florida Land Use and Cover Classification System to identify vegetative types. This will include an inventory of identified important wildlife corridors. Identified onsite natural upland habitat shall be incorporated into the site's open space requirement to the greatest extent possible, taking into account site characteristics and other natural features within the site. Important wildlife corridors and links between ecosystems should also be incorporated into the open space requirement.

Policy ~~7~~1.6.3: *Permitted Uses and Facilities on Conservation Lands.* Only conservation facilities and passive recreation uses shall be permitted within areas designated for Conservation (CON)~~Open Space~~. Such activities and uses shall be described as follows:

(A) Passive Recreation:

- (1) Boardwalks and docks not to exceed a width of four feet~~;~~
- (2) Hiking trails, not to exceed a width of four feet~~;~~
- (3) Picnic areas~~;~~
- (4) Fishing piers exceeding a width of five feet may only be located within lakes and not within wetlands~~;~~ and
- (5) Observation towers.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

(B) Conservation Facilities:

- (1) Fire lanes and fire/observation towers~~;~~
- (2) 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~~;~~
- (3) Fishery management~~;~~
- (4) Facilities designed to protect an archaeological or historical site~~;~~
- (5) Facilities designed to retard or eliminate soil erosion problems, particularly shoreline erosion along shorelines~~;~~
- (6) Facilities necessary to eliminate unwanted exotic vegetation~~;~~ and
- (7) Wildlife monitoring devices/stations.

~~**Policy 7.6.4:** The City shall incorporate into the Land Development Regulations the 9J-2.0258 Upland Vegetation and Wildlife Policy Rule cited in the Florida Administrative Code for the purpose of establishing upland vegetation and wildlife standards and criteria to be used in evaluating the impacts of proposed development on upland vegetation used as common habitat by endangered or threatened species.~~

Policy 71.6.54: *Protection of Upland Vegetative Communities and Wildlife Habitats.* Upland vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) for which the City or a State agency deems environmentally significant shall be protected from adverse impacts associated with development to a degree necessary to maintain the perpetual viability of the endangered or threatened specie(s).

OBJECTIVE 71.7: *Conserve and Appropriately Use Soils.* Conserve and appropriately use soils through the use of best management practices to minimize soil erosion problems as part of the development review process. [9J-5.013(2)(b)(3), F.A.C.]

Policy 71.7.1: *Soil Erosion Control.* The City shall require that appropriate measures be taken during land clearing and building operations to assure that exposed, destabilized, or otherwise altered soil is

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

expeditiously covered with an acceptable erosion control material. The provision shall be applicable to the act of subdividing and installing related improvements, as well as during the development review process, including the period during which improvements may occur as well as the length of time soil may be exposed to the environment.

Policy ~~7~~1.7.2: *Notifying USDA about Soil Erosion.* The City shall notify the local office of the U.S.D.A. Soil Conservation Service of any soil erosion problems that may occur within the City's jurisdiction.

Policy ~~7~~1.7.3: *Mining Activities.* No new mining activities shall be allowed within the City's jurisdictional limits and discouraged in any neighboring area. [9J-5.013(2)(c)(4), F.A.C.]

Policy 1.7.4: *Soil Erosion and Sedimentation Control Plan.* To prevent both soil erosion and sedimentation, the City shall require a soil erosion and sedimentation control plan whenever a development will involve any clearing, grading, or other form of distributing land by movement of earth, provided that any one of the following applies:

- Excavation, fill, or any combination thereof will exceed 500 cubic yards;
- Fill will exceed 3 feet in vertical depth at its deepest point as measured from the natural ground surface;
- Excavation will exceed 4 feet in vertical depth at its deepest point as measured from the natural ground surface;
- Excavation, fill, or any combination thereof will exceed an area of 1,000 square feet;
- Plant and/or tree cover is to be removed from an area exceeding 1,000 square feet on any parcel of land; or
- Whenever excavation or fill is proposed within 100 feet of a stream, stream channel, or body of water, a soil erosion and sedimentation control plan shall be provided.

OBJECTIVE ~~7~~1.8: *Protecting Environmentally Sensitive Areas.* Protect environmentally sensitive lands from the encroachment of development in order to preserve their natural functions and ~~to~~ assure their perpetual existence. Environmentally sensitive lands shall comprise wetlands, surface waters, floodplains, sink holes, aquifer recharge areas with high percolation rates, and undisturbed significant vegetative communities, particularly those serving as habitat or refuge for endangered and threatened plants and animals.

Policy ~~7~~1.8.1: *Designating Conservation Lands.* The *Future Land Use Element* shall designate all wetlands and sink holes as Conservation (CON).

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

The City may designate significant high recharge areas, areas within the 100 year floodplain, and undisturbed natural vegetative communities as eConservation (CON) ~~open-space~~ where the environmental sensitivity of the subject area warrants protection from the encroachment of development to protect such areas under this designation. The *Future Land Use Map* Series shall illustrate areas designated as eConservation ~~open-space~~. The precise delineation of each area must be through specific studies and field determination.

Policy ~~7~~1.8.2: *Floodplains and Flood Zones.* The City shall regulate development in areas identified as natural hazard areas, including floodplains and flood zone areas in order to maintain flood-carrying and flood storage capabilities.

Policy ~~7~~1.8.3: *Long-range Protection of Floodplains.* The City shall ensure the long-range protection of the floodplains through:

~~(A)No development in the 10 year floodplain.~~

~~(B)~~a. *Structures and Impervious Surfaces.* 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)Commercial and office land uses shall be prohibited from encroaching the uplands of the 100 Year flood plain.~~

~~(D)~~b. *Cluster of Residential Units.* Residential development shall cluster dwelling units on uplands located outside the 100 Year floodplain to the extent feasible.

~~(E)~~c. *Sanitary Sewer Systems.* Septic tanks, wastewater treatment plants, and spray fields are prohibited within the 100 Year floodplain.

Policy ~~7~~1.8.4: *Purchasing Environmentally Sensitive Lands.* The City shall pursue State and County funds or grants to purchase environmentally sensitive lands designated as eConservation (CON)~~open-space~~ on the *Future Land Use Map*.

Policy 1.8.5: *Incompatible Land Uses.* The City shall ensure that future land uses that are incompatible with the protection and conservation of wetlands are directed away from wetlands.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.8.6: *Legal Agreement.* Newly created mitigated areas, preservation or conservation areas as a part of a development shall be identified in a legal agreement which ensures their protection and maintenance in perpetuity. These areas shall be depicted on the *Future Land Use Map* as Conservation lands.

Policy 1.8.7: *Additional Wetlands Protection.* The City shall continue to ensure that:

- a. Development plans for new development to identify the location and extent of wetlands located on the property;
- b. Development plans provide measures to assure that predevelopment flows and quality of water will be provided to maintain wetlands after development; and
- c. Where alteration of wetlands is necessary in order to allow reasonable use of property, it should be clearly in the public interest and there is no practical alternative which reduces or avoids impacts to wetlands. Mitigation shall only be a last resort action to be used only after other measures such as reconfiguring of the development to avoid sensitive areas, reduction of density, etc. have been considered and shown not to be feasible. There shall be no net loss of sensitive lands. Any mitigation shall avoid impact to ecologically valuable uplands.

Policy 1.8.8: *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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- 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 ~~7~~1.9: *Management of Hazardous Wastes to Protect Natural Resources.* Manage the use and disposal of hazardous wastes to protect natural resources and public health and safety.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy ~~7~~1.9.1: *Commercial or Industrial Uses and Hazardous Wastes.* The City shall reserve all rights and privileges to deny development of any commercial or industrial activity which may use, store, or sell hazardous wastes which represent a potential threat to the quality of groundwater or to the health and safety of City residents.

Policy ~~7~~1.9.2: *Monitoring and Management of Hazardous Wastes.* The City shall assist Lake County in the monitoring and management of any hazardous waste generators within Groveland ~~by coordinating with County staff on new developments that may use or generate hazardous waste.~~ The City shall also notify the Lake County Department of Environmental Utilities ~~to~~of the presence of any disposed, buried, or stored wastes or material for which the volatility and chemical contents thereof are unknown.

Policy 1.9.3: *Collection and Disposal of Hazardous Wastes.* The City shall coordinate with the County, State, and Federal government in the collection and disposal of hazardous wastes.

OBJECTIVE ~~7~~1.10: *Stormwater Management.* To provide efficient and economic stormwater management which will protect the public and property from flooding and ~~which will~~ maintain and improve water resource quality.

~~**Policy 7.10.1:** The City shall develop a stormwater master management plan by 2015.~~

Policy ~~7~~1.10.~~2~~1: *Upgrading and Retrofitting Stormwater Facilities.* The City shall upgrade and retrofit stormwater facilities with roadway construction wherever feasible.

Policy ~~7~~1.10.~~3~~2: *Multiple Use of Stormwater Facilities.* The City shall allow the multiple use of stormwater management facilities for recreation, conservation, and open space.

Policy ~~7~~1.10.~~4~~3: *Incorporating Best Management Practices.* Upon completion of the Upper Ocklawaha River Basin Management Action Plan, the City shall amend the Land Development Regulations to incorporate Best Management Practices, non-structural stormwater management strategies, and xeriscaping to manage stormwater and its environmental impacts.

Policy 1.10.4: *Restoring and Protecting the Water Quality.* To assist the Florida Department of Environmental Protection, the St. Johns River

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Water Management District, and the Lake County Water Authority in their efforts to restore and protect the water quality in the Upper Ocklawaha River Basin, the City shall:

- Promote the use of wet retention and dry retention stormwater ponds;
- Promote the use of Low Impact Developments;
- Actively seek funding for stormwater retrofit projects, which include activities ranging from the installation of baffle boxes to the creation of detention ponds; and
- Identify strategies to eliminate or reduce direct discharge to the lakes in the City.

Policy ~~7~~1.10.5: *Maintenance of Stormwater Facilities.* The City shall maintain its stormwater management facilities in such a manner that the impacts to natural systems shall be minimized.

Policy ~~7~~1.10.6: *Private Stormwater Management Facilities.* The City shall require that all private stormwater management facilities ~~by~~be maintained such that the effectiveness for stormwater abatement and water quality improvement are maximized.

OBJECTIVE ~~7~~1.11: *Aquifer Recharge Protection.* ~~The City shall p~~Protect aquifer recharge areas to maintain suitable groundwater levels and to protect groundwater quality. [9J-5.013(2)(b)(2), F.A.C.]

Policy ~~7~~1.11.1: *Post-development Runoff and Prime Recharge Areas.* The City shall protect its groundwater resources by not allowing increases in post-development runoff volumes in prime groundwater recharge areas (> 12 inches/year).

Policy ~~7~~1.11.2: *Prohibiting Land Uses and Recharge Areas.* The City shall prohibit land uses which have a high potential risk for water contamination in primary recharge areas.

Policy ~~7~~1.11.3: *Prohibiting Land Uses and Public Water Supply Wells.* The City shall continue to prohibit land uses within specific distances from public water supply wells that could have negative impacts on groundwater quality.

Policy ~~7~~1.11.4: *Regional Aquifer Recharge Protection.* The City shall continue to coordinate with Lake County, St Johns River Water Management District, and state and federal agencies to achieve regional aquifer recharge protection objectives.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy ~~7~~1.11.5: *Groundwater Withdrawals.* The City shall coordinate with St Johns River Water Management District in its consumptive use permit applications to determine the extent to which groundwater withdrawals can be made without resulting in harm to the water resources and associated natural systems, and shall manage its groundwater withdrawals in compliance with the conditions of its consumptive use permits to avoid such harm.

Policy ~~7~~1.11.6: *Reclaim Water.* The City shall ~~develop a~~maintain its reclaimed water system to provide re-use water for irrigation and to decrease ~~the~~ potable water demand.

OBJECTIVE ~~7~~1.12: *Quality of Lakes.* To preserve the quality of Groveland's lakes, recognizing the importance of lake beauty, cleanliness, and recreational use as a natural asset contributing to the general appeal of Groveland as a residential and business community.

Policy ~~7~~1.12.1: *Working with Public and Private Companies.* The City shall work with private and public companies to implement projects, reduce pollutants, and improve water quality for those lake and river systems wholly and/or partially within the City ~~of Groveland~~.

Policy ~~7~~1.12.2: *Encouraging Citizen and Neighborhood Involvement.* The City shall encourage citizen and neighborhood involvement in addressing lake water quality concerns for those lakes wholly and/or partially within the City ~~of Groveland~~.

OBJECTIVE ~~7~~1.13: *Development within the Green Swamp Area of Critical State Concern.* ~~The City shall apply the following policies to~~ Establish criteria for development within the Green Swamp Area of Critical State Concern, ~~in order~~ to conserve and protect its natural and ecological resources.

Policy ~~7~~1.13.1: *Development in Floodplains and Wetlands.* The City shall prohibit any development in floodplains and wetlands within the Green Swamp Area of Critical State Concern (ACSC).

Policy ~~7~~1.13.2: *Wastewater Sludge.* The City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC.

Policy ~~7~~1.13.3: *Industrial Development and Mining.* The City shall prohibit all Industrial development, peat and lime rock mining, clay mining and sand mining within the Green Swamp ACSC. This prohibition of industrial development shall specifically include facilities engaged in industrial activities, as defined in the Environmental

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Protection Agency's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity 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.

Policy ~~7~~1.13.4: Surface Water and Groundwater Recharge. Development within ~~a project site~~ the Green Swamp ACSC shall not alter the quantity, quality, and natural flow regime of surface water, nor the quantity or quality of groundwater recharge.

Policy ~~7~~1.13.5: Natural Flow of Wetlands. Within the Green Swamp ACSC, ~~the~~ the natural flow of wetland systems shall be maintained by the use of upland buffers, the City complying with the conditions of its consumptive use permits regarding limitations on groundwater withdrawals, and controls on stormwater runoff.

Policy ~~7~~1.13.6: Threatened and Endangered Species. A study for threatened and endangered species of special concern is required for all proposed development exceeding 50 acres within the Green Swamp ACSC. If it is determined that listed species are located on the site, a habitat management plan must be prepared using the guidelines and protocols of the Florida Fish and Wildlife Conservation Commission (FFWCC). This plan must be reviewed by FFWCC prior to the issuance of a development order by the City.

Policy ~~7~~1.13.7: Inventory of Vegetative Communities. An inventory of the type and extent of all natural upland vegetative communities is required for all proposed development sites exceeding 50 acres within the Green Swamp ACSC, utilizing the Florida Land Use and Cover Classification System to identify vegetative types. This will include an inventory of identified important wildlife corridors. Identified onsite natural upland habitat shall be incorporated into the 60% open space requirement to the greatest extent possible, taking into account site characteristics and other natural features

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

within the site. Important wildlife corridors and links between ecosystems should also be incorporated into the open space requirement.

Policy ~~7~~1.13.8: *Exotic and Nuisance Plants.* No exotic or nuisance plant species shall be used in landscaping within the Green Swamp ACSC.

Policy ~~7~~1.13.9: *Post and Pre Development Recharge.* Projects located within the Green Swamp ~~Area of Critical State Concern~~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 ~~7~~1.13.10: *Floodplain Study.* Within the Green Swamp ~~Area of Critical State Concern~~ACSC, a detailed flood insurance study shall be performed for all subdivision proposals and other proposed development which have five (5) acres or more in the 100-year floodplain. The construction of a single family residence on a parcel of land containing five (5) or more ~~areas~~arces which is not part of a subdivision or which is part of a subdivision in existence on the effective date of this plan amendment is exempt from this requirement. Phases of a larger development, if the larger development meets the five (5) acre criterion, are not exempt from this requirement. If existing subdivisions are proposed for replatting, the replatted portion shall be required to comply with this requirement if the replatted portion meets the five (5) acre criterion. Subdivisions which contain 10 lots or less shall be exempt from these requirements. The study shall be performed in accordance with the Flood Insurance Study Guidelines and Specifications for Flood Contractors.

OBJECTIVE ~~7~~1.14: *Intergovernmental Coordination Activities for the Conservation of Natural Resources.* Manage natural resources and conservation issues transcending the City's

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

jurisdictional area or constituting an issue of regional nature through intergovernmental coordination.

- Policy ~~7~~1.14.1:** ~~The City of Groveland shall coordinate with neighboring cities and Lake County to manage natural resources and conservation activities.~~ *Intergovernmental Coordination.* The City shall coordinate with neighboring municipalities and Federal, State, and Lake County agencies to manage natural resources and conservation activities and identify and regulate wetland areas, floodplains, environmentally sensitive lands, conservation areas, and unique native habitats in Groveland. Such management activities shall engage, but not be limited to:
- participation in technical review activities;
 - ensuring public facilities are readily available to serve proposed developments; or
 - attending public meetings regarding environmental issues that will have a direct or adverse impact to the City.

- Policy ~~7~~1.14.2:** *Resolving Conservation Concerns.* The City shall coordinate with the Florida Department of Environmental Protection (~~FDEP~~), the St. Johns River Water Management District (~~SJRWMD~~), and the Florida Fish and Wildlife Conservation Commission, and other appropriate agencies as deemed necessary to resolve conservation concerns which presently exist or which may emerge.

OBJECTIVE 1.15: *Reducing Energy Requirements.* Enhancing conservation and efficiency measures to reduce energy requirements shall be practiced. [9J-5.013(2)(b)(5), F.A.C.]

- Policy 1.15.1:** *Energy Conservation Measures.* The City shall conduct energy audits, monitor energy use, and implement cost-effective energy conservation measures in all public buildings. [Chapter 163.3177(6)(d), F.S.]

- Policy 1.15.2:** *Promote the Use of Energy Saving.* The City shall continue to reduce levels of all air-conditioning, heating and lighting systems during non-business hours, and promote the use of energy saving features in all government buildings. [Chapter 163.3177(6)(d), F.S.]

- Policy 1.15.3:** *Energy Efficient Construction and Operation.* Local codes and ordinances shall be reviewed and revised by December 2012 so as to not handicap implementation of energy efficient construction and operation. [Chapter 163.3177(6)(d), F.S.]

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

OBJECTIVE 1.16: *Redefining Open Spaces.* To redefine and provide a more specific definition of open spaces and ensure that adequate uplands are preserved for the residents and guests of Groveland to enjoy.

Policy 1.16.1: *Definition of Open Space.* The City hereby adopts the following definition for open spaces:

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 percent.

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), then subtracting from that any open space requirements.

POLICY 1.16.2: *Purchasing Environmentally Sensitive Lands and Uplands.* To ensure adequate uplands are preserved for the public to enjoy, the City shall acquire additional open space by purchasing environmentally sensitive lands and lands adjacent to uplands as practical and feasible.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

RECREATION AND OPEN SPACE ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

RECREATION AND OPEN SPACE ELEMENT
TABLE OF CONTENTS

| | | |
|----|---|----|
| A. | INTRODUCTION | 1 |
| 1. | PURPOSE | 1 |
| B. | EXISTING RECREATION SITES | 1 |
| 1. | PUBLIC FACILITIES | 1 |
| a. | City Parks and Recreation..... | 1 |
| b. | School Board of Lake County..... | 3 |
| c. | Libraries | 3 |
| d. | Lake County..... | 4 |
| e. | State of Florida..... | 4 |
| 2. | PRIVATE FACILITIES | 5 |
| 3. | EXISTING OPEN SPACE | 5 |
| 4. | EXISTING BICYCLE/PEDESTRIAN PATHWAYS | 6 |
| 5. | WATERWAYS..... | 7 |
| C. | ANALYSIS..... | 8 |
| D. | GOALS, OBJECTIVES AND IMPLEMENTING POLICIES | 10 |

LIST OF TABLES

| | | |
|----------|--|---|
| TABLE 1: | GROVELAND PARKS, 2010..... | 2 |
| TABLE 2: | EXISTING LEVELS OF SERVICE FOR PARKS, 2010..... | 2 |
| TABLE 3: | FACILITIES THAT MEET THE REQUIREMENT FOR BICYCLE/PEDESTRIAN PATHWAYS, 2010..... | 6 |
| TABLE 4: | GROVELAND’S PROJECTED LEVELS OF SERVICE FOR PARKS, 2010 - 2025 | 9 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CHAPTER 6 RECREATION AND OPEN SPACE 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 original 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 Recreation and Open Space Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public and are appropriate for the size and physical constraints of the City.

This Element of the Comprehensive Plan assesses current opportunities, analyzes future needs and contains goals, objectives and policies that shall be used by the City to ensure public and private recreation and open space sites available to the public within the City's boundaries are adequate for the needs of the City and its citizens.

B. EXISTING RECREATION SITES

Long-range recreation and parks systems planning is a vital component of community planning. In order to facilitate the accomplishment of a successful comprehensive parks plan, an inventory of existing recreational facilities and programs must be undertaken. Recreation and open space opportunities in Groveland and its immediate vicinity are described below.

1. PUBLIC FACILITIES

This section assesses the public facilities in Groveland and its immediate vicinity.

a. City Parks and Recreation

There are 40.83 acres of parkland in Groveland. Currently, the Lake David Park (3.79 acres) is the largest developed park in the City and the smallest developed park is the South Street Park at 0.4 acres. Table 1 below features the list of parks in Groveland with their corresponding acreage. It is important to note that the pace of development has slowed significantly in Groveland in the past few years, consistent with the national economic downturn. As such, the recreational facilities at Estates at Cherry Lake, Eagle Point, Preserve at Lake Lucy, and Cypress Oaks are not developed yet.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 1: GROVELAND PARKS, 2010

| <u>Park</u> | <u>Acreage</u> | <u>Facilities</u> |
|---|---------------------|--|
| <u>Lake David Park</u> | <u>3.79 acres</u> | <u>Fitness Equipment, basketball court, skateboard court, picnic tables and grills, playground, fishing, boat ramp</u> |
| <u>Puryear Community Building and Veterans Park</u> | <u>0.8 acres</u> | <u>Community center, memorial fountain with benches</u> |
| <u>JT Memorial Park</u> | <u>2.5 acres</u> | <u>T-ball field, 2 baseball diamonds, playground, concession stand</u> |
| <u>South Street Park</u> | <u>0.4 acres</u> | <u>Playground, basketball court</u> |
| <u>Beverly Park</u> | <u>1.4 acres</u> | <u>Pavilion, walking trail, playground, grills, volleyball, basketball</u> |
| <u>Senior Center</u> | <u>0.44 acres</u> | <u>Senior Center building</u> |
| <u>Estates at Cherry Lake</u> | <u>20 acres</u> | <u>Not developed yet</u> |
| <u>Eagle Point</u> | <u>5 acres</u> | <u>Not developed yet</u> |
| <u>Preserve at Lake Lucy</u> | <u>3 acres</u> | <u>Not developed yet</u> |
| <u>Cypress Oaks</u> | <u>3.5 acres</u> | <u>Not developed yet</u> |
| <u>Total Acres with Facilities</u> | <u>9.33</u> | |
| <u>Total Acres</u> | <u>40.83</u> | |

Source: City of Groveland Staff, May 2010.

The City requires that level of service be met for parkland as well as for park facilities (see Table 2). Based on the data in Table 2, there is a deficit of both park land and park facilities in Groveland. The City will need to incorporate the purchase of additional land and the installment of facilities in its *Capital Improvements Program* or obtain the land and facilities through the development approval process.

TABLE 2: EXISTING LEVELS OF SERVICE FOR PARKS, 2010

| <u>Land/Facility</u> | <u>2008 LOS</u> | <u>Adopted LOS</u> | <u>Land/Facilities Needed Based on BEBR Pop. Of 7,206 as of 2008</u> | <u>Surplus or Deficiencies 2008</u> |
|------------------------|--------------------|---|--|-------------------------------------|
| <u>Parkland</u> | <u>40.83 acres</u> | <u>6.0 acres of park land per 1,000 residents</u> | <u>43.24 acres of park land</u> | <u>Deficient by 2.41 acres</u> |
| <u>Park Facilities</u> | <u>9.33</u> | <u>3.0 acres of park facilities per 1,000 residents</u> | <u>21.62 acres of park facilities</u> | <u>Deficient by 12.29 acres</u> |

Source: Groveland's 2008-2009 Concurrency Report and B&H Consultants, Inc.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

b. School Board of Lake County

Groveland Elementary and Cecil E. Gray Middle School are the only public schools located in the City. The South Lake High School is adjacent to the City limits on Silver Eagle Road.

Groveland Elementary sits on approximately 14 acres of land along Parkwood Street. The park facilities at the school include playground areas and equipment for young school children, a soccer field, and varied open spaces between such facilities.

Cecil E. Gray Middle School sits on about 17 acres along E. Cherry Street, S. Main Avenue, and E. Magnolia Street. Currently, the entire school is being renovated and is set to open for the 2010-2011 school year. The recreational and open space facilities at the new facility will include an outdoor track, a gymnasium, a soccer field, and varied open spaces between such facilities.

The South Lake High School sits on approximately 56 acres along Silver Eagle Road. The recreational and open space facilities at the school include two baseball fields, six tennis courts, an outdoor track and field, a gymnasium, an indoor swimming pool, indoor weight facility, and varied open spaces between such facilities.

There are 12 Lake County public schools within 5 miles of Groveland. These schools have the typical recreational facilities provided onsite such as ball fields, gymnasiums, outdoor tracks, children playground areas, etc. All of these schools can be easily accessed by the City's residents.

c. Libraries

There is a library located in Groveland, the Marion Baysinger Memorial Library located on W. Broad Street. The library is owned and operated by the County. The Marion Baysinger Memorial Library's card enables residents to tie directly to the Lake County Library System catalog.

There are also three other public libraries (Cooper Memorial, Minneola Schoolhouse, and Marianna Beck Memorial) within 5 miles of Groveland. These libraries provide library services to the residents of Clermont, Minneola, and Howey-in-the-Hills, respectively. Although these libraries are outside the City limits, they are within easy access of all the City's residents and guests.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

d. Lake County

The County's Parks and Trails Division maintains parks, recreation sites and boat ramps, and natural public lands in the County. There are three dozen parks, preserves and boat ramps dispersed across the County.

The Arnold Brothers Boat Ramp is the only County operated boat ramp in Groveland. This ramp has a covered fishing pier and provides access to the Palatlakaha River.

The Palatlakaha River Park and Boat Ramp, which is located in Clermont, is the next closest County operated boat ramp to Groveland. Palatlakaha River Park is a 23 acre park that offers boaters access to the Crooked River and the Clermont Chain of Lakes. The park has two fishing piers, a playground, and a pavilion with a grill. The park has a 1-mile loop trail that passes through the 18 acres of habitat managed for the Florida Scrub-Jay, as well as a Live Oak-Bald Cypress Hammock.

The Lake Thomas Cove, which is about 2 miles northwest of Groveland, is the closest County operated park facility to the City.

The Ferndale Preserve, which is about 8 miles northeast of Groveland, is the second closest County operated park facility to the City. Ferndale Preserve is located on the western shore of Lake Apopka. The preserve offers a 1.3 mile loop equestrian/hiking trail, a half of mile one-way multi-use trail, bird watching, and canoeing or kayaking. The park has plans for a fishing pier and observation tower on Lake Apopka, a scenic pavilion overlook and a short boardwalk through the wet deciduous woodland.

e. State of Florida

A portion of the City of Groveland 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.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

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.

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

2. PRIVATE FACILITIES

The private sector provides recreation and leisure opportunities that reduce demands for public recreation services. Through its site plan review process the City can encourage developers to construct pedestrian and bicycle paths linking residential developments with off-site recreational facilities.

There are no private recreational facilities in Groveland.

Other for-profit sites in the Groveland area may provide facilities for indoor activities, such as movie theaters, a bowling alley and game rooms.

3. EXISTING OPEN SPACE

The City defines natural reservations and open spaces as land that is relatively free of manmade structural mass, and shall be provided for the aesthetic, health, environmental and economic benefits in any new development. Open space can provide buffering, assist in insuring privacy, provide a forum for growth of trees and animals, and provide recreational activity areas. Open space lands may be preserved, enhanced and restored in order to maintain or improve the natural, scenic, ecological, cultural, hydrological, or geological values of a given property.

There are 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.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

4. EXISTING BICYCLE/PEDESTRIAN PATHWAYS

While the City has not adopted an official Bicycle/Pedestrian Master Plan, it has developed an inventory of the bicycle and pedestrian pathways in the City. Overall, there are about 30.5 miles combined of bicycle/pedestrian pathways in Groveland (see Table 3 and the City’s Existing and Future Transportation Maps). The residents and guests of Groveland value the quality of life associated with the bicycle/pedestrian pathways in the City.

The pedestrian pathways are primarily located in the downtown area, along a few residential streets south of SR 50, along CR 565A serving the Eagle Ridge Shoppes, and along Silver Eagle Road serving the South Lake High School and nearby residential subdivisions. There are about 13 miles of pedestrian pathways in Groveland.

While there is no striping, the shoulders on SR 19 and SR 33 appear to be wide enough to classify them as bicycle lanes. The City will work with FDOT and the Lake-Sumter MPO to have these bicycle corridors should be signed, marked and maintained as a regional bicycle facility. There are about 17 miles of possible bicycle pathways in Groveland.

TABLE 3: FACILITIES THAT MEET THE REQUIREMENT FOR BICYCLE/PEDESTRIAN PATHWAYS, 2010

| <u>Facility Type</u> | <u>General Description</u> | <u>Miles</u> |
|----------------------|--|--------------|
| <u>Bicycle</u> | <u>SR 19 (shoulder) facing north on right side from Broad St to City limits</u> | <u>8.29</u> |
| <u>Bicycle</u> | <u>SR 19 (shoulder) facing north on left side from Broad St to City limits</u> | <u>8.29</u> |
| <u>Bicycle</u> | <u>SR 33 (shoulder) facing north on right side from City limits to Wright St</u> | <u>0.56</u> |
| <u>Bicycle</u> | <u>SR 33 (shoulder) facing north on left side from City limits to Wright St</u> | <u>0.56</u> |
| <u>Pedestrian</u> | <u>Broad St/SR 50 facing east on right side from western City Limits to Monte Vista Rd</u> | <u>2.44</u> |
| <u>Pedestrian</u> | <u>Orange Ave/SR 50 facing east on left side from BP Gas Station to S. Illinois Ave</u> | <u>0.52</u> |
| <u>Pedestrian</u> | <u>SR 50 facing west on right side from Eagle Ridge Shoppes to Lake Crossing Rd</u> | <u>0.34</u> |
| <u>Pedestrian</u> | <u>Eagle Crossing Rd facing north on right side from SR 50 to CR 565A</u> | <u>0.30</u> |
| <u>Pedestrian</u> | <u>CR 565A facing north on right side from SR 50 to water treatment facility</u> | <u>0.30</u> |
| <u>Pedestrian</u> | <u>CR 565A facing north on left side from SR 50 to water treatment facility</u> | <u>0.30</u> |
| <u>Pedestrian</u> | <u>Silver Eagle RD facing south on right side from City limits to South Lake High School</u> | <u>0.59</u> |
| <u>Pedestrian</u> | <u>Broad St/SR 50 facing west on right side from Monte Vista Rd to 642 West Broad St</u> | <u>1.75</u> |
| <u>Pedestrian</u> | <u>Broad St/SR 50 facing west from edge of ACE Hardware to CR/565 Villa City Rd</u> | <u>0.21</u> |
| <u>Pedestrian</u> | <u>Broad St/SR 50 facing west on left side from Illinois Ave to BP Gas Station</u> | <u>0.61</u> |
| <u>Pedestrian</u> | <u>S Lake Ave facing south on right side from Orange Ave, Along Lake Harris to edge of Lake David Park</u> | <u>0.31</u> |
| <u>Pedestrian</u> | <u>Magnolia St facing east on right side from S Lake Ave to SR 33</u> | <u>0.48</u> |
| <u>Pedestrian</u> | <u>Magnolia St facing east on left side from S Lake Ave to Cecil Gray Middle School</u> | <u>0.37</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Facility Type</u> | <u>General Description</u> | <u>Miles</u> |
|----------------------|--|---------------------|
| <u>Pedestrian</u> | <u>Main Ave facing south on right side from Railroad St to Swanson St</u> | <u>0.47</u> |
| <u>Pedestrian</u> | <u>Main Ave facing south on left side from Railroad St to Swanson St</u> | <u>0.47</u> |
| <u>Pedestrian</u> | <u>Swanson St facing east on right side from Main Ave to last house on the right</u> | <u>0.08</u> |
| <u>Pedestrian</u> | <u>Cherry St facing east on right side from S Main Ave to S Indiana Ave</u> | <u>0.08</u> |
| <u>Pedestrian</u> | <u>Cherry St facing east on left side from S Main Ave to S Indiana Ave</u> | <u>0.08</u> |
| <u>Pedestrian</u> | <u>S Lake Ave facing south on right side from W Broad St to W Orange Ave</u> | <u>0.05</u> |
| <u>Pedestrian</u> | <u>S Lake Ave facing south on left side from W Broad St to W Orange Ave</u> | <u>0.05</u> |
| <u>Pedestrian</u> | <u>Wilson Lake Parkway Trail from Libby NO 3 RD to CR 478</u> | <u>2.96</u> |
| | <u>TOTAL</u> | <u>30.47</u> |

Source: City of Groveland and B&H Consultants, Inc.

The Lake-Sumter MPO has identified the regional need to extend the South Lake Trail from Clermont through Groveland along SR 50 ending at the Lake-Sumter County line. The South Lake Trail currently is a 7 mile paved multi-use trail that starts at the West Orange Trail, which is a 22 mile paved multi-use trail, and ends at Lake Minneola in Clermont.

5. Waterways

The Palatlakaha 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, fishing, etc. The named waterways 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 Palatlakaha 106 acres
- Dukes Lake 102 acres
- Lake Catherine 68 acres
- Lake Spencer 56 acres
- Palatlakaha 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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

standards. The City has adopted measures to ensure the conservation and protection of these waterways from development.

C. ANALYSIS

The City completed a *Parks Master Plan* in 2007 and is now in the process of incorporating the purchase of park land within the City's *Capital Improvements Program*. The City also hired a grant writer to pursue a Florida Communities Trust (FCT) grant. The grant, if successful, will add 500 acres of conservation and passive park lands to the City. The plan for the park is to preserve pristine areas around the Palatlahaha River while also serving as a trail head location for the South Lake Trail. The City is also looking for park land for more active recreational needs and plans to develop some of Groveland's current park land to accommodate needed ballfields.

Table 4 below outlines the requirements as well as the current and projected levels of service for park land. The City does not have the sufficient land needed to support the demand for park land and recreational facilities 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 land 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 Groveland. The City will also continue to solicit grants from public and private agencies and donations of money to improve and enhance existing public recreational facilities.

There are no known problems regarding the accessibility of the City's parks or recreational facilities by the elderly, the handicapped or the economically disadvantaged.

The County operated parks in the area will serve populations well beyond the residents and guests of the City. Access to these parks will be almost exclusively by car.

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

No future recreational facilities are depicted on the *Future Land Use Map*. However, the City requires developers to pay recreational impact fees. They are also encouraged to include additional facilities, whether active or passive parks, boat-launch facilities, boat-dock facilities, sport fields, swimming or fishing areas, or other similar uses, within their developments.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

The City shall continue to enforce the *Goals, Objectives, and Policies* of this *Element* to ensure the provision and maintenance of sufficient parks, recreation facilities, and open space areas are available to the residents and visitors of Groveland.

TABLE 4: GROVELAND’S PROJECTED LEVELS OF SERVICE FOR PARKS, 2010 - 2025

| <u>Land/Facility</u> | <u>2008 LOS</u> | <u>Adopted LOS</u> | <u>Land/Facilities Needed to support 2010 population</u> | <u>2010 Surplus or Deficiencies</u> | <u>Land/Facilities Needed to support 2015 population</u> | <u>Land/Facilities Needed to support 2020 population</u> | <u>Land/Facilities Needed to support 2025 population</u> |
|------------------------|--------------------|---|--|-------------------------------------|--|--|--|
| <u>Park Land</u> | <u>40.83 acres</u> | <u>6.0 acres of park land per 1,000 residents</u> | <u>45.62 acres</u> | <u>Deficient by 4.79 acres</u> | <u>57.10 acres</u> | <u>70.10 acres</u> | <u>82.69 acres</u> |
| <u>Park Facilities</u> | <u>9.33 acres</u> | <u>3.0 acres of park facilities per 1,000 residents</u> | <u>22.84 acres</u> | <u>Deficient by 13.51 acres</u> | <u>28.55 acres</u> | <u>35.05 acres</u> | <u>41.35 acres</u> |

Notes: Based on population projections provided in the *Future Land Use Element* of 7,612 for 2010; 9,517 for 2015; 11,683 for 2020; and 13,782 for 2025.

Source: City of Groveland and B&H Consultants, Inc., May 2010.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

F.D. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

~~CHAPTER 10~~

~~RECREATION AND OPEN SPACE ELEMENT~~

~~RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section establishes the goals, objectives, and implementing policies by which the City of Groveland shall manage existing and future provisions of recreation and open space and associated facilities.~~

~~GOAL 10-1: Provide adequate recreation and open space. Provide adequate recreation and open space through the coordinated utilization of public and private sites to meet the needs of existing and future resident and seasonal populations. Ensure the maintenance and improvement of existing public parks, recreation facilities and open space areas to satisfy the health, safety, and welfare needs of the City’s residents and their guests, and enhance the total quality of life within the City, in an efficient and appropriate manner.~~

OBJECTIVE 10.1: *Assure the Provision of Adequate Recreation Space.* Assure the provision of adequate open space, parks and recreation facilities for ~~existing and future residents of the City~~ all residents and their guests to meet the Level of Service Standards during the short-range (2011-2015) and long-range (2025) planning periods.

Policy 10.1.1: Level of Service Standards. The City ~~of Groveland~~ hereby adopts the following minimum level of service for the provision of ~~recreation space and public open space~~ park land, through the year ~~2020~~ 2025.

Total ~~Recreation and Public Open Space~~ Park Land: 6.0 acres per 1,000 residents. ~~This includes both passive public open space and active recreation facilities.~~

~~Recreation~~ Park Facilities: 3.0 Acres Per 1,000 residents.

Policy 10.1.2: ~~The City shall determine the location and need for public park facilities in accordance with the following:~~ Size and Population Guidelines. The City hereby establishes the following size and population guidelines for recreational facilities and user oriented parks:

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Population Guidelines for User-Oriented Outdoor Recreation Activities

| <u>Activity</u> | <u>Resource Facility</u> | <u>Population Served</u> |
|--|---------------------------------|--------------------------|
| <u>Tennis</u> | <u>Tennis court</u> | <u>2,000</u> |
| <u>Baseball/softball</u> | <u>Baseball/softball field</u> | <u>3,000</u> |
| <u>Football/soccer</u> | <u>Football/soccer field</u> | <u>4,000</u> |
| <u>Basketball</u> | <u>Basketball court</u> | <u>5,000</u> |
| <u>Shuffleboard</u> | <u>Shuffleboard court**</u> | <u>1,000</u> |
| <u>Freshwater fishing non-boat</u> | <u>800 feet of Fishing pier</u> | <u>5,000</u> |
| <u>Freshwater fishing power boating, water skiing, and sailing</u> | <u>Boat ramp lane</u> | <u>1,500</u> |

* May be substituted for horseshoe pits, bocci court, or other lawn game.

Size and Population Guidelines for User Oriented Park Sites:

| | |
|---|--|
| <u>Vest Pocket /Tot Lot Park</u> | <u>0.5 acres per 1,000 population and a minimum park size of 0.25 acres</u> |
| <u>Community Park</u> | <u>2 acres per 1,000 population and a minimum park size of 20 acres or 5 acres for parks adjoining schools</u> |
| <u>Neighborhood Park</u> | <u>2 acres per 1,000 population and a minimum park size of 2 acres</u> |

Vest Pocket/Tot Lot Park - Equipped play areas, or "tot lots" as they are often called, are open areas with play apparatus for preschool and school age children. It is recommended that an equipped play area serve neighborhoods of between 500 and 2,500 people on a minimum of 1/4-acre. Recommended facilities include play apparatus, landscaping, benches and open space. Depending on local recreation needs, picnic tables may be included.

Community Park – A community park is designed to serve an area with a radius of up to 3 miles. A minimum of 20 acres for each community park is recommended, with acreage needs based on a standard of 2 acres per 1,000 population. Typical facilities at a community park may include ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, and concession stands. Additional recreation facilities may be included to meet a particular recreation demand in the community. Two

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

important elements of every community park are the use of landscaping and the provision of passive recreation activity areas.

Neighborhood Park – The neighborhood park is a "walk-to" park, generally located along streets where people can walk or bicycle without encountering heavy traffic. It serves the population of a neighborhood or neighborhoods in a radius of up to one-half mile. It is recommended that each neighborhood park have at least 2 acres for each 1,000 population. Its size usually ranges from 2 to 10 acres.

Typical facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas. Additional facilities may be added, depending on the recreation demands of the neighborhood.

- ~~•Community Park — A facility designed to serve the needs of more than one neighborhood. This facility type shall serve a minimum of 3,000 City residents and be located no greater than three (3) miles from those residents. The minimum size of any new community park shall be five (5) acres.~~
- ~~•Neighborhood Park — A facility that serves an entire neighborhood or area with a minimum of 1,000 City residents and is located not greater than three-quarters (3/4) of a mile from those residents. The minimum size of a neighborhood park shall be two (2) acres.~~
- ~~•Local Park — A small facility typically serving a single subdivision or limited population of 500 to 1,000 residents within a radius of a quarter (1/4) mile. A minimum size of a half (1/2) acre is recommended.~~

~~**Policy 10.1.3:** The City of Groveland shall use the following guidelines for the provision of recreation facilities.~~

| Facility | Guidelines per Population |
|--------------------------------------|--------------------------------------|
| Playground | 1 per 1,000 |
| Tennis Court | 1 per 1,000 |
| Baseball/Softball | 1 per 2,000 |
| Football/Soccer | 1 per 4,000 |
| Handball/Raquetball Court | 1 per 3,000 |
| Basketball Court | 1 per 2,000 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|---------------------------|-------------------------|
| Shuffleboard * | 1 per 1,000 |
| Boat Ramps | 1 per 6,500 |
| Swimming Pool | 1 per 15,000 |

~~* May be substituted for horseshoe pits, boccei court, or other lawn game.~~

Policy 10.1.4: Recreational Facilities and the Schedule of Capital Improvements. The City shall include any declared land acquisition for recreation facilities which exceeds \$10,000 in the *Five-Year Schedule of Capital Improvements*. Facilities costing less than this amount can be grouped together to qualify for inclusion in the *Schedule*.

Policy 10.1.5: Developers Requirement to Provide Open Space and Recreational Facilities. The City shall require developers to provide public open space and recreational facilities within their sites in accordance with the adopted levels of service.

OBJECTIVE 10.2: Maximizing use of Existing Recreation Space. Maximize the use of existing recreation space by promoting recreation activities.

Policy 10.2.1: Coordination with Lake County and Lake County School Board. The City shall coordinate with Lake County, Lake County School Board and other organizations to share recreation facilities.

Policy 10.2.2: Ensuring that Lighting is provided at Parks. To maximize the use of recreation sites, the City shall ensure that lighting is provided at activity-based parks.

Policy 1.2.3: Innovative Site Design. The City shall encourage the use of innovative site design and development techniques in order to maximize the provision of usable recreational facilities and open space areas at a minimum cost.

Policy 1.2.4: Maintenance of Existing Public Recreational Facilities. The City shall actively solicit grants from public and private agencies to improve and enhance existing public recreational facilities.

OBJECTIVE 10.3: ~~ACCESSIBILITY~~ Public Recreation and Open Space Accessibility. ~~The City shall assess~~ Ensure that all public recreation and open space facilities ~~for~~ are easy to accessibility by all City residents including the elderly, the physically impaired, and the economically disadvantaged.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 10.3.1: ~~All City recreation and open space facilities shall be made easily accessible to all City residents including the elderly, the physically impaired and the economically disadvantaged.~~ Access to Sites and Facilities for Transportation Disadvantaged and Economically Disadvantaged. The City shall ensure that all public recreation sites are accessible to transportation disadvantaged (handicapped and elderly) citizens through the provision of designated handicapped parking areas, as required by State law, and through design consideration to recreation facilities that enable participation. The City shall also ensure that all public recreation facilities are accessible to very-low, low and moderate income households.

Policy 10.3.2: Accessibility by Automobiles, Bicycles, and Pedestrians. All City owned recreational and open space facilities shall be accessible to automobiles, bicycles and pedestrians where appropriate.

Policy 10.3.3: Bicycle Storage Requirement. Bicycle storage areas shall be provided at all recreation sites. The type and quantity of such facilities shall be determined by the City Council.

~~**Policy 10.3.4:** The City shall provide recreation and open space programs for economically disadvantaged residents through civic organizations.~~

OBJECTIVE 10.4: ~~Potential~~ Access to City Lakes. ~~Analyze the potential to p~~Provide adequate public access points to Groveland's lakes.

Policy 10.4.1: Acquiring Land Adjacent to Lakes to Meet Level of Service Standards. ~~At the time new recreation sites are needed to~~To meet the adopted level of service standards, the City shall analyze (by December 2012) the potential to acquire land adjacent to its lakes to enable public access to lake front areas.

Policy 1.4.2: Coordinate Public and Private Efforts. The City shall coordinate public and private efforts to provide, improve, and enhance public access points to the lakes in Groveland to be used as recreational opportunities for the City's residents and guests.

OBJECTIVE 10.5: ~~NATURAL OPEN SPACE~~ Ensure Provision of Open Space. ~~The City shall e~~Ensure the provision of open space through land acquisition or dedication. ~~the use of existing resources in accordance with Conservation Element Policies.~~

Policy 10.5.1: Protecting Wetlands as Open Space Areas. The City shall continue to protect ecologically sensitive wetlands as open space

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

areas to be left in their natural state and considered as part of the City's passive recreation and open space system. Uses within these areas will be limited to ~~those set out at Conservation Element Policy 7.6.3.~~the following:

Passive Recreation:

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

Policy 10.5.2:

~~The City shall continue to protect the recreational value of its water resources and participate in programs to improve water quality.~~ Open Space Definitions. The City hereby adopts the following definition for open space.

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

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

OBJECTIVE 10.6: *Coordinate Public and Private Recreation Resources.* Coordinate recreation planning activities with local and state governments to avoid duplication of services.

Policy 10.6.1: *Coordination with Lake County School Board.* The City shall coordinate with the Lake County School Board to expand the use of school recreational facilities by the general public.

Policy 10.6.2: *Coordination with County, Regional, and State Plans and Programs.* The City shall coordinate the provision of park and recreation facilities with ~~e~~County, regional and ~~s~~State plans and programs.

Policy 10.6.3: *Coordination with Lake County and FDOT.* The City shall coordinate with Lake County and the Florida Department of Transportation on the construction of the rails to trails program through Groveland eastward to the Lake County line.

Policy 10.6.4: *Identifying Available Grant Funds.* The City shall continue to identify available grant funds for recreation and open space land acquisition and for the development of recreation facilities.

OBJECTIVE 1.7: *Promoting Green Development.* Promote the use of green materials for new recreational facilities in Groveland.

Policy 1.7: *New Recreational Facilities and Green Materials.* The City shall promote green materials to be incorporated in the design of new recreational facilities, when feasible.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

INTERGOVERNMENTAL COORDINATION ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

INTERGOVERNMENTAL COORDINATION ELEMENT
TABLE OF CONTENTS

A. INTRODUCTION 1
 1. PURPOSE.....1
 2. GROVELAND’S SETTING2
B. INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS..... 2
C. LAKE COUNTY SCHOOL BOARD4
D. INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS 4
E. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES 6

A. INTRODUCTION 1
 1. Purpose.....1
 2. Groveland’s Setting2
B. INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS..... 2
C. Lake County School Board..... 4
D. INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS 4
E. Goals, Objectives and Implementing Policies 6

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CHAPTER 7 INTERGOVERNMENTAL COORDINATION 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

It is the purpose of the Intergovernmental Coordination Element to identify and resolve incompatible goals, objectives, policies and development proposed in local government comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments and regional and state agencies. Intergovernmental coordination shall be utilized to the extent required to carry out the provisions of this Element.

The effective implementation of federal, state, regional, and local planning policies requires:

- 1) The identification of all agencies with which the local government must coordinate;
- 2) A thorough understanding of the roles of each agency and that of the local government; and
- 3) The creation of adequate intergovernmental coordination mechanisms to carry out policies.

This Element seeks to accomplish these objectives through a systematic identification and analysis; deficiencies are addressed and actions to improve coordination are proposed.

Through analysis and subsequent improvement of intergovernmental coordination, local governments will be able to identify and resolve incompatible goals, objectives, policies, and development proposed in its local comprehensive plan.

Ultimately, the refinement of such a process should allow local governments to coordinate comprehensive planning with other entities, ensuring compatible development and adequate public services across jurisdictional boundaries. The coordination process is a continuous one and should provide for effective monitoring evaluating systems as well.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

2. Groveland's Setting

The City of Groveland is located in Central Florida within the south central portion of Lake County. The City has significantly grown over the years. In 1990, the City had a population of 2,300. This number had increased to 2,360 by 2000. The Bureau of Economic and Business Research (BEBR) estimated that the City's population in 2008 was 7,206. This number is projected to increase to 7,612 residents by 2010, 11,683 residents by 2020, and 13,782 residents by 2025. Overall, the City is expected to gain 6,576 residents between 2008 and 2025.

The City has a voting mayor, four council positions, and appointed positions consisting of the City Manager, City Clerk, Police Chief, Fire Chief, Utility Superintendent, and Public Works Manager. The Council also acts as the Land Planning Agency.

The City of Clermont and City of Mascotte are directly adjacent to Groveland. The Town of Howey-in-the-Hills is about 2 miles north of the City and the City of Minneola is about a mile west of the City.

B. INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS

Groveland is a small city that has formal agreements with many governmental entities in order to coordinate future planning and provide daily services. One example is the agreement with Lake County for fire and rescue services. Another example is the interlocal agreement with the local governments in Lake County, including Lake County Public Schools, for school concurrency. These are just a sample of the intergovernmental coordination that exists [9J-5.015 (1), F.A.C.].

Inventory – Adjacent Governments, School Board, Agencies, Districts and Utilities that Provide Services to the City include:

East Central Florida Regional Planning Council;

Florida Department of Agriculture;

Florida Department of Community Affairs;

Florida Department of Environmental Protection;

Florida Department of Transportation;

Florida Fish and Wildlife Commission;

Lake County School Board – School Facilities Planning and Siting; 2006-current;

Lake County School Board (Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency); 2008-present.

Lake County Water Alliance; 2005-current;

Lake-Sumter Metropolitan Planning Organization; 2007-current;

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Interlocal Service Boundary Agreement – Lake County, City of Mascotte, Town of Howey-in-the-Hills, City of Minneola, City of Leesburg, and City of Clermont;

Lake County and the City of Groveland for Bible Camp Road Roadway Improvement Project;

Lake County and the City of Groveland relating to provision of contractor licensing and regulation services;

Lake County and the City of Groveland for first responder fire services;

Lake County, Sheriff GARH Borders, Municipalities, the Village Center Community Development District, Lake-Sumter EMS, and the Florida Highway Patrol for county-wide communications system;

Lake County and the City of Groveland relating to the collection of Lake County’s impact fees;

Lake County and the City of Groveland regarding the maintenance of Sampey Road;

Lake County, Groveland Shoppes, LLC., Groveland Associates, LLC, and the City of Groveland regarding State Road 50 and County Road 565A;

Lake County and the City of Groveland for the provision of water and wastewater transmission;

Lake County and the City of Groveland pertaining to compensation for advanced life support;

Lake-Sumter Emergency Medical Services, Inc. and the City of Groveland pertaining to advanced life support services;

Lake-Sumter Emergency Medical Services, Inc. and the City of Groveland’s Fire Department pertaining to dispatch services;

Lake-Sumter Metropolitan Planning Organization, the Lake County Board of County Commissioners, the Sumter County Board of County Commissioners, and the municipalities of Astatula, Clermont, Eustis, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Leesburg, Mascotte, Minneola, Montverde, Mount Dora, Tavares, Umatilla, and Wildwood for creation, funding, and implementation of a Master Transportation Concurrency Management System Program; and

St. Johns River Water Management District.

Coordination with the Board of County Commissioners is by the Mayor with assistance as needed by the other members of the Council, the City Attorney, City Manager, and the City Clerk. Coordination is by telephone, email, personal visits, letters or FAX. The Police Chief coordinates with the sheriff. Telephone, email, personal visits, letters and FAX are used. Where applicable, joint planning and service agreements are used in the City [9J-5.015(1)(b), F.A.C.].

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

C. LAKE COUNTY SCHOOL BOARD

An interlocal agreement with the Lake County School Board was initially adopted in 2006 and amended in 2008. The City will keep the Lake County School Board advised as to new developments and development patterns along with associated data and population projections to aid in the planning of school expansions and new schools. Similarly, the Lake County School Board will keep the City informed of their plans and needs for new facilities and sites. The City currently sends all proposed residential development projects to the Lake County Schools Planning Department to assist in their planning efforts.

Specific problems and needs identified in all *Elements* of this *Plan* would benefit at least indirectly from improved or additional intergovernmental coordination. Such agreements with the Lake County School Board would allow for more efficient provision of facilities and services including roads, water, sewer, parks, recreation, schools, and public safety.

D. INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS

All existing coordination mechanisms described in Section B of this *Element* are effective and no problems exist. [9J-5.015(2)(a), F.A.C.]

The City is continuing ongoing efforts to establish a Joint Planning Agreement or Interlocal Service Boundary Agreement with the County. [9J-5.015(2)(b), F.A.C.]

The City shall evaluate and compare any future annexations or developments with the East Central Florida Regional Planning Council's (ECFRPC) *Comprehensive Policy Plan* to ensure consistency. Groveland will work with the ECFRPC on any regional planning matters. [9J-5.015(2)(c), F.A.C.]

The City shall continue to cooperate with rules, principles for guiding development and development regulations of the Florida Department of Environmental Protection, the St. Johns River Water Management District, the East Central Florida Regional Planning Council, and other applicable Federal, State or Local agencies associated with conserving or protecting the Green Swamp Area of Critical State Concern (ACSC). The City will also enforce the guidelines and standards established in this *Comprehensive Plan* and the City's Land Development Regulations to further the protection and conservation of the environmentally sensitive lands and natural resources in the Green Swamp ACSC [9J-5.015(2)(d), F.A.C.].

With reference to S 163.3177(6) (h) 1 F.S., Section B above covered this *Element*.

An Interlocal Agreement for Public School Facility Planning between the City, the Lake County School Board, and all other local governments in Lake County was adopted as required by the State's school concurrency regulations. This agreement will ensure the short and long range planning for future schools in the County to accommodate new students as a result of new residential growth. The agreement also calls for joint use of facilities and co-location of schools

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

and parks as well as coordination of the necessary infrastructure (roads, water, and wastewater) to support new schools. Through this process, schools will be properly located to reduce urban sprawl and respect existing neighborhoods.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

F.E. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

~~CHAPTER 11~~

~~INTERGOVERNMENTAL COORDINATION ELEMENT~~

~~Goals, Objectives and Policies~~

~~(Amended December 17, 2007: Ordinance 2007-03-12)~~

~~(Amended xxxx xx, 2008: Ordinance 2008-06-20)~~

GOAL ~~11-1:~~ ~~To implement and promote an efficient, effective program of public and private cooperation in order to deliver governmental services to residents and visitors in a manner which achieves the maximum quality of life.~~ Coordinate with Federal, State, and local government and quasi-government entities whose respective empowered activities, duties, and responsibilities influence, effect, or control governmental affairs and land development decisions held by the City to establish effective growth management, development activities, and natural resource conservation.

OBJECTIVE ~~11.1:~~ Ensuring Consistency of Comprehensive Plan. Ensure that ~~The~~ Groveland's Comprehensive Plan shall strives to be consistent with the State Comprehensive Plan, East Central Florida Strategic Regional Policy Plan, Lake County Comprehensive Plan, and the comprehensive plans of adjacent jurisdictions.

Policy ~~11.1.1:~~ Coordinating Comprehensive Planning Efforts. The City ~~of Groveland~~ shall continue to work closely with Lake County, Lake County School Board, other municipalities, and affected regional, ~~s~~State and national government agencies to coordinate the comprehensive planning effort of the City with those agencies affected; through the provision of information and participation on committees and working parties.

Policy ~~11.1.2:~~ Resolving Conflicts and Mediation Process. The City shall make every attempt to resolve conflicts with the parties affected by its planning activities. Should these efforts fail, the City shall utilize the East Central Florida Regional Planning Council in the mediation process.

Policy ~~11.1.3:~~ Coordinating LOS Standards and Exchanging Information. The City ~~of Groveland~~ shall participate in meetings of existing and future planning groups and agencies to exchange information and

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

coordinate adopted level of service standards with agencies within and around the City.

Policy ~~1~~1.1.4: *ECFRPC Strategic Regional Policy Plan.* The City shall participate in the East Central Florida Regional Planning Council's Strategic Regional Policy Plan (SRPP) review and update process as mandated by State Statute. To ensure consistency with the City's Comprehensive Plan, the City hereby adopts by reference the Goals, Objectives, and Policies of the East Central Florida Regional Planning Council's 2060 SRPP, which the Planning Council will look to rename to 'Central Florida 2050: Regional Policies for a Sustainable Future'.

Policy 1.1.5: *Affordable Housing Issues.* The City shall coordinate with the U.S. Department of Housing and Urban Development and the Florida Department of Community Affairs independently and in conjunction with the Lake County Department of Planning and Development to obtain financial assistance for affordable housing programs serving very low, low, and moderate income households within Lake County, including supporting infrastructure.

Policy 1.1.6: *Coordination with State and Federal Agencies on Public Facilities.* Issues concerning coordination with State and Federal agencies that involve drainage, solid waste, hazardous waste, potable water, sanitary sewer, and natural groundwater aquifer recharge. The City shall coordinate plans and improvements proposed and scheduled within the *Comprehensive Plan* with those planned by the respective State and Federal agencies having authority to implement such improvements. Coordination shall also include the availability of State and Federal funds to support implementation of proposed infrastructure needs. All proposed public facilities shall be consistent with the guidelines and standards established in the *Public Facilities* and *Capital Improvements Elements* of this *Comprehensive Plan*.

Policy 1.1.7: *Recreational Coordination.* The City shall coordinate recreation plans proposed within the *Comprehensive Plan* with proposed programs and plans established by the Florida Department of Natural Resources and the Florida Forever program as well as Lake County.

Policy 1.1.8: *Emergency Management.* The City shall coordinate growth and development proposed within the *Comprehensive Plan* with the proposed emergency preparedness plans and programs of the

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Florida Department of Emergency Management and the Lake County Department of Emergency Management.

Policy 1.1.9: *Green Swamp Area of Critical State Concern.* The City shall coordinate with other local, regional, and State agencies to ensure that the policies as established in this *Comprehensive Plan* are consistent with other management plans applicable to the Green Swamp Area of Critical State Concern.

OBJECTIVE 11.2: *Provision of Urban Services, Sound Urban Development, and Accommodating Growth.* ~~The City of Groveland shall implement an interlocal agreement strategy to ensure the efficient provision of urban services, and ensure sound urban development, and accommodation of growth. This strategy shall include negotiating interlocal agreements with Lake County and other local governments for joint planning areas and, where appropriate, the provision of public services.~~

Policy 11.2.1: *Water Quality/Quantity, Stormwater Drainage, and Flood Control.* The City shall coordinate with St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), FEMA, and other appropriate State and Federal Agencies that have jurisdictional authority to ensure that water quality and quantity, stormwater drainage, and flood control measures are consistent with impacts of development and natural resources.

Policy 11.2.2: *Managing Natural Resources and Conservation Activities.* The City ~~of Groveland~~ shall coordinate with neighboring cities, Lake County, the ~~Department of Environmental Protection (FDEP), the St. Johns River Water Management District (SJRWMD),~~ the Florida Fish and Wildlife Conservation Commission, and other appropriate agencies as deemed necessary, to manage natural resources and conservation activities.

Policy 11.2.3: *Establishing a JPA or ISBA with the County.* The City will continue to coordinate ~~negotiate~~ with Lake County to establish, ~~by 2007,~~ a Joint Planning Area or Interlocal Service Boundary Agreement for the purpose of growth management, future annexations, ~~compatible~~compatibility of County and City land uses, and the provision of public services.

Policy 11.2.4: *Maintaining Interlocal and Franchise Agreements.* The ~~e~~City shall maintain interlocal or franchise agreements with Lake County and any service providers within the City.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 11.2.5: *Unwanted Land Uses.* The City will coordinate with Lake County, the municipalities of Lake County, and any necessary Regional, State, or Federal agency regarding the location of locally unwanted land uses such as landfills.

Policy 1.2.6: *Coordination with Local Governments Bordering the Utility Service Area.* By December 2012, the City shall coordinate with all municipalities that border the City's Utility Service Area (Town of Howey-in-the-Hills, City of Mascotte, City of Leesburg, City of Minneola, and City of Clermont) to establish an interlocal agreement in regards to addressing, at minimum, the following growth management issues:

- Annexation issues;
- Jurisdictional responsibility of public facilities;
- Concurrency requirements;
- Compatible and consistent land uses;
- Impacts to environmentally sensitive lands and the preservation of natural resources;
- Affordable housing issues and housing needs for special groups;
- Access to recreational facilities; and
- Emergency management related issues.

All proposed public facilities shall be consistent with the guidelines and standards established in the *Public Facilities and Capital Improvements Elements* of this *Comprehensive Plan*.

OBJECTIVE 11.3: *Transportation Coordination.* ~~The City shall e~~Coordinate with Lake County, the Florida Department of Transportation (FDOT), and ~~with~~ the Lake-Sumter Metropolitan Planning Organization (MPO) to ~~integrate the activities of the~~address transportation related issues ~~agencies~~ and to support the development and implementation of a regional transportation plan ~~through~~ during the planning period.

Policy 11.3.1: *Consistency of the Transportation Element.* The City shall work with the Lake-Sumter ~~MPO Metropolitan Planning Organization~~ to ensure consistency of the *Transportation Element* with the MPO's Long Range Transportation Plan.

Policy 11.3.2: *Multi-modal Transportation System.* The City shall continue to participate actively at the technical and policy levels of the Lake-Sumter ~~MPO Metropolitan Planning Organization~~ to ensure its role

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

in planning for a balanced and efficient multi-modal transportation system.

Policy ~~1~~1.3.3: *Regional Bicycle, Pedestrian, and Transit Facilities.* The City shall work with the Lake-Sumter MPO ~~Metropolitan Planning Organization~~ and adjacent jurisdictions to coordinate regional connection of bicycle, transit, and pedestrian facilities.

Policy ~~1~~1.3.4: *Traffic Congestion, Environmental Protection, and Energy Conservation.* The City shall encourage the Lake-Sumter MPO ~~Metropolitan Planning Organization~~ to undertake efforts to addressing traffic congestion, environmental protection, and energy conservation.

Policy ~~1~~1.3.5: *Alternatives to the Florida Intrastate Highway System.* The City shall work with the Lake-Sumter MPO ~~Metropolitan Planning Organization~~, the Florida Department of Transportation, and Lake County to develop strategies which facilitate local traffic using alternatives to the Florida Intrastate Highway System.

Policy 1.3.6: *Realigning of State Road 50.* The City shall continue to work with the Lake-Sumter MPO, FDOT, and Lake County to ensure that the realigning of State Road 50 through the Downtown area is prioritized at a regional level. This realignment will serve as a tool to redirect heavy truck traffic away from the Downtown area and create a more pedestrian and bicycle friendly downtown.

Policy 1.3.7: *Extension of the South Lake Trail.* The City will continue to work with FDOT, the Lake-Sumter MPO, and Lake County to extend the South Lake Trail from Clermont to Groveland and beyond.

OBJECTIVE ~~1~~1.4: *Seeking Financial Assistance.* ~~The City will e~~Continue to seek financial assistance from all relevant funding agencies.

Policy ~~1~~1.4.1: *Community Development Block Grant Program.* The City will continue to seek appropriate grants through the Community Development Block Grant Program.

Policy ~~1~~1.4.2: *Funding Assistance from State Agencies.* The City will continue to seek appropriate funding assistance from ~~s~~State agencies and departments. These include, but are not limited to:

(A) The Lake-Sumter MPO to improve transportation infrastructure and facilities~~;~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- (B) The Florida Department of Community Affairs for infrastructure improvements and other forms of assistance;
and
- (C) The FDEP, SJRWMD, US Department of Agriculture/Rural Development Agency, and Lake County Water Authority for assistance with infrastructure improvements.

OBJECTIVE 11.5: Land Use Planning and School Siting Issues. ~~The City shall e~~Coordinate with affected governmental agencies and jurisdictions, including the Lake County School Board, to aid in meeting the goals, objective and policies of the ~~City's local governments' and their~~ respective comprehensive plans regarding land use planning and school siting issues.

Policy 11.5.1: Multi-jurisdictional Public School Issues. The City shall cooperate with the Lake County School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.

Policy 11.5.2: Preserving Potential School Facility Locations. The City shall work with the Lake County School Board to develop standards and preserve potential school facility locations through reservations and dedications consistent with a comprehensive county-wide approach to such requirements. Schools shall be located at prominent sites that reinforce neighborhood identity and promote community interaction.

Policy 11.5.3: Identifying New School Sites. The City shall work with the Lake County School Board ~~and charter school sponsors~~ to identify new elementary, middle, and high school sites in locations that provide logical focal points for community activities.

Policy 11.5.4: Locating Schools in Conjunction with Public Facilities. The City shall encourage and support efforts to locate schools in conjunction with other public facilities, such as parks, recreation facilities, libraries, and community centers.

Policy 11.5.5: Locating Schools in Planned Neighborhoods. The City shall support and encourage the location of new schools within planned neighborhoods, which are within reasonable walking distance of the dwelling units served by the school.

Policy 11.5.6: Proposed New School Sites. The City shall coordinate with the Lake County School Board to ensure that proposed new school

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

sites are based on the best available growth and development patterns and related design considerations.

Policy 11.5.7: *Funding and Designing Community-based Facilities and Services.* The City shall encourage the business community and other private organizations to coordinate with the City, Lake County, and the Lake County School Board to jointly fund and design community-based services and facilities in conjunction with existing and proposed school sites.

Policy 11.5.8: *Joint Use of School Board and City Facilities.* The City shall support and encourage the use of interlocal agreements for the joint use of the Lake County School Board's and the City's facilities.

OBJECTIVE 11.6: Water Supply Facilities Work Plan. ~~The City shall coordinate with the plans of all applicable local, State, and Federal government agencies regarding the Water Supply Facilities Work Plan. The City shall update its Water Supply Facilities Work Plan within 18 months of any update to the District Water Supply Plan which affects the City.~~

Policy 1.6.1: *Update of the City's Water Supply Facilities Work Plan.* Groveland shall coordinate with the St. Johns River Water Management District during updates to their Regional Water Supply Plan, to identify potentially feasible alternative water supply projects in the City. Within 18 months of the adoption of the St. Johns River Water Management District's Water Supply Plan, the City shall complete updates of the appropriate elements and adopt related plan amendments in order to address all of the 10-year water facilities supply work plan components of Chapter 163, F.S. The City shall also update its Water Supply Facilities Work Plan every five years, within 18 months of the adoption of the St. Johns Water Management District Regional Water Supply Plan.

Policy 11.6.12: ~~The City will review and coordinate with the most recently published District Water Supply Plan (2005) and St. John's River Water Management District staff in projecting the future supply and demand of potable water and alternative sources and preparing amendments to the Water Supply Facilities Work Plan within 18 months of any updates to the District Water Supply Plan.~~ *Assessing SJRWMD's Water Supply Facilities Work Plan.* The City of Groveland's Water Supply Facilities Work Plan (Work Plan), shall assess existing and projected water sources and needs for at least a 10-year planning period and consider the Regional Water Supply Plan of the St. Johns River Water Management

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

District. The Work Plan shall identify traditional and alternative water supply sources that the City may use to meet existing and projected water demands. The alternative water supply projects in the Work Plan will be selected from the applicable District's Regional Water Supply Plans or otherwise proposed by the City. Amendments to SJRWMD's Consumptive Use Permits will be undertaken on an as-needed basis.

Policy ~~11.6.23~~: Exchanging Water Supply Information Services. The City will exchange water supply information services with the St. John's River Water Management District, East Central Florida Regional Planning Council, and local governments through water supply planning work groups and ~~through~~ meetings on an as-needed basis.

Policy ~~11.6.34~~: Consistency and Compatibility with SJRWMD's Plans. To ensure consistency and compatibility of the City's Water Supply Plan with plans of the St. Johns River Water management District, ~~the~~ the City will participate in the implementation of the East Central Florida Water Supply Planning Initiative, updates of the St. John's River Water Management District's ~~w~~Water ~~s~~Supply ~~a~~Assessments, and updates of the District Water Supply Plan. ~~(2005), to enable the City to continue to have an effective water supply plan.~~

Policy ~~11.6.45~~: Lake County Water Alliance. The City will maintain its membership with the Lake County Water Alliance, which is a water planning alliance formed by the fourteen cities of Lake County and Lake County itself. The mission of the Water Planning Alliance is "...to plan for efficient provision and utilization of water resources, new water supplies and alternative water supplies, to facilitate collaboration and resolve conflicts among members and other stakeholders, and to present and advance the concerns of Lake County and its municipalities concerning water supply issues, in proceedings before SJRWMD and other regulatory agencies." The Alliance is currently developing a Water Supply Plan.

OBJECTIVE ~~11.7~~: School Board Cooperation and Coordination. Full cooperation and coordination with the Lake County School Board, as needed, to coordinate planning activities and maximize the use of available public facilities. [9J-5.015(3)(b)6, F.A.C.]

Policy ~~11.7.1~~: Existing Agreements with School Board. The City will pursue formalization of existing agreements with the Lake County School Board for the use of school facilities for recreation services and activities. Agreements should establish a level of service ratio to

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

determine the maximum allowable use of the facilities for public access to optimize the use of the facilities and to help the City determine its long-term recreation needs.

Policy 1.7.2: *Annual Review of School Board Interlocal Agreement.* The City shall review annually the interlocal agreement with the School District of Lake County to ensure inclusion of:

- Coordination of the *Public School Facilities Element*;
- Review of population projection figures;
- Collaboration on public school facilities siting;
- Infrastructure and safety needs of schools;
- Adoption of level of service standards;
- Creation of a public school capital facilities program;
- Definition of the geographic application of school concurrency; and
- The use of schools by the public, including use as emergency shelters and for outlining public school concurrency requirements for future development. [9J-5.015(3)(c)12.,F.A.C. and 9J-5.015(3)(c)14, F.A.C.]

Policy 1.7.3: *Deficient Levels of Service.* The City shall coordinate with the School District of Lake County to identify deficient levels of services for public school facilities and to mitigate for those deficiencies through the development process when applicable. [9J-5.015(3)(c)12, F.A.C. and 9J-5.015(3)(c)14, F.A.C.]

Policy 1.7.4: *Participation in Joint Meetings.* The City shall participate in regularly scheduled joint meetings with all participants identified in the *Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency*. [9J-5.015(3)(c)12, F.A.C. and 9J-5.015(3)(c)14, F.A.C.]

OBJECTIVE ~~1~~1.8: *Interlocal Agreement with the School Board.* ~~The City shall~~ To abide by and enforce the interlocal agreement between the City and the Lake County School Board to require cooperation in terms of population projection and school siting. [9J-5.015(3)(b)6, F.A.C.]

Policy ~~1~~1.8.1: *Facilities Plans and Population Projections.* The Lake County School Board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 11.8.2: *Plans to Site Schools.* The Lake County School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.

Policy 11.8.3: *Land Use Plan Amendments.* The City shall supply the Lake County School Board all application for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, enrollment projections, or school facilities.

Policy 11.8.4: *Notification of Amendments to Comprehensive Plan and Development Activities.* The City shall file a written request to receive notification of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land adjacent to City boundaries as well as such activities occurring one mile from the City's limits, within a reasonable timeframe for the City to respond to any concerns. The City shall reciprocate such information to Lake County.

Policy 11.8.5: *School Board Member and Local Planning Agency.* The City shall allow a member of the Lake County School Board to sit on the local planning agency and comment on proposals that have the potential to increase density.

Policy 11.8.6: *Lake County Educational Concurrency Review Committee.* The City shall ~~T~~take part in the Lake County Educational Concurrency Review Committee established by the County, ~~s~~School Board, and municipalities that shall meet at least annually but more often if needed, as outlined in the Interlocal Agreement between Lake County, Lake County School Board, and Municipalities for School Facilities Planning and Siting, and will hear reports and discuss issues concerning school concurrency.

Policy 11.8.7: *Joint Staff School Concurrency Review Group.* The City shall ~~T~~take part in the Joint Staff School Concurrency Review Group, comprised of Staff of the County, Cities, and School Board, that shall meet at least quarterly, as outlined in the Interlocal Agreement between Lake County, Lake County School Board, and Municipalities for School Facilities Planning and Siting, to discuss issues concerning school concurrency. These issues shall include, but not be limited to, land use, and school facilities planning, including ~~such~~ issues such as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

improvements needed to support schools and ensuring safe student access. The School Board staff shall be responsible for making meeting arrangements.

OBJECTIVE 1.9: Sufficient School Capacity. The City shall, throughout the planning period, coordinate with Lake County Public Schools (LCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools. [9J-5.015(3)(b)3, F.A.C.]

Policy 1.9.1: Projecting Student Population. The City shall provide projected development data to LCPS on a regular basis to assist in development of a long-range planning model to project student enrollment.

Policy 1.9.2: Reviewing LCPS Model Projections. As a member of the LCPS Educational Concurrency Review Committee, the City shall review LCPS model projections for consistency with the City's projections and, if necessary, shall recommend additions or modifications to the model results.

Policy 1.9.3: Compliance with School Concurrency Agreement. The City shall comply with the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency adopted in 2008.

Paragraph 9J5.015 (3)(b) 4, F.A.C. is not applicable in that the City is not in a coastal area.

Paragraph 9J5.015 (3)(c) 6, 8 and 9, F.A.C. are not applicable in that the City is not in a coastal area.

The requirements of Chapter 163.3177(6)(h)1.b., (6)(h)1.c., and (6)(h)1.d., F.S. are not applicable in that there are no airport facilities in the City.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CAPITAL IMPROVEMENTS ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CAPITAL IMPROVEMENTS ELEMENT
TABLE OF CONTENTS

| | | |
|----|--|----|
| A. | INTRODUCTION | 5 |
| 1. | BACKGROUND AND HISTORY | 5 |
| 2. | PROCESS FOR ANNUAL ADOPTION AND REVIEW | 8 |
| 3. | GENERAL COMPONENTS OF THE SCHEDULE | 9 |
| a. | Time Period..... | 9 |
| b. | Project Description and General Location | 9 |
| c. | Consistency with Other Elements | 9 |
| d. | Projects and Costs | 10 |
| e. | Revenue Sources | 10 |
| f. | “Committed” versus “Planned” Funding Sources | 11 |
| g. | Grants as a Funding Source | 11 |
| 4. | PROJECTS TO BE INCLUDED IN THE SCHEDULE..... | 12 |
| a. | Projects to Achieve and Maintain LOS standards | 12 |
| b. | Projects to Reduce Existing Deficiencies | 12 |
| c. | Replacement Projects..... | 13 |
| d. | Projects to Meet Future Demand | 13 |
| 5. | FINANCIAL FEASIBILITY | 17 |
| a. | Supporting Data and Analysis | 17 |
| b. | Demonstration of Financial Feasibility..... | 17 |
| B. | DATA AND ANALYSIS | 18 |
| 1. | POTABLE WATER | 18 |
| a. | Existing Facility Capacity..... | 18 |
| b. | Consumptive Use Permit (CUP)..... | 19 |
| c. | Level of Service Analysis | 20 |
| 2. | WASTEWATER..... | 21 |
| a. | Existing Facility Capacity..... | 21 |
| b. | Level of Service Analysis | 21 |
| 3. | PUBLIC RECREATION AND OPEN SPACE | 22 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | | |
|----|--|----|
| a. | Existing Parks and Recreational Facilities..... | 23 |
| b. | Level of Service Analysis | 24 |
| 4. | TRANSPORTATION..... | 26 |
| a. | Level of Service Analysis | 28 |
| 5. | STORMWATER..... | 30 |
| a. | Level of Service Analysis | 30 |
| 6. | SOLID WASTE | 32 |
| a. | Level of Service Analysis | 32 |
| 7. | PUBLIC SCHOOL FACILITIES | 33 |
| a. | Enrollment Projections and Projected New Student Capacity..... | 34 |
| b. | Ten Year Planned Facilities | 34 |
| c. | Level of Service | 35 |
| C. | CAPITAL IMPROVEMENTS SCHEDULE | 36 |
| D. | GOALS, OBJECTIVES AND IMPLEMENTING POLICIES | 46 |

APPENDICES

| | |
|-------------|--|
| APPENDIX A: | LAKE COUNTY 2009-2013 TRANSPORTATION CONSTRUCTION PROGRAM. |
| APPENDIX B: | LAKE COUNTY SCHOOL DISTRICTS 5-YEAR DISTRICT FACILITIES WORK PROGRAM |
| APPENDIX C: | <u>CITY OF GROVELAND 5-YEAR CAPITAL IMPROVEMENTS PLAN SUMMARY</u> |

LIST OF TABLES

| | | |
|----------|---|----|
| TABLE 1: | CAPACITY OF WATER TREATMENT PLANTS | 19 |
| TABLE 3: | LEVEL OF SERVICE FOR WATER | 20 |
| TABLE 4: | LEVEL OF SERVICE ANALYSIS FOR WASTEWATER FACILITIES | 22 |
| TABLE 4: | PARK LAND..... | 23 |
| TABLE 5: | LEVEL OF SERVICE ANALYSIS FOR PARK FACILITIES..... | 25 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|--|-----------|
| <u>TABLE 6: LEVEL OF SERVICE ANALYSIS FOR PARK LAND.....</u> | <u>26</u> |
| <u>TABLE 7: LAKE COUNTY TRANSPORTATION CONCURRENCY MANAGEMENT SYSTEM TRAFFIC COUNTY, 2009.....</u> | <u>29</u> |
| <u>TABLE 8: SOLID WASTE COLLECTION DATA.....</u> | <u>33</u> |
| <u>TABLE 9: TEN YEAR FACILITIES PLAN: ENROLLMENT FORECAST THRU 2017.....</u> | <u>34</u> |
| <u>TABLE 10: RECOMMENDED ADDITIONAL CAPACITY THROUGH 2017.....</u> | <u>35</u> |
| <u>TABLE 11: CITY OF GROVELAND'S 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS SCHEDULE.....</u> | <u>66</u> |

CHAPTER 8 CAPITAL IMPROVEMENTS ELEMENT

ANNUAL UPDATE OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN

A. ~~SECTION 1.0:~~ INTRODUCTION

1. ~~1.1~~ BACKGROUND AND HISTORY

The preparation of the annual update to the *Capital Improvements Element (CIE)* was conducted consistent with and following the guidelines prepared by the Florida Department of Community Affairs (DCA) in A Guide to the Annual Update of the *Capital Improvements Element*. Staff followed the guide to ensure compliance and consistency with the requirements of the Florida Statutes and the Florida Administrative Code.

There is often confusion about the difference between the *CIE* and the *Capital Improvements Program (CIP)*. In brief, the *CIE* is a required element of the *Comprehensive Plan* and is concerned with the capital improvement projects necessary to meet or maintain the adopted Level of Service (LOS) standards established in the *Comprehensive Plan* or to implement the Goals, Objectives, and Policies of the *Comprehensive Plan*. The *CIP* provides a schedule of all capital projects to be undertaken by the City, including the purchase of equipment and the construction of new governmental facilities and buildings.

The update of the *CIE* includes two parts: the Data and Analysis section and the *Schedule of Capital Improvements*. The Data and Analysis section includes an explanation of Level of Service (LOS) standards, the public facilities to be included in the report, an analysis of the existing and projected LOS for the planning period covered by the Schedule, a projection of future revenues and expenditures, and most importantly an analysis of the Schedule's financial feasibility.

The second section of the update is the *Capital Improvements Project Schedule (the Schedule)*. This is a table with information on every capital project necessary to meet or maintain the adopted LOS standards. Information such as a brief project description, the funding source, and the fiscal year for funding different phases of the project are also included in the Schedule. The Schedule establishes a link between the proposed improvements and the LOS standards established for the public infrastructure.

Chapter 163.3180, F.S., requires that all local governments shall maintain concurrency and establish LOS standards for the following public facilities:

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

1. Potable Water,
2. Wastewater,
3. Public Recreation and Open Space,
4. Transportation,
5. Drainage or stormwater,
6. Solid Waste, and
7. Public Schools (beginning in Dec. 1, 2008).

In 2005, the Florida Legislature enacted Senate Bill 360 (SB360). The legislation amended Chapter 163, F.S. to strengthen the relationship between the *CIE* and the statutory requirements to maintain LOS standards for public infrastructure. SB 360 requires the annual adoption of a financially feasible *CIE* schedule beginning on December 1, 2007. House Bill 7203, which was passed in May of 2007, delayed the submittal deadline for a financially feasible *CIE* to December 1, 2008. SB 360 also provided penalties for the failure to adopt an annual update to the *CIE*. These penalties are discussed in more detail in the next section.

The other requirements of Senate Bill 360 are as follows:

As of July 1, 2005,

1.• The annual *CIE* update requires only a single public adoption hearing and compliance review by the Department of Community Affairs (DCA). [Chapter 163.3177(3)(b)2., F.S.]

2.• The definition of financial feasibility was amended to mean that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years or will be available from committed or planned funding sources for years 4 and 5, of a *5-year Capital Improvement Schedule* for financing capital improvements. These funding sources include, but are not limited to, ~~such as~~ ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the *5-year Schedule of Capital Improvements*.

Subsequent legislation amended the Chapter to state that for the purposes of transportation and school facilities, a *Comprehensive Plan* is deemed to be financially feasible if it can be demonstrated that the LOS standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by Chapter 163.3180, F.S. [Chapter 163.3164(32), F.S.]

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

The schedule must include the Metropolitan Planning Organization's (MPO) Transportation Improvements Program (TIP) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. [Chapter 163.3177(3)(a)6., F.S.]

A summary of de minimis records must be submitted with the annual CIE update. [Chapter 163.3180(6), F.S.]

A plan amendment is required to change the scheduled date of construction of a project. [Chapter 163.3177(3)(b)1., F.S.]

If a planned revenue source is used, the plan must include existing revenue sources that will be used if the referendum or other action does not secure the planned source. [Chapter 163.3177(3)(a)5., F.S.]

As of December 1, 2006,

The schedule must reflect proportionate fair-share projects for transportation. [Chapter 163.3180(16)(b)1., F.S.]

As of December 1, 2007,

The *CIP Schedule* must incorporate water supply projects 18 months after the Water Management District (WMD) updates the *Regional Water Service Plan (RWSP)*. [Chapter 163.3177(6)(c), F.S.]

As of December 1, 2008,

The *CIE* must include school projects consistent with the school district's work plan, a public school facilities LOS Standard, identify the concurrency service areas, and must identify the proportionate fair-share projects for schools. [Chapter 163.3180(13)(d)1., F.S.]

As of December 1, 2009

The annual update to the *CIE* need not comply with the financial feasibility requirement until December 1, 2011. Thereafter, a local government may not amend its future land use map, except for plan amendments to meet new requirements under this part and emergency amendments pursuant to s. 163.3187(1)(a), after December 1, 2011, and every year thereafter, unless and until the local government has adopted the annual update and it has been transmitted to the state land planning agency. [Chapter 163.3177(3)(b)1., F.S.]

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

2. ~~1.2~~ — PROCESS FOR ANNUAL ADOPTION AND REVIEW

The purpose of the annual update is to maintain a financially feasible *5-year Schedule of Capital Improvements*. The *CIE* is a statement of budgetary policy and a planning document for capital expenditures and improvements for public use.

Section 163.3177 (3)(b), F.S. mandates that the *CIE* must be updated “on an annual basis”. The adopted updated amendment must be received by the DCA by December 1 of each year. Chapter 163.3187(1)(f), F.S. exempts the annual update amendment from the twice-per year limitation on *Comprehensive Plan* amendments.

The statute allows a local government to amend the *CIE* up to three times per year: one as the annual update; and two times as part of the regular twice-per-year large scale amendment package. In addition, the *Schedule* and *CIE* may also be amended as part of an amendment that is adopted as an exception to the two times per year limitation; such as a DRI –related amendment.

Unlike other large-scale amendments, the *CIE* annual update may be adopted with only one public hearing. The local government sends the adopted *CIE* to DCA and DCA then publishes a Notice of Intent after conducting a compliance review. A local government has the option of submitting the *CIE* update as a proposed amendment (following the process for a large-scale amendment); however, the deadline for submitting an adopted *CIE* is still December 1.

Effective December 1, ~~2008~~2011, the failure to adopt an updated *CIE* will result in possible sanctions. One penalty is the prohibition on the local government from adopting *Future Land Use Map* amendments, except for amendments to meet new statutory requirements or emergency amendments. The second penalty is, the DCA’s obligation to notify the Administration Commission (the Governor’s Cabinet) of a local government’s noncompliance which could result in the imposition of sanctions on the local government.

The Administration Commission is authorized to impose sanctions which may include:

- withholding infrastructure funds,
- ineligibility for revenue-sharing funds such as gas tax, cigarette tax, or half cent sales tax, and/or
- ineligibility for grant programs such as the Florida Small Cities Community Development Block Grants (CDBG); and the Florida Recreation Development Assistance Program (FRDAP). [Chapter 163.3184(11), and 163.3177(3)(c), F.S.]

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

3. ~~1.3~~ — GENERAL COMPONENTS OF THE SCHEDULE

Rule 9J-5.016(4)(a), F.A.C., specifies the general components of the *Schedule*. In general, the Schedule must include those capital improvement projects for which the local government has fiscal responsibility. The *Schedule* must also include projects such as school facilities, certain transportation facilities funded by other agencies (FDOT, or County), and privately funded projects necessary to ensure that adopted LOS standards are achieved or maintained.

a. ~~1.3.1~~ — Time Period

The *Schedule* must be sub-divided into five one-year (fiscal year) periods. If the government has adopted a long-term (10 or 15-year period) *Transportation Concurrency Management System*, then the *Schedule* must address transportation facilities within the long-term concurrency management area for either a 10 or 15-year period. Local governments that have adopted an urban service boundary, must adopt a *10-year Facilities Plan* for the area within the *CIE*.

b. ~~1.3.2~~ — Project Description and General Location

The *Schedule* should include a brief general description of ~~the~~ each project. The description must contain enough detail to demonstrate that the project is consistent with the facility needs identified in the other elements of the plan or in the data and analysis section of the *CIE*.

The *Schedule* should indicate the location of the project. Identifying the location of the project informs the community and landowners where infrastructure improvements are scheduled. If necessary, a map indicating the location of the capital improvements may be included as part of the update.

c. ~~1.3.3~~ — Consistency with Other Elements

The *Schedule* must include a demonstration of consistency with the individual elements of the *Comprehensive Plan*. One way to demonstrate such consistency is by citing the page number, table or policy in which the project is identified in another element of the plan as a deficiency, replacement project, or designed to meet a future need. [Rule 9J-5.016(4)(a)1b, F.A.C.]:

When necessary to maintain consistency between plan elements and the *CIE*, an amendment may be made once in a calendar year outside of the twice per year limitations on *Comprehensive Plan* amendments when it is necessary to coincide with the adoption of the local government's budget and capital improvements program. [Chapter 163.3187(1)(f), F.S.]

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

d. ~~1.3.4~~—Projects and Costs

A local government has discretion in establishing the types of projects that will be included in the *Schedule*. Rule 9J-5.003(12) defines “capital improvement” as physical assets “which are large scale and high in cost ... generally nonrecurring and may require multiyear financing”. The State has suggested that the definition of capital improvements for the purposes of the *Schedule* might be relative to the size of the total community budget. For example in a large community with hundreds of improvements, the minimum may be \$100,000, while for a smaller community with few improvements, the minimum may be \$10,000.

The *Schedule* must identify the cost for each project. For roadway facilities, FDOT is preparing guidelines for local governments to use in estimating costs. Local governments may develop and use their own cost estimates, but they must be justified. It is important to note that funding for right-of-way acquisition or Project Development and Environmental (PD&E) studies is not acceptable to meet concurrency because neither acquisition nor studies provide actual capacities. Only programmed construction phases will satisfy concurrency.

Under the recently adopted HB 7203, a *Comprehensive Plan* shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the *Schedule* if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by Chapter 163.3180, F.S.

e. ~~1.3.5~~—Revenue Sources

The revenue sources that will be used to fund each project must be identified in the *Schedule*. The supporting data and analysis needs to identify “existing funding sources” and include a projection of the amount of revenue expected to be collected from existing sources and other revenue sources.

Revenue sources could include any source that can be used to fund capital projects, including ad valorem taxes, bonds, state and federal funds or grants including FDOT funding, tax revenues, impact fees, and developer contributions.

In order for the *Schedule* to be financially feasible, the supporting data and analysis must demonstrate that sufficient revenues are available or will be available from “committed funding sources” to fund the projects included in the first three (3) years of the *Schedule*. Projects in year 4 and 5 may be funded from sources that are either “committed” or “planned”.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

f. 1.3.6—“Committed” versus “Planned” Funding Sources

A “committed funding” source is one which is available for and dedicated to financing capital improvements included in the *Schedule* and is based on expected revenues from an existing source. Rule 9J-5.003(29), F.A.C. notes that a currently available revenue source is “...an existing source and amount of revenue presently available to the local government. It does not include a local government’s present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.” Thus, “committed funding source” means that expected revenues from an existing revenue source have been dedicated to funding the capital improvements included in the *Schedule*. A developer’s contribution becomes a committed funding source when it is included in a legally binding agreement.

A “planned funding” source is one that is not currently available to the local government to use to fund capital projects. Chapter 163.3177(3)(a)5, F.S. states that a planned revenue source is one which requires “... referenda or other actions to secure the revenue source.” Examples of these include grants or the issuing of bonds based on referenda. A local government must demonstrate that a source is planned by adopting in the *CIE* a reasonable strategy that will be pursued to secure the revenue source. For example, the strategy could commit the local government by a certain date to initiate the referendum process or submit a grant application.

Chapter 163.3177(3)(a)5, F.S. requires that the plan must identify other existing revenue sources that will be used to fund the capital projects or otherwise amend the plan in the event a “planned” funding source does not secure the planned revenue.

g. 1.3.7—Grants as a Funding Source

Grants may be used to fund *CIE* projects. When reporting grants as a funding source it is necessary to identify the specific grant program to be used, the amount of the grant, and the funding source of any required local match. Depending on the status of a grant application, grants may be a “committed” or “planned” funding source. Grants which have been approved may be used as “committed funding” source for any of the five years of the *CIE Schedule*. However, grants which have not been approved may not be used to fund projects in years 1, 2, or 3 of the *Schedule*, the grant may only be considered as a “planned funding” source for years 4 and 5 of the *Schedule*.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

4. ~~1.4~~ — PROJECTS TO BE INCLUDED IN THE SCHEDULE

The projects to be included in the *Schedule* must include all the capital projects necessary to achieve and maintain the LOS standards, reduce existing deficiencies, provide for necessary replacements, and meet future demands during the time period covered by the *Schedule*. [Rule 9J-5.016(1)(a), F.A.C.].

The *Schedule* may include other facilities related to locally approved concurrency, or facilities not required to address either state-required or locally approved concurrency. In general, the *Schedule* need only include projects for which the local government has fiscal responsibility. However, the *Schedule* must include certain public and privately funded projects for which the government does not have fiscal responsibility. These could include: (1) Water supply projects, (2) public schools, (3) MPO's TIP, and (4) developer funded projects necessary to maintain LOS standards.

The annual update of the *CIE* must demonstrate that the *Comprehensive Plan* contains adequate strategies for achieving and maintaining adopted LOS standards. The annual update should include an assessment of the current operating conditions of the seven (7) concurrency-related facilities to identify current deficiencies and a projection of future operating conditions to identify needed capital improvements.

a. ~~1.4.1~~ — Projects to Achieve and Maintain LOS standards

As previously stated, the *Schedule* must address the facility needs identified in the other elements of the plan for which LOS Standards must be adopted; these are the facilities for which concurrency is required. The concurrency facilities are: (1) Sanitary sewer, (2) Potable Water, (3) Drainage or stormwater, (4) Solid waste, (5) Parks and recreation, (6) Transportation facilities, including mass transit, and (7) Public Schools (beginning in Dec. 1, 2008). [Chapter 163.3180(1)(a), F.S.].

b. ~~1.4.2~~ — Projects to Reduce Existing Deficiencies

In addition to projects to achieve and maintain LOS standards, the *Schedule* must also include projects to reduce existing deficiencies. A deficiency is a facility or service that is operating below the adopted LOS standard. The update should include supporting data and analysis to identify the facilities operating below the adopted LOS standard. If the annual update demonstrates that LOS standard will not be met during the five year planning period, then the local government must adopt either a long-term concurrency management system or planning strategies to address these deficiencies.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

c. ~~1.4.3~~—Replacement Projects

The *Schedule* must include projects that are needed as “replacement” for facilities that wear out or are obsolete. Such projects may include facilities that have are malfunctioning or are constantly out of service such that the facility is unable to meet the demand for services.

d. ~~1.4.4~~—Projects to Meet Future Demand

The updated *Schedule* must include projects to meet future demand. Such projects should be identified in the data and analysis section of each element. The basic concurrency requirement included in the statute [Chapter 163.3202(2)(g), F.S.] states that facilities must be “available when needed”. The exact definition varies from facility to facility. The function of the ~~s~~*Schedule* is to time the construction of capital projects so that they are available when needed.

The following discussion defines “available when needed” for each type of concurrency:

Sanitary sewer, solid waste and drainage [Rule 9J-5.0055(3)(a), F.A.C.]

- At the time of issuance of a Certificate of Occupancy (CO), the necessary facilities are in place, or
- At the time of issuance of Development Order (DO), the necessary facilities are guaranteed in an enforceable development agreement to be in place at the time of issuance of CO.

Potable Water [Rule 9J-5.0055(3)(a), F.A.C.]

- Potable water facilities must be available as described in [Section A. 1](#), above and prior to approving a building permit the local government must check with its water supplier to verify that adequate water supplies will be available no later than the anticipated date of issuance of a CO. [Chapter 163.3180(s)(a), F.S.]
- If the local government is located in an area for which the water management district (WMD) has prepared a *Regional Water Supply Plan (RWSP)*, the *Potable Water sub-element* must incorporate the water supply projects chosen by the local government from those identified in the *RWSP* or proposed by the local government to meet projected demand within the area served by the local government.

In addition the *Potable Water sub-element* must include a 10-year water supply facilities work plan for building needed facilities. The first five years of the

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

adopted work plan must be included in the *Schedule*. [Chapter 163.3177(6)(c), F.S.]

Recreation, ~~Parks~~ and Open Space: The statute distinguishes between open space and outdoor recreation acreage and the actual facilities constructed on such land. [Chapter 163.3180(2)(b), F.S.]

- Before a local government can issue a CO, the acreage for needed park and recreation facilities must be dedicated or acquired by the local government. If developer fair share funds are to be used to acquire the acreage, then these funds must be committed before the local government can grant approval to begin construction.
- The actual facilities needed to serve new development must be in place or under actual construction no later than one (1) year after the local government issues a CO. The *Schedule* should be constructed so that the local government is able to meet both these tests and avoid denying COs. The list of park and recreation facilities in the Schedule must be consistent with the supporting data and analysis in the ~~Open Space and Recreation~~ and Open Space *Element*.

Public Schools: Beginning December 1, 2008, the *CIE* must address public school facilities needed to ensure concurrency. Under House Bill 7203, passed in May 2007, a *Comprehensive Plan* shall be deemed financially feasible for school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the LOS standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent by Chapter 163.3180, F.S.

- General: Unless exempt, local governments must adopt public school facilities elements on a phased schedule, but no later than December 1, 2008. The following items must be submitted as an amendment to the *CIE* at the same time as the submittal of the school element: public school LOS standards per Chapter 163.3180(13)(b)2, F.S.; and a financially feasible public school capital facilities program per Chapter 163.3180(13)(d)1., F.S.
- Concurrency Test: Adequate school facilities must be in place or under actual construction within three (3) years after issuance of final subdivision approval or site plan approval. [Chapter 163.3180(13)(e), F.S.].
- Supporting Data and Analysis and Goals, Objectives and Policies: the supporting data and analysis and the goals, objectives and policies in the *Pubic School Facilities Element* (Chapters 163.3177(12)(c) and (i), F.S. and Rule 9J-5.025, F.A.C.) must address correction of existing deficiencies and ensure adequate school capacity for the five year and long

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

range planning time frames and include options for proportionate share mitigation of impacts on public school facilities.

- Funding: In addition to the traditional state and local sources of funding, school facilities can be funded using developer contributions through a proportionate share mitigation program, if the developer executes a legally binding commitment to provide such proportionate share mitigation.
- List of School Projects: Since the *Schedule* must address facilities for which concurrency standards have been adopted, the *Schedule* must include the projects in the School District's *5-year Work Plan*. This can be done through incorporation by reference. When incorporated by reference, the local government must supply a copy of the *Work Plan* to the Department consistent with Rule 9J-5.005(2)(g), F.A.C. Funds collected under the proportionate share program must be directed to school facilities included in the School District's *5-year District Work Plan*. Chapter 163.3180(13)(e)3., F.S.
- Long-Range School Planning: A local government may adopt a long range (up to 10 years) *School Concurrency Management System* within a specifically designated area or areas where significant backlogs exist. The 10-year *Schedule* must be adopted and include projects to correct existing deficiencies and address backlogged schools. Chapter 163.3180(9)(a), F.S. A local government may adopt a 15 year *School Concurrency Management System* with the concurrence of the Department as provided for in Chapter 163.3180(9)(b), F.S. In this case, the schedule would be for 15 years.
- Proportionate Share: Chapter 163.3180(13)(e), F.S., contains proportionate share provision that applies to public school facilities: "Any proportionate-share mitigation must be directed by the school board toward a school capacity improvement identified in a financially feasible *5-year District Work Plan* and which satisfies the demands created by that development in accordance with a binding developer's agreement." Since the proportionate-share mitigation must be in a financially feasible *5-year District Work Plan*, it must also be in the *Capital Improvements Element*. [Chapter 163.3180(13)(d)1., F.S.].

Transportation Facilities (Including mass transit): A *Comprehensive Plan* is financially feasible for transportation facilities if it can be demonstrated that LOS standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by Chapter 163.3180, F.S.

- ±• Concurrency Test: Transportation facilities needed to serve new development must be in place or under actual construction within three (3) years after the local government issues a building permit. [Chapter 163.3180(2)(c), F.S.].

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

2.• List of projects: The *Schedule* must include projects on which the local government has relied or intends to rely for concurrency purposes. The *Schedule* need not include costs related to project planning and design since this phase of a project does not add roadway capacity and cannot be used to satisfy concurrency.

3.• Right-of-way acquisition projects can be included in the *Schedule* as one component of the total cost of a project. If a right-of-way acquisition project is included in the *Schedule*, the *Schedule* must also include the construction phases of the project.

~~(i)~~ Metropolitan Planning Organization (MPO) Projects: The *Schedule* must include transportation improvements included in the first five years of the applicable MPO's *Transportation Improvement Program (TIP)* adopted pursuant to Chapter 339.175(7), F.S., to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. See Chapters 163.3177(3)(a)6, F.S. and 339.155, F.S. The *Schedule* must also be coordinated with the applicable MPO's long range transportation plan adopted pursuant to Chapters 339.175(6), F.S., and 163.3177(3)(a)6., F.S.

~~(ii)~~ Strategic Intermodal System (SIS) Projects: The local government must adopt LOS Standards for SIS facilities that are consistent with FDOT standards [Chapter 163.3180(10), F.S.]. Projects needed to maintain the Standards must be included in the *Schedule*. MPO's are required to update their *TIP* every summer (July 1) and to include all regional/county projects in the new five-year work plan.

1.• Proportionate-share: As referenced in Chapter 163.3180(16)(b)1., F.S., a developer may choose to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share mitigation if transportation facilities or facility segments identified as mitigation for traffic impacts are specifically identified for funding in the *5-year Schedule of Capital Improvements* or if contributions for such facilities or segments are incorporated in the next update of the *5-year Schedule of Capital Improvements Element*.

2.• De Minimis Report Requirement: A de minimis impact is an impact that affects no more than 1% of the maximum service volume at the adopted LOS standard. Development which causes only a de minimis impact is not subject to traffic concurrency. However, total traffic volume should not exceed 110% of the maximum service volume at the adopted LOS standard. Local governments must maintain records to ensure that the 110% criterion is not exceeded.

The annual update of the *CIE* must demonstrate that the 110% criterion has not been exceeded or, if it has been exceeded, that the impacted roadway is scheduled

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

for improvement in the *Schedule*. No de minimis exceptions may be granted on roadways where the 110% criterion is exceeded until such time as the volume of the roadway is reduced below 110%. A single family home on an existing lot of record will always constitute a de minimis impact regardless of the level of deficiency.

5. ~~1.5~~ **FINANCIAL FEASIBILITY**

The *Schedule* must be demonstrated to be financially feasible. The statute allows the local government to use any professionally acceptable method to demonstrate that its *Schedule* is financially feasible. [Chapter 163.3177(2), F.S.].

In general terms, a plan is financially feasible if committed revenues are projected to be sufficient to pay for the projects included in the first three years of the *Schedule* and planned revenues are sufficient to pay for projects in years 4 and 5.

a. ~~1.5.1~~ **Supporting Data and Analysis**

The update of the *CIE* must include Data and Analysis to demonstrate that the *Schedule* is financially feasible. If necessary other elements of the *Comprehensive Plan* must be updated to maintain internal consistency between plan elements.

The forecast of expenditures should include an analysis of the costs and an explanation of the basis of the cost estimates. Data and analysis should include an inventory of existing revenue sources and a forecast of revenues for the next five years. For roadway and schools, the analysis must include a forecast of revenues from proportionate share contributions from developers.

Projections of revenues should include consideration of:

- a) past trends in impact fee revenues;
- b) reasonable estimates of future building permit activities;
- c) estimates of entitlements that have been approved, but not yet permitted; and
- d) new revenue sources.

b. ~~1.5.2~~ **Demonstration of Financial Feasibility**

As required by Rule 9J-5.016(2)(f), F.A.C., it must be demonstrated that sufficient funds are available or will be available from committed funding sources to fund all identified capital improvements during the first three years of the *Schedule*. If after subtraction of all other expenses of the local government, projected revenues exceed projected expenditures, then sufficient funds are available.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Sufficient funds must also be available to fund the projects scheduled for construction in years 4 and 5 of the *Schedule*. However, such funds may include planned (reasonably estimated to be available from an anticipated revenue source) as well as committed sources of funds.

If the schedule includes planned revenue sources that require referenda or other action to secure revenue source, the plan must identify alternative revenue sources that will be used to fund the project in the event the referenda are not passed or other actions to secure the planned revenue source do not succeed.

If capital improvements are to be funded by a developer, financial feasibility shall be demonstrated by being guaranteed in an enforceable development agreement or interlocal agreement.

B. ~~SECTION 2.0~~ — DATA AND ANALYSIS

The Data and Analysis Section provides an inventory of the existing public facilities, an update of on-going and proposed improvements to the public facilities, and an analysis of the existing and projected Level of Service (LOS) standard for the public facilities that are required to be included in the 5-year *CIE Schedule* per s. 163.3180, F.S. The data and analysis for this report is for the 5-year planning period from fiscal years 2008–2009–2014~~and 2012~~. When data is available for an extended period, the report provides an extended analysis period. However, consistent with the requirements of State Statutes, the *Schedule of Capital Improvements* (the *Schedule*) only covers the 5-year planning period.

The data used to analyze the public facilities are from the most recent and best available data sources. Due to the available data sources having different planning periods, when data and analysis is provided beyond the 5-year planning period, the last year included in the analysis may differ.

1. ~~2.1~~ — POTABLE WATER

The City ~~of Groveland~~ maintains and operates the potable water system that provides potable water service to the City. In addition, the City’s potable water system provides service to the unincorporated areas of the County within the City’s Utility Service Area.

a. ~~2.1.1~~ — Existing Facility Capacity

The City ~~of Groveland~~ 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 system meets demands not only within the City’s boundaries, but also the demand from surrounding unincorporated areas of Lake

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

County including the Christopher C. Ford Commerce Park, commercial development on US Highway 27, and residential developments close to the City boundary.

~~The City currently has two water systems, the northern and the southern. When the Water Supply Plan was adopted, the northern system comprised of Sunshine/Palisades wells and plant and the southern system the Sampey/Pomel wells and plant. The City owns and operates a public water system comprised of five water treatment plants and associated water transmission and distribution pipes. The City's five water plants are grouped into two separate systems. The south system is comprised of water treatment plant (WTP) 1 and WTP 2 and the recently completed WTP 5. The north system is comprised of WTP 3 and WTP 4. These five water treatment facilities are capable of producing a permitted capacity of 46.3 million gallons per day (see Table 1).~~

TABLE 2.1.1: CAPACITY OF WATER TREATMENT PLANTS

| Water Treatment Plant | Design Capacity | Storage Capacity |
|-----------------------|--|---|
| Pomelo WTP #1 | 617,000 | 50,000 gallon elevated storage tank |
| Sampey WTP #2 | 1,440,000 | 250,000 gallon ground storage tank and 100,000 gallon elevated tank |
| Sunshine WTP #3 | 1,084,000 <u>(2.7 million gallons per day of additional capacity planned within 2010-2012)</u> | 108,182 gallon ground storage tank and 10,000 gallon pressure tank |
| Palisades WTP #4 | 1,152,000 | 15,000 gallon pressure tank |
| WTP #5 | <u>1,944,000 GPD</u> | 750,000 gallon ground storage tank |

Source: City of Groveland Utilities Department

b. ~~2.1.2~~ Consumptive Use Permit (CUP)

The City ~~of Groveland~~ currently has two consumptive use permits (2796 and 2913). The WTP 1 (Pomelo), WTP 2 (Sampey), and WTP 5 fall under CUP 2796. The WTP 3 (Sunshine) and WTP 4 (Palisades) are covered under CUP 2913. The 2008 maximum daily and annual withdrawals permitted under each CUP as well as the average daily withdrawal are below in Table 2.~~Permit 2796 is for the southern system comprised of Sampey/Pomel wells and plant while permit 2913 is comprised of the northern system, Sunshine/Palisades wells and plant. The permitted withdrawal for 2007 in the northern plant was 0.177 mgd and for the year 2014 is 0.368 mgd. The southern system had a permitted withdrawal for 2007 of 1.3 mgd and for the year 2014 the permitted withdrawal will be 1.6 mgd.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 2: SJRWMD CONSUMPTIVE USE PERMIT MAXIMUM ANNUAL AND DAILY WITHDRAWALS, 2008

| <u>Consumptive Use Permit (CUP)</u> | <u>Maximum Annual Withdrawal for 2008</u> | <u>Average Daily Withdrawal for 2008</u> | <u>Maximum Daily Withdrawals</u> |
|-------------------------------------|---|--|--|
| <u>CUP 2796</u> | <u>549.69 million gallons</u> | <u>1.5 million gallons per day</u> | <u>.72 million gallons</u> |
| <u>CUP 2913</u> | <u>70.08 million gallons</u> | <u>.192 million gallons per day</u> | <u>6.624 million gallons (for essential uses only)</u> |

Source: City of Groveland Utilities Department

c. ~~2.1.3~~ Level of Service Analysis

Policy ~~4.13~~1.2.3 of the ~~Comprehensive Plan~~Public Facilities Element establishes the following LOS standards for potable water as the basis for determining the availability of facility capacity and planning for demand to be generated by development;

~~Land Use~~ LOS
~~Residential~~ 250 gallons per day per Equivalent Residential Unit
~~Commercial/Industrial~~ 1,000 gpd/acre

~~These~~This LOS shall be based on the average daily demand.

An analysis of the level of service for water is presented in Table ~~32.1.1~~. The City also intends for the northern and southern systems to be connected in the future and data in the table below reflects this total system. Connection of these systems is planned in 08/09 and included within the *5 Year CIP*. ~~While the table shows a deficit in year 2012, this is when a new plant is shown as a water project in the CIP.~~ The analysis of water impact fees ~~in Section 3 of this document shows a sixth water plant (Cherry lake Plant) as a water project in 2012~~ is featured in Appendix C.

TABLE 2.1.23: LEVEL OF SERVICE FOR WATER

| Year | Population* | Equivalent Residential Units (1) | Projected AADF | Projected Maximum Annual Flow | Projected Treatment Capacity | Surplus or (deficit) Based on Design Capacity for Average Daily Flow | Surplus or (deficit) Capacity for Maximum Annual Flow |
|-----------------|------------------|----------------------------------|----------------------|-------------------------------|------------------------------|--|---|
| 2007 | 7382* | 2,646 | 1,283,564 | 3,029,426 | 4,293,000 | 3,009,436 | 1,263,574 |

Adopted on
Ordinance No.

VIII-20

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | | | | | | | |
|---|----------------------------|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 2008 | 7,817 | 2,802 | 1,359,201 | 3,207,941 | 4,293,000 | 2,933,799 | 1,085,059 |
| 2009 | <u>8,565</u> <u>7,366</u> | <u>3,070</u> <u>2,769</u> | <u>1,489,261</u> | <u>3,514,906</u> | <u>4,293,000</u> | <u>2,803,739</u> | <u>778,094</u> |
| 2010 | <u>9,307</u> <u>7,478</u> | <u>3,336</u> <u>2,811</u> | <u>1,618,278</u> | <u>3,819,408</u> | <u>4,293,000</u> | <u>2,674,722</u> | <u>473,592</u> |
| 2011 | <u>10,049</u> <u>7,617</u> | <u>3,602</u> <u>2,864</u> | <u>1,747,295</u> | <u>4,123,910</u> | <u>4,293,000</u> | <u>2,545,705</u> | <u>169,090</u> |
| 2012 | <u>10,791</u> <u>7,826</u> | <u>3,868</u> <u>2,942</u> | <u>1,876,313</u> | <u>4,428,412</u> | <u>4,293,000</u> | <u>2,416,687</u> | <u>-135,412</u> |
| 2013 | <u>8,105</u> | <u>3,047</u> | <u>761,748</u> | <u>1,904,370</u> | <u>6,237,000</u> | <u>5,475,252</u> | <u>4,332,630</u> |
| 2014 | <u>8,454</u> | <u>3,178</u> | <u>794,549</u> | <u>1,986,372</u> | <u>6,237,000</u> | <u>5,442,451</u> | <u>4,250,628</u> |
| *Using BEBR's 6,983 as of April 1, 2007, then adding the certificates of occupancy issued from April 1-December 31, 2007 (143) the City's <i>Capital Improvement Plan Fiscal Year 2009-2014</i> . multiplied by 2.79 persons per household. | | | | | | | |
| (1) Equivalent residential Units based on <u>2,792.66</u> persons her <u>per</u> household. | | | | | | | |

2.2—WASTEWATER

The wastewater treatment system for the City ~~of Groveland~~ is operated and maintained by the City's ~~of Groveland~~ Utility Department. The service area of the system encompasses all areas within the municipal boundary as well as areas of potential new development with-in the City's ~~of Groveland~~ Chapter 180 Utility Service Area.

a. 2.2.1—Existing Facility Capacity

The City's ~~of Groveland~~ Utility Department operates and maintains three Wastewater Treatment Facilities (WWTF) capable of treating a combined capacity of 2.055 million gallons per day. The Sampey, WWTF #1, has a capacity of 1 million gallons per day. This facility was updated on April 25, 2007. ~~The Green Valley, WWTF #2, had the largest capacity until the other two facilities were updated in 2007. It currently now~~ has the smallest capacity at .055 million gallons per day. The Sunshine Park, WWTF #3, has a ~~new~~ capacity of 1 millions gallons per day ~~as of May 14, 2007.~~

b. 2.2.2—Level of Service Analysis

Policy 51.12.2 of the ~~Comprehensive Plan~~ Public Facilities Element establishes the following LOS standards as the basis for determining the availability of facility capacity and planning for demand to be generated by development:

| | |
|----------------------------------|---|
| Land Use | LOS |
| Residential | <u>250 gallons per day per Equivalent Residential Unit</u> gpd |
| Commercial/Industrial | <u>1,000 gpd/acre</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

The population projections used in the LOS analysis are from the Bureau of Economic and Business Research (BEBR) and the City of Groveland Building Department. The annual average daily flows (AADF), maximum annual flow, and projected treatment capacity are made of the totals from the three different ~~W~~wastewater ~~T~~treatment ~~F~~facilities.

~~As the table below shows the increase in capacity at Sampey and Sunshine Parkway in 2007 has created a large surplus for the City of Groveland in the amount of wastewater that they can treat.~~

TABLE 2.2.14: LEVEL OF SERVICE ANALYSIS FOR WASTEWATER FACILITIES

| Year | Population* | Equivalent Residential Units ⁽¹⁾ | Projected AADF (MGD) | Projected Maximum Annual Flow (MGD) | Projected Treatment Capacity (MGD) | Surplus or (deficit) Capacity for Average Daily Flow | Surplus or (deficit) Capacity for Maximum Annual Flow |
|------|-----------------------------------|---|----------------------|-------------------------------------|------------------------------------|--|---|
| 2007 | 7382* | 2,646 | 0.33 | 0.281 | 2.055 | 1.73 | 1.77 |
| 2008 | 7,817 | 2,802 | 0.35 | 0.30 | 2.055 | 1.71 | 1.76 |
| 2009 | 8,565 <u>7,366</u> | 3,070 <u>2,769</u> | 0.38 | 0.33 | 2.055 | 1.67 | 1.73 |
| 2010 | 9,307 <u>7,478</u> | 3,336 <u>2,811</u> | 0.42 | 0.35 | 2.055 | 1.64 | 1.70 |
| 2011 | 10,049 <u>7,617</u> | 3,602 <u>2,864</u> | 0.45 | 0.38 | 2.055 | 1.61 | 1.67 |
| 2012 | 10,791 <u>7,826</u> | 3,868 <u>2,942</u> | 0.48 | 0.41 | 2.055 | 1.57 | 1.64 |
| 2013 | <u>8,105</u> | <u>3,047</u> | | | <u>2.055</u> | | |
| 2014 | <u>8,454</u> | <u>3,178</u> | | | <u>2.055</u> | | |

*Using the City's Capital Improvement Plan Fiscal Year 2009-2014, ~~BEBR's 6,983 as of April 1, 2007, then adding the certificates of occupancy issued from April 1-December 31, 2007 (143) multiplied by 2.79 persons per household.~~

(1) Equivalent residential Units based on ~~2,792.66~~ persons ~~her~~per household.

3. ~~2.3~~ — PUBLIC RECREATION AND OPEN SPACE

The City has adopted LOS standards for parks and recreation facilities. LOS standards for parks are based on availability of recreational resources divided by the total number of users. This is the basic system for calculation of recreational LOS as established by the National Park and Recreation Association (NPRA). Utilization of such standards by the City provides for adequate public access to recreational facilities and parkland.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Employing these same standards into the future should likewise continue to satisfy LOS requirements.

The inventory of parks and recreational facilities provided in Table 5 below has been updated recently by the Public Works Department, as well as information from approved Development Orders provided by the Building Department. In the City's ~~of Groveland~~ *Comprehensive Plan*, the hierarchy of park facilities based on size and intended service area range from:

- community ~~P~~arks (greater than 5 acres, 3 mile service area),
- neighborhood parks (greater than 2 acres, ¾ mile service area),
- local parks (greater than ½ acre, up to ¼ mile service area) and
- parks are further classified as passive public open space or active recreation facilities.

a. Existing Parks and Recreational Facilities

The inventory of existing parks and recreational facilities only includes those facilities which are owned or will be dedicated to the City as part of an approved Development Order. Other recreational facilities which may serve the citizens of Groveland but are located outside of the City limits or are not owned by the City have been excluded from the CIE/CIP analysis.

TABLE 2.3.14: PARK LAND

| Site Name | Facilities | Size (acres) |
|---|---|--------------|
| Lake David Park | Skateboard court park ; <u>basketball court</u> ; grills; playground; covered and open picnic tables; volleyball court; fishing dock; boat ramp; community building; restrooms | 3.79 |
| Jimmy Thomas Memorial Park | T-ball field; 2 baseball diamonds; playground; concession stand | 2.5 |
| Beverly Park | pavilion; walking trail; playground; grills; volleyball; basketball | 1.4 |
| South Street Park | playground and basketball court | 0.4 |
| Puryear Community Building and Veteran's Park | community center; courtyard with fountain, benches and landscaping | 0.8 |
| Senior Center | Senior center | 0.44 |
| Un-named Parkland at the Estates at Cherry Lake | Not yet developed | 20 |
| Eagle Point | Not yet developed | 5 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | | |
|-----------------------|-------------------|--------------|
| Preserve at Lake Lucy | Not yet developed | 3 |
| Cypress Oaks | Not yet developed | 3.5 |
| TOTAL | | 40.83 |

b. ~~2.3.2~~ Level of Service Analysis

~~The City of Groveland Comprehensive Plan~~ Policy 1.1.1 of the Recreation and Open Space Element establishes the ~~Recreation and Open Space~~ park land and park facilities LOS standards ~~in Policies 10.1.1~~ as follows:

The City ~~of Groveland~~ hereby adopts the following minimum level of service for the provision of ~~recreation space and public open space~~ park land, through the year ~~2020~~ 2025.

Total ~~Recreation and Public Open Space~~ Park Land: 6.0 acres per 1,000 residents. ~~This includes both passive public open space and active recreation facilities.~~
~~Recreation~~ Park Facilities: 3.0 Acres Per 1,000 residents.

The City also uses the following size and population guidelines to help in determining the provision of recreational facilities and user oriented parks:

Population Guidelines for User-Oriented Outdoor Recreation Activities

| <u>Activity</u> | <u>Resource Facility</u> | <u>Population Served</u> |
|--|---------------------------------|--------------------------|
| <u>Tennis</u> | <u>Tennis court</u> | <u>2,000</u> |
| <u>Baseball/softball</u> | <u>Baseball/softball field</u> | <u>3,000</u> |
| <u>Football/soccer</u> | <u>Football/soccer field</u> | <u>4,000</u> |
| <u>Basketball</u> | <u>Basketball court</u> | <u>5,000</u> |
| <u>Shuffleboard</u> | <u>Shuffleboard court**</u> | <u>1,000</u> |
| <u>Freshwater fishing non-boat</u> | <u>800 feet of Fishing pier</u> | <u>5,000</u> |
| <u>Freshwater fishing power boating, water skiing, and sailing</u> | <u>Boat ramp lane</u> | <u>1,500</u> |

* May be substituted for horseshoe pits, bocci court, or other lawn game.

Size and Population Guidelines for User Oriented Park Sites:

| | |
|----------------------------------|--|
| <u>Vest Pocket /Tot Lot Park</u> | <u>0.5 acres per 1,000 population and a minimum park size of 0.25 acres</u> |
| <u>Community Park</u> | <u>2 acres per 1,000 population and a minimum park size of 20 acres or 5 acres for parks adjoining schools</u> |
| <u>Neighborhood Park</u> | <u>2 acres per 1,000 population and a minimum park size of 2 acres</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|---------------------------------------|--------------------------------------|
| Facility | Guidelines per Population |
| Playground | 1 per 1,000 |
| Tennis Court | 1 per 1,000 |
| Baseball/Softball | 1 per 2,000 |
| Football/Soccer | 1 per 4,000 |
| Handball/Racquetball Court | 1 per 3,000 |
| Basketball Court | 1 per 2,000 |
| Shuffleboard * | 1 per 1,000 |
| Boat Ramps | 1 per 6,500 |
| Swimming Pool | 1 per 15,000 |

~~* May be substituted for horseshoe pits, boccei court, or other lawn game.~~

An analysis of the existing and projected population increase and the available acreage for parks and recreational facilities indicate that the City currently has a deficiency in parks and recreation acreage to meet the demand for public park land/-open space. They also have a deficiency for recreation facilities for active parks due to the four undeveloped parks that total 31.5 acres. These parks have been delayed due to slowing of the current economy but have already been dedicated to the City so once those parks are developed with facilities the City will have a surplus of active park land. The City also have park impact fees set aside to address this deficiency and is in the process of searching for appropriate land to purchase. 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 land and park facilities will be required as part of those residential developments and that adopted level of service standards are met.

TABLE ~~2.3.25~~: LEVEL OF SERVICE ANALYSIS FOR ~~ACTIVE~~—PARKS FACILITIES

| Year | Population | Total Acreage Available | Acreage Required to Meet LOS Standard (3 acres/ 1,000 people) | Reserve Capacity (in acres) |
|-----------------|--------------------------------|-------------------------|---|----------------------------------|
| 2006 | 6,983 | 9.33 | 20.949 | -11.619 |
| 2007 | 7,382* | 9.33 | 22.146 | -12.816 |
| 2008 | 7,817 | 9.33 | 23.451 | -14.121 |
| 2009 | <u>8,565</u> 7,366 | 9.33 | <u>22.10</u> 25.695 | <u>-12.77</u> -16.365 |
| 2010 | <u>9,307</u> 7,478 | 9.33 | <u>22.43</u> 27.921 | <u>-13.10</u> -18.591 |
| 2011 | <u>10,049</u> 7,617 | 9.33 | <u>22.85</u> 30.147 | <u>-13.52</u> -20.817 |
| 2012 | <u>10,791</u> 7,826 | 9.33 | <u>23.48</u> 32.373 | <u>-14.15</u> -23.043 |
| <u>2013</u> | <u>8,105</u> | <u>9.33</u> | <u>24.32</u> | <u>-14.99</u> |

Adopted on
Ordinance No.

VIII-25

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | | | | |
|--|--------------|-------------|--------------|---------------|
| <u>2014</u> | <u>8,454</u> | <u>9.33</u> | <u>25.36</u> | <u>-16.03</u> |
| * Using <u>the City's Capital Improvement Plan Fiscal Year 2009-2014</u> , BEBR's 6,983 as of April 1, 2007, then adding the certificates of occupancy issued from April 1-December 31, 2007 (143) multiplied by 2.79 persons per household. Source: BEBR and City of Groveland Building Department | | | | |

TABLE 2.3.36: LEVEL OF SERVICE ANALYSIS FOR PUBLIC—PARK LAND/~~OPEN SPACE~~

| Year | Population | Total Acreage Available | Acreage Required to Meet LOS Standard (6 acres/ 1,000 people) | Reserve Capacity (in acres) |
|--|--------------------------------|-------------------------|---|---------------------------------|
| 2006 | 6,983 | 40.83 | 41.898 | -1.068 |
| 2007 | 7,382* | 40.83 | 44.292 | -3.462 |
| 2008 | 7,817 | 40.83 | 46.902 | -6.072 |
| 2009 | <u>7,366</u> 8,565 | 40.83 | <u>44.20</u> 51.39 | <u>-3.37</u> -10.56 |
| 2010 | <u>7,478</u> 9,307 | 40.83 | <u>44.87</u> 55.842 | <u>-4.04</u> -15.012 |
| 2011 | <u>7,617</u> 10,049 | 40.83 | <u>45.70</u> 60.294 | <u>-4.87</u> -19.464 |
| 2012 | <u>7,826</u> 10,791 | 40.83 | <u>46.96</u> 64.746 | <u>-6.13</u> -23.916 |
| <u>2013</u> | <u>8,105</u> | <u>40.83</u> | <u>48.63</u> | <u>-7.80</u> |
| <u>2014</u> | <u>8,454</u> | <u>40.83</u> | <u>50.72</u> | <u>-9.89</u> |
| * Using <u>the City's Capital Improvement Plan Fiscal Year 2009-2014</u> , BEBR's 6,983 as of April 1, 2007, then adding the certificates of occupancy issued from April 1-December 31, 2007 (143) multiplied by 2.79 persons per household. Source: BEBR and City of Groveland Building Department | | | | |

4. 2.4—TRANSPORTATION

Under Policy 21.1.1 of the Comprehensive Plan Transportation Element, the City of ~~Groveland~~ has adopted the following peak hour LOS standard:

| <u>Classification</u> | <u>Peak Hour Minimum*</u> |
|---|---------------------------|
| FIHS: (SR 25/US 27) <u>SR 25/US 27</u> | C |
| Principal Arterials: (S.R. 50) <u>SR 50</u> | E |
| Minor Arterials: (S.R. 33, S.R. 19) <u>SR 33, SR 19</u> | D |
| Collectors: (C.R. 565, C.R. 565A, C.R. 478, <u>CR 565, CR 565A, CR. 478,</u> Crittenden Street, | D |

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

Sampey Road~~),~~ Bible Camp Road, Wilson Lake
Parkway

Local Roads: _____ D
All roadways not classified as collectors or arterials.

(*) Level of service shall be predicated on the lowest quality design hour, which shall represent the thirtieth highest hour of traffic, as determined by FDOT.

A LOS C represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. A LOS D borders on a range in which small increases in traffic flow may cause substantial increase in approach delay and, hence, decrease in ~~s~~ speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these. LOS E represents traffic flow characterized by significant delays and lower operating speeds. Such operation ~~are accused by~~ may be due to some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing. For planning purposes, this LOS equals lane capacity.

In 2007, the City entered into an Interlocal Agreement with the Lake-Sumter MPO, along with Lake County and all the other local governments in Lake County, to create and fund a Master Transportation Concurrency Management System Program. This unique approach was seen as the best way to ensure that levels of service are monitored and that necessary improvements are approached on a County-wide basis to make the best use of available funds.

Table 7 below represents the Lake County Transportation Concurrency Management System traffic counts for the roads monitored in and around Groveland. These counts were performed in 2009.

As part of the interlocal agreement with the MPO, as new development is proposed in Groveland (either land use amendments or subdivision or site plan submittals), the land owner is required to perform a Traffic Impact Study (TIS). All jurisdictions have agreed to use the same TIS methodology in order to assist the MPO staff with making it as easy as possible to administer the concurrency management system.

Any proposed development that will impact a road segment beyond the adopted level of service standards will need to follow the City's *Transportation Proportionate Fair Share Program*. As development is proposed, it will need to provide adequate analysis of its impact on the road segments in Groveland to determine if the adopted LOS will be maintained.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

a. ~~2.4.1~~—Level of Service Analysis

As seen in ~~the~~ Table 7 below, SR 19 from Lake Catherine Road to SR 50 is the only road with a LOS deficiency. The balance of the roads in the City have additional capacity to support growth.~~the City of Groveland currently uses the following roadways for the concurrency assessment of new development within the City. Counts on these roadways were collected from the Florida Department of Transportation, Lake County, and Lake Sumter MPO. The most recent counts for roadways within the City can be seen in Table 2.4.2. This table shows that the City currently meets the Level of Service standard for the roadways in which counts are taken. The City is currently in the process of setting up a system to take concurrency reservation for new developments within the City on these roadways so that they can monitor the level of service more closely over the next couple of years.~~

The City ~~of Groveland~~ currently does not collect road impact fees. These fees are collected by the Lake County and dispersed to appropriate districts for improvements to roadways. Currently there are two approved roadways within Groveland that will be improved through the County’s road impact fee program. Information on these roadways can be found in Appendix A: Lake County 2009-2013 Transportation Construction Program.

~~TABLE 2.4.1~~ **LEVEL OF SERVICE OF ROADWAYS**

| Road Type | Roadway | LOS | Max. Peak Hour Directional | AADT 2-way |
|---------------------------|---|------------|-----------------------------------|-------------------|
| FIHS | US 27 | C | 1,810 | 34,700 |
| Principal Arterial | State Road 50 | E | 1,860 | 35,700 |
| | SR 50 in downtown area | E | 1,800 | 34,500 |
| Minor Arterial | State Road 33 | D | 860 | 16,400 |
| Minor Arterial | State Road 19 | D | 860 | 16,400 |
| Collector | County Road 565 (Villa City Road) | D | 760 | 14,600 |
| Collector | County Road 565A | D | 760 | 14,600 |
| Collector | County Road 478 (Cherry Lake Road) | D | 760 | 14,600 |
| Collector | Crittenden Street | D | 760 | 14,600 |
| Collector | Sampey Road | D | 760 | 14,600 |

~~TABLE 2.4.2~~ **ROADWAY SEGMENT COUNTS**

| Road | Segment Description | Permitted Capacity | Current Trip Counts | Meets LOS? |
|-------------|----------------------------|---------------------------|----------------------------|-------------------|
|-------------|----------------------------|---------------------------|----------------------------|-------------------|

Adopted on Ordinance No.

VIII-28

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | | | | |
|-----------------------|--------------------------------------|--------|------------------------------|-----|
| US 27 | .604 miles south of CR48 | 34,700 | 23,500 AADT 2-way | Yes |
| SR 50 | .43 miles west of CR 565A | 35,700 | 24,000 AADT 2-way | Yes |
| SR 50 | .046 miles west of SR 33 | 17,250 | 11,500 AADT 2-way | Yes |
| SR 50 | .023 miles east of SR 19 | 17,250 | 14,000 AADT 2-way | Yes |
| SR 33 | .835 miles south of SR 50 | 16,400 | 7,600 AADT 2-way | Yes |
| SR 19 | .137 miles south of SR 50 | 16,400 | 10,200 AADT 2-way | Yes |
| SR19 | .362 miles south of US 27 | 16,400 | 8,100 AADT 2-way | Yes |
| CR 565 | | 760 | 47 | Yes |
| CR 565A | .04 miles north of SR 50 | 760 | 315 | Yes |
| CR 478 | | 760 | 74 | Yes |
| Crittenden | No Counts Taken | 760 | No Counts Taken | |
| Sampey | No Counts Taken | 760 | No Counts Taken | |

Source: Groveland Comprehensive Plan; FDOT; Lake County; Lake Sumter MPO

TABLE 7: LAKE COUNTY TRANSPORTATION CONCURRENCY MANAGEMENT SYSTEM TRAFFIC COUNTY, 2009

| <u>Road Name</u> | <u>From</u> | <u>To</u> | <u>Adopted LOS (peak hour)</u> | <u>Current Peak Hour</u> |
|-------------------------------|----------------------------|----------------------------|--------------------------------|--------------------------|
| <u>CR 478</u> | <u>SR 19</u> | <u>JALARMY RD</u> | <u>720 (LOS D)</u> | <u>99</u> |
| <u>CR 565</u> | <u>US 27</u> | <u>KJELLSTROM LANE</u> | <u>720 (LOS D)</u> | <u>77</u> |
| <u>CR 565 (VILLA CITY RD)</u> | <u>KJELLSTROM LANE</u> | <u>SR 50</u> | <u>760 (LOS D)</u> | <u>162</u> |
| <u>CR 565A</u> | <u>SR 50</u> | <u>CR 565B</u> | <u>760 (LOS D)</u> | <u>167</u> |
| <u>CR 565A</u> | <u>SR 50</u> | <u>CR 561A</u> | <u>760 (LOS D)</u> | <u>445</u> |
| <u>EMPIRE CHURCH RD</u> | <u>CR 565</u> | <u>ANDERSON RD</u> | <u>490 (LOS D)</u> | <u>120</u> |
| <u>SR 19</u> | <u>LAKE CATHERINE RD</u> | <u>SR 50/ SR 33</u> | <u>670 (LOS C)</u> | <u>707</u> |
| <u>SR 19</u> | <u>US 27 / SR 25</u> | <u>CR 478</u> | <u>810 (LOS C)</u> | <u>598</u> |
| <u>SR 19</u> | <u>CR 478</u> | <u>LAKE CATHERINE RD</u> | <u>620 (LOS C)</u> | <u>No Counts Taken</u> |
| <u>SR 19</u> | <u>CR 455</u> | <u>US 27 / SR 25</u> | <u>810 (LOS C)</u> | <u>694</u> |
| <u>SR 33</u> | <u>SR 50/ SR 33</u> | <u>ANDERSON RD</u> | <u>860 (LOS D)</u> | <u>550</u> |
| <u>SR 33</u> | <u>ANDERSON RD</u> | <u>CR 565B</u> | <u>600 (LOS C)</u> | <u>461</u> |
| <u>SR 50</u> | <u>SR 33 SOUTH</u> | <u>CR 565A NORTH</u> | <u>2,170 (LOS D)</u> | <u>1,859</u> |
| <u>SR 50</u> | <u>GROVELAND FARMS RD</u> | <u>SR 50 ONE WAY PAIRS</u> | <u>1,860 (LOS D)</u> | <u>No Counts Taken</u> |
| <u>SR 50</u> | <u>CR 565A NORTH</u> | <u>CR 561</u> | <u>2,170 (LOS D)</u> | <u>1,809</u> |
| <u>SR 50</u> | <u>CR 33</u> | <u>GROVELAND FARMS RD</u> | <u>1,860 (LOS D)</u> | <u>1,269</u> |
| <u>SR 50 (E)</u> | <u>SR 50 ONE WAY PAIRS</u> | <u>SR 19</u> | <u>2,232 (LOS D)</u> | <u>No Counts Taken</u> |
| <u>SR 50 (E)</u> | <u>SR 19</u> | <u>SR 33 SOUTH</u> | <u>2,232 (LOS D)</u> | <u>1,701</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| <u>Road Name</u> | <u>From</u> | <u>To</u> | <u>Adopted LOS (peak hour)</u> | <u>Current Peak Hour</u> |
|----------------------------|-------------------------|----------------------------|--------------------------------|--------------------------|
| <u>SR 50 (W)</u> | <u>SR 19</u> | <u>SR 50 ONE WAY PAIRS</u> | <u>2,232 (LOS D)</u> | <u>No Counts Taken</u> |
| <u>SR 50 (W)</u> | <u>SR 33 SOUTH</u> | <u>SR 19</u> | <u>2,232 (LOS D)</u> | <u>2,160</u> |
| <u>US 27/SR 25</u> | <u>FLORIDA TURNPIKE</u> | <u>SR 19</u> | <u>2,230 (LOS C)</u> | <u>1,875</u> |
| <u>US 27/SR 25</u> | <u>SR 19</u> | <u>CR 561</u> | <u>1,730 (LOS C)</u> | <u>1,375</u> |
| <u>WILSON LAKE PARKWAY</u> | <u>US 27</u> | <u>LIBBY RD</u> | <u>490 (LOS D)</u> | <u>33</u> |

5. ~~2.5~~—STORMWATER

The City's ~~of Groveland's~~ stormwater management system relies upon the natural drainage patterns to convey, reduce, and control the stormwater run-off. When necessary to provide adequate flood protection, the natural drainage pattern was altered. Also, the drainage basins were interconnected to provide adequate relief during major storm events. The system was originally designed to handle a 100-year/24-hour storm event without flooding adjacent lands.

a. ~~2.5.1~~—Level of Service Analysis

~~As stated in Policy 9.2.1 of the Comprehensive Plan, “The City shall ensure that the Stormwater Management Systems LOS standards for stormwater quantity and quality, at a minimum, meet or exceed the requirements of SJRWMD.” The SJRWMD rules for standards and review procedures are established in Chapter 40C-42 Florida Administrative Code (F.A.C.)~~

In the City ~~of Groveland~~, all proposed development projects are reviewed for compliance with the rules and regulations established in the Land Development Code. In addition to approval by the City ~~of Groveland~~, new development exceeding thresholds established in Chapter 40C-42, F.A.C-1, are required to apply for a SJRWMD Environmental Resource Stormwater Permit (ERSP). Existing stormwater management systems that increase pollutant loadings, peak discharge rate, decrease on-site detention storage, or meet the thresholds established under new stormwater management systems are also required to apply for a new ERSP or a modification to their existing permit.

The Comprehensive Plan sets various LOS standards for drainage. The first set of standards is for Retention Volume and Design Storm. (Policy 1.17.4 of the Public Facilities Element)

Retention Volume: Complete retention of the post-development minus the predevelopment run off occurring at the established design storm.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Design Storm: The following interim LOS standards will be used until the Comprehensive Plan is amended to incorporate findings and recommendations of the programmed Stormwater Master Plan:

| <u>Facility Type</u> | <u>Design Storm</u> |
|---|---|
| <u>Canals, ditches, roadside swales, or culverts for stormwater external to the development</u> | <u>25 Year</u> |
| <u>Canals, ditches, roadside swales, or culverts for stormwater internal to the development</u> | <u>10 Year</u> |
| <u>Crossdrains</u> | <u>25 Year</u> |
| <u>Storm Sewers</u> | <u>10 Year</u> |
| <u>Major Detention/Retention Structures</u> | <u>For the probable maximum precipitation as required by SJRWMD</u> |
| <u>Minor Detention/Retention Structures</u> | <u>25 Year</u> |

Note: Major/Minor Detention/Retention Structures are based on Hazard Classification for Dams and Impoundments as defined by the SJRWMD.

The second set of LOS standards for drainage outlined in the Comprehensive Plan is for pollution abatement treatment. (Policy 1.17.5 of the Public Facilities Element)

The following minimum stormwater drainage LOS standards are required for pollution abatement treatment:

| <u>Facility Type</u> | <u>Pollution Abatement Treatment</u> |
|--|--|
| <u>Retention with percolation or detention with filtration</u> | <u>Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater.</u> |
| <u>Detention without filtration or wet detention</u> | <u>The first inch of runoff from the site or 2.5 inches times the site's impervious surface, whichever is greater.</u> |

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

Projects located within the Green Swamp Area of Critical State Concern 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

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

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.

The City ensures the provision of adequate stormwater drainage systems through the development review process. The above standards are used in reviewing all new development. Permits are also required from all applicable State, Federal, and local agencies with regard to stormwater. No development is approved or is allowed to begin construction until all such permits are received by the City.

6. ~~2.6~~ — **SOLID WASTE**

The City ~~of Groveland~~ does not provide exclusive solid waste collection service to every residential, commercial, and industrial establishment but has a franchise agreement with Veolia Environmental Services. This contract includes the collection of all residential trash (once a week), recyclables, yard waste, and residential bulk waste. After collection the solid waste is transported and disposed in the Lake County Landfill.

a. ~~2.6.1~~ — **Level of Service Analysis**

The LOS standard for ~~residential~~ solid waste in the City's Comprehensive Plan is 6.0 pounds per person per day (Policy 1.8.1 of the Public Facilities Element). This LOS was derived taking into consideration the capacity of the landfill, services as stated in Policy 6.1.1. This policy states that solid waste collection shall be as follows:

- ~~•Once per week refuse collection.~~
- ~~•Once per week yard waste collection.~~
- ~~•Once per week recyclable collection.~~
- ~~•Bulk pickup upon request within 48 hours.~~

~~Currently the City has a monthly average of 234.19 pounds per customer equaling 7.8 pounds per customer per day based on the information provided in the table below. This number translates into 2.79 pounds per person per day when using the 2000 Census definition of 2.79 person per household. Since Groveland does not have a per person level of service standard it is hard to determine if they are meeting their level of service standard in the same manner as other local governments. As the city currently has refuse collection, yard waste collection, and recyclable collection once a week with bulk pick up request within 48 hours, they are currently meeting their LOS.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 2.6.18: SOLID WASTE COLLECTION DATA

| Month | Tons Collected | Number of Customers | Monthly Average/Customer (pounds) |
|----------------------|-----------------------|---------------------|-----------------------------------|
| August 2007 | 374.52 (749,040 lbs.) | 2744 | 272.97 |
| September 2007 | 295.63 (591,260 lbs.) | 2758 | 214.37 |
| October 2007 | 350.95 (701,900 lbs.) | 2767 | 253.66 |
| November 2007 | 279.06 (558,120 lbs.) | 2782 | 200.61 |
| December 2007 | 278.30 (556,600 lbs.) | 2780 | 200.21 |
| January 2008 | 350.77 (701,540 lbs.) | 2775 | 252.80 |
| February 2008 | 296.07 (592,140 lbs.) | 2768 | 213.92 |
| March 2008 | 320.23 (640,460 lbs.) | 2788 | 229.72 |
| April 2008 | 389.88 (779,760 lbs.) | 2788 | 279.68 |
| May 2008 | 279.17 (558,340 lbs.) | 2786 | 200.40 |
| June 2008 | 297.69 (595,380 lbs.) | 2776 | 214.47 |
| July 2008 | 384.06 (768,120 lbs.) | 2768 | 277.50 |
| Total Average | | | 234.19 pounds |

Based on the City’s 2008 – 2009 Annual Concurrence Report, there are 2,773 solid waste customers in Groveland. With 12 months of data, the average amount of garbage generated each month was 234.19 pounds per month or 7.8 pounds per household per day. The City’s population in 2009 was 7,366. With 2,773 solid waste customers, that would equate to 2.66 persons per household. The 2000 Census estimated the number of persons per household in Groveland was 2.79. Using the 2.66 persons per household, and the average of 7.8 pounds of solid waste per customer per day, each person in the City generated an average of 2.93 pounds per day. The City’s adopted level of service for solid waste is a maximum of 6 pounds per person per day. So the current LOS of 2.93 pounds per day meets the City’s adopted concurrence standard.

7. ~~2.7~~ — PUBLIC SCHOOL FACILITIES

One of the requirements of Senate Bill 360 (SB_360) passed in 2005 is the requirement for Comprehensive Plans to include a public school facilities element. SB 360 also mandates that beginning in December 1, 2008, the CIE must include the public school facilities needed to maintain concurrence. As part of the submittal of the required public school element, an amendment to the CIE creating a LOS standard must also be submitted.

For now the Data and Analysis includes a list of capital improvement projects as presented by the Lake County School District (See Appendix ~~AB~~- Lake County School District 5-Year District Facilities Work Program).

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

a. 2.7.1—Enrollment Projections and Projected New Student Capacity

The Lake County School Board uses the Florida Inventory of School Houses (FISH) capacity information for each school, based on Florida Department of Education (FDOE) formulas. FISH Capacity is the number of students that may be housed in a facility at any given time based on a utilization percentage of the number of existing satisfactory student stations, based on FDOE formulas. It is a product of the number of classrooms at a school and the student stations assigned to each room type. The capacity of some spaces is modified for actual square footage of the teaching space.

The School Enrollment to Capacity Comparison is used to determine the percent utilization of a school facilities capacity, and includes the number of portables on campus and portable capacity, the total capacity that includes portables and the permanent facility, dining capacity, and media capacity.

The school enrollment to capacity comparison is a major indicator of school overcrowding. Using the ratio of enrollment to permanent FISH capacity, an analysis can be conducted to determine which schools in Lake County are over capacity. An analysis can also be done to determine capacity utilization using portable capacity and/or dining and media capacity. An enrollment to Capacity Comparison for schools located in the City of Groveland, and surrounding jurisdictions required under interlocal agreements to share capacity is provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*.

b. 2.7.2—Ten Year Planned Facilities

In anticipation of the projected increase in student population for Lake County, the School District has prepared a list of planned facilities for the ten-year planning period (See Tables ~~2.7.19~~ and ~~2.7.210~~ below). This list is prepared to address anticipated student growth beyond the period covered by the *5-year Work Program*. Additional analysis is necessary to determine the exact location and capacity of the proposed facilities.

TABLE 2.7.19: TEN YEAR FACILITIES PLAN: ENROLLMENT FORECAST THRU 2017

| District Totals | FY 2017 Projected Enrollment | 2007 Capacity | Add'l Planned Capacity thru 2012 | Total Existing and Planned Capacity thru 2012 | Add'l Projected Capacity thru 2017 | # Schools FY 2012 - 2017 |
|-----------------|------------------------------|---------------|----------------------------------|---|------------------------------------|--------------------------|
| | | | | | | |

Adopted on Ordinance No.

VIII-34

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | | | | | | |
|------------|--------|--------|-------|--------|--------|----|
| Elementary | 27,663 | 17,437 | 4,000 | 21,445 | 6,218 | 6 |
| Middle | 14,203 | 8,042 | 2,627 | 10,669 | 3,534 | 3 |
| High | 15,837 | 11,211 | 3,268 | 14,476 | 1,358 | .5 |
| Total | 57,703 | 36,609 | 9,895 | 46,590 | 11,110 | |

Source: Lake County Planning Department, Lake County Public Schools

TABLE ~~2.7.2~~10: RECOMMENDED ADDITIONAL CAPACITY THROUGH 2017

| School Type | Location | Planned Capacity ¹ | Cost Per Stu. Sta. ² | Projected Cost | Approximate Year |
|--------------------|----------------------------|-------------------------------|---------------------------------|----------------|------------------|
| Elementary "M" | Mascotte Area | 940 | \$34,853 | \$32,761,857 | 2013 |
| Elementary "N" | Leesburg Area | 940 | \$34,853 | \$32,761,857 | 2014 |
| Elementary "P" | Tavares | 600 | \$43,864 | \$26,318,498 | 2014 |
| Elementary "R" | Central County | 940 | \$38,971 | \$36,633,167 | 2015 |
| Elementary "S" | South County | 940 | \$40,352 | \$37,931,198 | 2016 |
| Additions | Various Elementary Schools | 940 | \$21,772 | \$20,465,680 | 2012-17 |
| Middle School "EE" | South Lake County | 1,274 | \$22,714 | \$32,141,436 | 2014 |
| Middle School "FF" | North Lake County | 1,274 | \$41,21 | \$58,299,293 | 2016 |
| Middle School "GG" | Central Lake County | 1,274 | \$42,691 | \$60,407,697 | 2016 |
| Additions | Various High Schools | 1,358 | \$49,811 | \$71,179,336 | 2012-17 |
| Total | | 10,480 | | \$408,900,019 | |

(1) Please note this is planned FISH capacity and **not** student stations.

(2) Projected cost if facility divided by the number of student stations.

c. ~~2.7.3~~—Level of Service

Policy ~~13~~.1.1 of the *Public Schools Facilities Element* of the *Comprehensive Plan* states that "LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Lake County School District. The LOS for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.” Appendix B: *Lake County School Districts 5-Year District Facilities Work Program* is attached.

C. ~~SECTION 3.0:~~ CAPITAL IMPROVEMENTS SCHEDULE

~~This section~~Appendix C provides a series of spreadsheets from the adopted City’s ~~of Groveland~~ *Capital Improvements Plan* for FY ~~2008-2012~~2009-2014. These spreadsheets include all capital projects, including those not subject to concurrency requirements under Chapter 163.3180, F.S. The series of spreadsheets and charts ~~included in this section~~in Appendix C provide a summary of the ~~of~~ *Capital Improvement Plan*.

~~The series of spreadsheets included in this section provide the following information:~~

- ~~•5-year Schedule of Capital Improvements Project for FY 2008-2012.~~
- ~~•Summary by Funding Source.~~
- ~~•Revenue and Expenditure Projections by Fund for Capital Projects.~~
- ~~•Summary by Department.~~

~~This series of spreadsheets provides the expected revenue and the expenditures for capital improvements project for the 5-year planning period. This series of spreadsheets highlight the financial feasibility of the Schedule of Capital Improvements. The spreadsheet reports the amount of funds available to fund the projects included in the capital improvements schedule.~~

~~These series of spreadsheets summarizes the 5-year schedule of capital improvements for the public facilities which are subject to concurrency under Chapter 163.3180, F.S. The spreadsheet identifies the fiscal year, the amount, and the source of funding for each phase (i.e. Planning and Engineering, Construction, etc.) of a capital improvement project. Other spreadsheets provide the detailed expected revenue and the expenditures for capital improvements project for the 5-year planning period. There is also a series of spreadsheets that highlight the financial feasibility of the Schedule of Capital Improvements. The spreadsheet reports the amount of funds available to fund the projects included in the capital improvements schedule.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~Table 3.0.1 5-Year Schedule of Capital Improvement Plan Fiscal Years 2008-2013 By Fund/Department/Source~~

| Fund | Total | Fiscal Year 2008-09 | Fiscal Year 2009-10 | Fiscal Year 2010-11 | Fiscal Year 2011-12 | Fiscal Year 2012-13 |
|----------------------------|--------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| General Fund | —\$ 6,644,000 | \$429,400 | \$3,715,100 | \$1,253,500 | \$787,700 | \$458,300 |
| Enterprise Fund | 17,873,700 | 3,177,700 | 3,238,000 | 1,375,000 | 1,083,000 | 9,000,000 |
| Total | \$24,517,700 | \$3,607,100 | \$6,953,100 | \$2,628,500 | \$1,870,700 | \$9,458,300 |

~~Department~~

| | | | | | | |
|----------------------------------|-------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| City Clerk | - | - | - | - | - | - |
| Finance | - | - | - | - | - | - |
| Comm. Development | - | - | - | - | - | - |
| City Manager | - | - | - | - | - | - |
| Police | 2,688,000 | 17,400 | 1,797,100 | 218,500 | 306,700 | 348,300 |
| Code Enforcement | - | - | - | - | - | - |
| Dispatching | 44,000 | - | 23,000 | - | 21,000 | - |
| Fire | 2,535,500 | 20,500 | 1,605,000 | 870,000 | 20,000 | 20,000 |
| Animal Control | - | - | - | - | - | - |
| Streets | 543,000 | 183,000 | 90,000 | 90,000 | 90,000 | 90,000 |
| Parks & Rees | 833,500 | 208,500 | 200,000 | 75,000 | 350,000 | - |
| Water | 8,573,000 | 2,390,000 | 2,438,000 | 745,000 | - | 3,000,000 |
| Wastewater | 9,300,700 | 787,700 | 800,000 | 630,000 | 1,083,000 | 6,000,000 |
| Total | \$24,517,700 | \$3,607,100 | \$6,953,100 | \$2,628,500 | \$1,870,700 | \$9,458,300 |

~~Funding Source~~

| | | | | | | |
|--------------------------------|-------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|
| Current Revenue | \$1,623,400 | \$127,800 | \$508,100 | \$278,500 | \$360,700 | \$348,300 |
| Police Impact Fees | - | - | - | - | - | - |
| Fire Impact Fees | 95,900 | 15,900 | 20,000 | 20,000 | 20,000 | 20,000 |
| Park Impact Fees | 813,500 | 208,500 | 180,000 | 75,000 | 350,000 | - |
| Admin. Impact Fees | - | - | - | - | - | - |
| Water Impact Fees | 7,206,749 | 2,300,000 | 2,355,000 | 715,000 | - | 1,836,749 |
| Sewer Impact Fees | 1,870,719 | - | - | 272,785 | 300,000 | 1,297,934 |
| Loans | 9,715,317 | - | 3,000,000 | 850,000 | - | 5,865,317 |
| Discretionary Funds | 3,182,215 | 945,000 | 890,000 | 417,215 | 90,000 | 840,000 |
| Grants | - | - | - | - | - | - |
| Other | 9,900 | 9,900 | - | - | - | - |
| Total | \$24,517,700 | \$3,607,100 | \$6,953,100 | \$2,628,500 | \$1,120,700 | \$10,208,300 |

~~Table 3.0.2 Analysis of Police Impact Fees Fiscal Years 2008-2013~~

| | —Balance —As Of | —Projected —Fiscal Year |
|-------------|--------------------------------|--|--|--|--|--|
|-------------|--------------------------------|--|--|--|--|--|

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | -Sept. 2008 | -2008-09 | -2009-10 | -2010-11 | -2011-12 | -2012-13 |
|--|------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Total Revenue By Year | - | \$48,000 | \$80,000 | \$85,000 | \$89,000 | \$93,000 |
| Cumulative Total | - | \$48,000 | \$80,000 | \$85,000 | \$89,000 | \$93,000 |
| Less: Cash Flow For Police Projects | | | | | | |
| Note Payment—Public Safety Cplx. | | (\$48,000) | | | | |
| Note Payment—Property | | | (\$80,000) | | | |
| Note Payment—Property | | | | (\$85,000) | | |
| Note Payment—Property | | | | | (\$89,000) | |
| Note Payment—Property | | | | | | (\$93,000) |
| Estimated Balance | - | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Table 3.0.3 Analysis of Fire Impact Fees Fiscal Years 2008-2013

| | —Balance —As Of —Sept. 2008 | —Projected Fiscal Year 2008-09 | —Projected Fiscal Year 2009-10 | —Projected Fiscal Year 2010-11 | —Projected Fiscal Year 2011-12 | —Projected Fiscal Year 2012-13 |
|--|--|---|---|---|---|---|
| Total Revenue By Year | - | \$82,000 | \$135,500 | \$145,000 | \$153,000 | \$159,000 |
| Cumulative Total | - | \$82,000 | \$130,900 | \$174,600 | \$220,600 | \$267,800 |
| Less: Cash Flow For Fire Projects | | | | | | |
| Note Payment—Property | | (\$66,100) | | | | |
| Misc. Fire Equipment | | (\$15,900) | (\$20,000) | (\$20,000) | (\$20,000) | (\$20,000) |
| Note Payment—Property | | | (\$81,300) | | | |
| Note Payment—Property | | | | (\$87,000) | | |
| Note Payment—Property | | | | | (\$91,800) | |
| Note Payment—Property | | | | | | (\$95,400) |
| Estimated Balance | - | \$0.00 | \$34,200 | \$72,200 | \$113,400 | \$157,000 |

Table 3.0.4 Analysis of Recreation Impact Fees Fiscal Years 2008-2013

| | —Balance —As Of Sept. 2008 | —Projected Fiscal Year 2008-2009 | —Projected Fiscal Year 2009-10 | —Projected Fiscal Year 2010-11 | —Projected Fiscal Year 2011-12 | —Projected Fiscal Year 2012-13 |
|--|---|---|---|---|---|---|
| Total Revenue By Year | | \$169,000 | \$280,000 | \$300,000 | \$315,000 | \$329,000 |
| Cumulative Total | \$890,000 | \$1,059,000 | \$1,130,500 | \$1,250,500 | \$1,490,500 | \$1,469,500 |
| Less: Cash Flow For Recreation Projects | | | | | | |
| Lake David Improvements | | (\$40,000) | | | | |
| JT Memorial Park Improvement | | (\$128,500) | | | | |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | | | | | | |
|--------------------------------------|------------------|-----------------------|------------------------|-----------------------|------------------------|--------------------|
| Beverly Park Improvement | | (\$40,000) | | | | |
| South Street Improvements | | | (\$180,000) | (\$75,000) | | |
| Lake David Amphitheater | | | | | (\$350,000) | |
| Estimated Balance | \$890,000 | \$850,500 | \$950,500 | \$1,175,500 | \$1,140,500 | \$1,469,500 |

Table 3.0.5 Analysis of Administration Impact Fees Fiscal Years 2008-2013

| | —Balance —As Of —Sept. 2008 | —Projected Fiscal Year —2008-09 | —Projected Fiscal Year 2009-10 | —Projected Fiscal Year 2010-11 | —Projected Fiscal Year —2011-12 | —Projected Fiscal Year 2012-13 |
|--|--|--|---|---|--|---|
| Total Revenue By Year | | \$66,000 | \$111,000 | \$118,000 | \$125,000 | \$130,000 |
| Cumulative Total | - | \$66,000 | \$111,000 | \$118,000 | \$125,000 | \$130,000 |
| Less: Cash Flow For Administration Projects | | | | | | |
| Note Payment—City Hall Property | | (\$66,000) | | | | |
| Note Payment—City Hall Property | | | (\$111,000) | | | |
| Note Payment—City Hall Property | | | | (\$118,000) | | |
| Note Payment—City Hall Property | | | | | (\$125,000) | |
| Note Payment—City Hall Property | | | | | | (\$130,000) |
| Estimated Balance | - | - | - | - | - | - |

Table 3.0.6 Discretionary tax Analysis Fiscal Years 2008-2013

| | —Balance —As Of Sept. 2008 | —Projected Fiscal Year 2008-09 | —Projected Fiscal Year —2009-10 | —Projected Fiscal Year 2010-11 | Projected Fiscal Year 2011-12 | Projected Fiscal Year —2012-13 |
|---|---|---|--|---|--|---|
| Total Revenue By Year | | \$478,000 | \$503,000 | \$528,000 | \$553,000 | \$578,000 |
| Cumulative Total | \$983,121 | \$1,461,121 | \$1,019,121 | \$657,121 | \$792,906 | \$1,280,906 |
| Less: Cash Flow For Infrastructure Projects | | | | | | |
| Street Sealing | | (\$30,000) | (\$30,000) | (\$30,000) | (\$30,000) | (\$30,000) |
| Brush System | | (\$35,000) | | | | |
| Portable Lift Station Generator | | (\$35,000) | | | | |
| Engineering (Wendell Ave, Esther Street & Catherine Lane.) | | (\$40,000) | | | | |
| Sweeper | | (\$50,000) | | | | |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | | | | | | |
|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Sidewalk Replacement | | (\$60,000) | (\$60,000) | (\$60,000) | (\$60,000) | (\$60,000) |
| Centralized Sludge Treatment | | | (\$100,000) | (\$327,215) | | |
| Sewer Retrofit | | (\$300,000) | (\$450,000) | | | (\$750,000) |
| Max Hooks Lift Station and Force Main | | (\$395,000) | | | | |
| Silver Eagle Master Lift Sta. | | | (\$250,000) | | | |
| Estimated Balance | \$983,121 | \$516,121 | \$129,121 | \$239,906 | \$702,906 | \$440,906 |

~~Table 3.0.7 Water and Wastewater Impact Fee Analysis Fiscal Years 2008-2013~~

| List of Outstanding Debt (as of September 2008) | |
|--|--------------------------|
| USDA Water Bonds 1988 (at 5% interest) | —\$—889,000 |
| SRF Wastewater Loan 2003 (at 3.2% interest) | —\$ 1,168,804 |
| USDA Wastewater Bonds 1994 (at 5% interest) | —\$ 1,661,000 |
| USDA Wastewater Bonds 2007 (4.125% interest) | —\$ 1,919,184 |
| USDA Wastewater Bonds 2007 (at 4.25% interest) | —\$ 4,266,255 |

~~Table 3.0.8 Analysis of Water Impact Fees~~

| | Projected —Bal as of —Sept. 2008 | —Projected —Fiscal Year —2008-09 | —Projected —Fiscal Year —2009-10 | —Projected —Fiscal Year —2010-11 | —Projected —Fiscal Year —2011-12 | —Projected —Fiscal Year —2012-13 |
|---|---|---|---|---|---|---|
| Estimated Building Permits | | 155 | 250 | 260 | 265 | 268 |
| Total Revenue by Year | | \$336,040 | \$542,000 | \$563,680 | \$574,520 | \$581,024 |
| Cumulative Total | 2,888,600 | \$3,224,640 | \$1,931,330 | \$889,510 | \$1,255,725 | \$1,836,749 |
| Less: Cash Flow For Water Projects | | | | | | |
| WPT#3 Sunshine Pressure Upgrade | | (2,300,000) | | | | |
| Repayment from Sewer Impact Fee Various Loops for Water System | | 464,690 | (780,000) | | | |
| WTP#2 Sampey Rd. Upgrade | | | (1,575,000) | | | |
| Repayment from Sewer Impact Fees | | | 749,500 | | | |
| WTP#4 Interconnect Palisades to CR565 | | | | (715,000) | | |
| Repayment from Sewer Impact Fees | | | | 506,695 | | |
| WPT#6 Cherry Lake Plant | | | | | | (1,836,749) |
| Estimated Balance | \$2,888,600 | \$1,389,330 | \$325,830 | \$681,205 | \$1,255,725 | - |

~~Table 3.0.9 Analysis of Wastewater Impact Fees~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | <u>Projected</u> <u>-Bal as of</u> <u>Sept. 2008</u> | -Projected -Fiscal Year -2008-09 | -Projected -Fiscal Year -2009-10 | -Projected -Fiscal Year -2010-11 | -Projected -Fiscal Year -2011-12 | -Projected -Fiscal Year -2012-13 |
|---|--|---|---|---|---|---|
| Estimated Building Permits | | 155 | 250 | 260 | 265 | 268 |
| Total Revenue by Year | | \$464,690 | \$749,500 | \$779,480 | \$794,470 | \$803,464 |
| Cumulative Total | - | 464,690 | 749,500 | 779,480 | 794,470 | 1,297,934 |
| Less: Cash Flow For Wastewater Projects | | | | | | |
| Repay Water Impact Fees | | (464,690) | | | | |
| Repay Water Impact Fees | | | (749,500) | | | |
| Repay Water Impact Fees | | | | (506,695) | | |
| Centralized Sludge Treatment and Processing System | | | | (272,785) | | |
| Engineering Sampey Rd. WWTP#1 Phase II | | | | | (300,000) | |
| Sampey Rd. WWTP 1 (Phase II) | | | | | | (1,297,934) |
| Estimated Balance | - | - | - | - | \$494,470 | - |
| Cumulative Total of Water and Wastewater Impact Fees | \$2,888,600 | \$1,389,330 | \$325,830 | \$681,205 | \$1,750,195 | - |

3.1.0 Itemization by Departments

3.1.1 Police Department

Fiscal Year 2008-09

- (2) Mobile Radios ————— \$ ——— 7,500
- CVSA II (Computer Voice Stress) ————— \$ ——— 9,900

Fiscal Year 2009-10

- (1) Speed Trailer ————— \$ ——— 11,000—
- (3) Equipment Needed to Outfit Officers ————— \$ ——— 20,100
- (3) Patrol Cars – New ————— \$ ——— 114,000
- (4) Patrol Cars (Replacement) ————— \$ ——— 152,000—
- Construction — Pubic Safety Complex —
Relocation Main Station ————— \$ ——— 1,500,000

Fiscal Year 2010-11

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|---|-----------------------|
| •(5) In Car Computers | \$ 7,200 |
| •(2) Mobile Radios | \$ 8,200 |
| •(2) Equipment Needed to Outfit Officers | \$ 15,600 |
| •(2) Patrol Cars (New) | \$ 75,000 |
| •(3) Patrol Cars Replacement | \$ 112,000 |

Fiscal Year 2011-12

| | |
|---|----------------------|
| •(5) In Car Computer | \$ 7,500 |
| •(2) Mobile Radios | \$ 8,600 |
| •(2) Equipment Needed to Outfit Officers | \$ 14,800 |

Fiscal Year 2012-13

| | |
|---|-----------------------|
| •(2) Mobile Radios | \$ 8,900 |
| •(2) Equipment Needed to Outfit Officers | \$ 15,800 |
| •(2) Patrol Cars New | \$ 80,900 |
| •(5) Patrol Car Replacement | \$ 242,700 |

3.1.2 Dispatching Department

Fiscal Year 2009-10

| | |
|-------------------------------|----------------------|
| •Dispatch Consoles | \$ 23,000 |
|-------------------------------|----------------------|

Fiscal Year 2011-12

| | |
|--------------------------|----------------------|
| •Photo Copier | \$ 21,000 |
|--------------------------|----------------------|

3.1.3 Fire Department

Fiscal Year 2008-09

| | |
|---------------------------------|----------------------|
| •Fire Equipment Misc | \$ 20,500 |
|---------------------------------|----------------------|

Fiscal Year 2009-10

| | |
|--|-------------------------|
| •Fitness Equipment | \$ 15,000 |
| •Fire Equipment Misc | \$ 20,000 |
| •Compact Truck/Inspector | \$ 20,000 |
| •Communications Equipment | \$ 20,000 |
| •Brush Truck | \$ 30,000 |
| •Construction Public Safety (Relocation Main Station) | \$ 1,500,000 |

Fiscal Year 2010-11

| | |
|--|-----------------------|
| •Fire Equipment Misc | \$ 20,000 |
| •Elevated Stream Ladder Truck | \$ 850,000 |

(Text with underline = additions ~ Text with ~~strickethrough~~ = deletions)

Fiscal Year 2011-12

~~•Fire Equipment – Misc \$ 20,000~~

Fiscal Year 20012-13

~~•Fire Equipment – Misc \$ 20,000~~

3.1.4 Street Department

Fiscal Year 2008-09

- ~~•Vehicle Lift for Mechanic Shop \$ 3,000~~
- ~~•Street Sealing (Approximately 10,000 ft per year) \$ 30,000~~
- ~~•Engineering for Wendell Ave, Esther St,
 Catherine Lane, \$ 40,000~~
- ~~•Sweeper \$ 50,000~~
- ~~•Sidewalk – Replacement
 (Approximately 1,500 linear ft.) \$ 60,000~~

Fiscal Year 2009-10

- ~~•Street Sealing (10,000 ft. per year) \$ 30,000~~
- ~~•Sidewalk – New/Replacement
 (Approximately 1,500 linear ft.) \$ 60,000~~

Fiscal Year 2010-11

- ~~•Street sealing (10,000 ft. per year) \$ 30,000~~
- ~~•Sidewalk – New/Replacement
 (Approximately 1,500 linear ft.) \$ 60,000~~

Fiscal Year 2011-12

- ~~•Street sealing (10,000 ft. per year) \$ 30,000~~
- ~~•Sidewalk Additions/Improvements \$ 60,000~~

Fiscal Year 2012-13

- ~~•Street sealing (10,000 ft. per year) \$ 30,000~~
- ~~•Sidewalk Additions/Improvements \$ 60,000~~

3.1.5 Parks and Recreation Department

Fiscal Year 2008-09

- ~~•JT Memorial Security lighting \$ 5,000~~
- ~~•Lake David Landscaping \$ 5,000~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|---|----------------------|
| •Lake David Restrooms | \$ 5,000 |
| •Lake David Fishing Pier | \$ 10,000 |
| •JT memorial Picnic Pavillions & Screening | \$ 10,000 |
| •Lake David Park Renovate Pavillions | \$ 20,000 |
| •JT Memorial Restroom & Concessions | \$ 22,500 |
| •JT Memorial Parking Improvements | \$ 25,000 |
| •Beverly Park Restrooms | \$ 40,000 |
| •JT Memorial Baseball Field lighting | \$ 66,000 |

Fiscal Year 2009-10

| | |
|--|-----------------------|
| •South Street Park Picnic Pavillion | \$ 10,000 |
| •South Street Park Playground | \$ 10,000 |
| •South Street Park Landscaping | \$ 10,000 |
| •One Half Ton Pickup (New) | \$ 20,000 |
| •South Street Park Parking | \$ 25,000 |
| •South Street Park Lighting | \$ 25,000 |
| •South Street Park Land Acquisition | \$ 100,000 |

Fiscal Year 2010-11

| | |
|--|----------------------|
| •South Street Park Walking Path | \$ 25,000 |
| •South Street Park Restrooms | \$ 50,000 |

Fiscal Year 2011-12

| | |
|--|-----------------------|
| •Lake David Park Amphitheater | \$ 350,000 |
|--|-----------------------|

3.1.6 Water Department

Fiscal Year 2008-09

| | |
|---|-------------------------|
| •Flow Meter | \$ 2,500 |
| •Portable Flow Meter | \$ 4,500 |
| •Lower Oelawaha River Alternative Water Supply (2nd Year) | \$ 83,000 |
| •Sunshine Water Plant Pressure Upgrade (WTP#3) (Construction) | \$ 2,300,000 |

Fiscal Year 2009-10

| | |
|---|-------------------------|
| •Lower Oelawaha River Alternative Water Supply (3rd Year) | \$ 83,000 |
| •Various Loops for Water System | \$ 780,000 |
| •Sampey Road Water Plant Upgrade (WTP#2) Phase II (Construction) | \$ 1,575,000 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Fiscal Year 2010-11

- ~~•One Ton Truck \$ 30,000~~
- ~~•Interconnect Palisades Water Plant (WTP#4) to CR565 Main \$ 715,000~~

Fiscal Year 2012-13

- ~~•Cherry Lake Water Plant #6 \$ 3,000,000~~

3.1.7 Wastewater Department

Fiscal Year 2008-09

- ~~•Maintenance Software \$ 1,100~~
- ~~•Acid Cabinet \$ 1,500~~
- ~~•Surge Pump \$ 2,100~~
- ~~•Crane \$ 18,000~~
- ~~•Portable lift station generator (Discretionary Funds) \$ 35,000~~
- ~~•Brush System (Discretionary Funds) \$ 35,000~~
- ~~•Sewer Retrofit (Discretionary Funds) \$ 300,000~~
- ~~•Max Hooks Lift Station and Force Main (Discretionary Funds) \$ 395,000~~

Fiscal Year 2009-10

- ~~•Centralized Sludge Treatment and Processing System \$ 100,000~~
- ~~•Silver Eagle Master Lift Station \$ 250,000~~
- ~~•Sewer Retrofit \$ 450,000~~

Fiscal Year 2010-11

- ~~•One Ton Pickup \$ 30,000~~
- ~~•Centralized Sludge Treatment and Processing System \$ 600,000~~

Fiscal Year 2011-12

- ~~•One Ton Pickup Truck \$ 33,000~~
- ~~•Sewer Retrofit \$ 750,000~~
- ~~•Engineering Sampey Rd. WWTP#1 Phase II \$ 300,000~~

Fiscal Year 2012-13

- ~~•Sampey Rd. WWTP#1 (Phase II) Construction \$ 6,000,000~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

F.D. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

~~CHAPTER 12~~

~~CAPITAL IMPROVEMENTS ELEMENT~~

~~Goals, Objectives and Policies~~

~~(Amended December 17, 2007: Ordinance 2007-03-12)
(Amended xxxx-xx, 2008: Ordinance 2008-06-20)~~

GOAL 12-1: To ~~implement a capital planning program that~~ provides for and maintains in a timely, efficient, and fiscally prudent capital improvements program that upholds quality of life through the use of sound growth management and fiscal policies.~~manner public facilities and services which protect the public health, safety and welfare, adequately serve existing and new development and minimize public costs.~~

OBJECTIVE 12.1: Adoption of Capital Improvement Program. To adopt each year, as part of the budget process, a *Capital Improvements Program (CIP)* that implements this *Plan*, ensures the availability of services at adopted levels, and carry out the fiscal policies in this *eElement*.

Policy 12.1.1: Establishing 5-year Schedule. The *CIP* shall establish the 5-year ~~s~~Schedule of Capital Improvements (see Table 11) and process for regular, periodic evaluation, and updating of multi-year financial projections and of fiscal policies, practices and strategies for all City programs, services, and facilities.

Policy 12.1.2: Evaluating and Ranking Capital Improvements. ~~The following priorities shall be used to determine which~~Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines ~~projects are included in the CIP:~~

- A) To remove a direct and immediate threat to the public health or safety;
- B) Are necessary to meet established levels of service;
- C) Are essential for the maintenance of existing facilities or infrastructure;
- D) Increase the efficiency of existing facilities or infrastructure;
- E) Will accommodate new development or redevelopment anticipated in this *pPlan*;

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- F) Whether the project competes with other facilities that have been or could reasonably be provided by other government entities or the private sector;
- G) The revenue-generating potential of the project; and
- H) Whether the project leverages additional benefits to the eCity, such as offers to donate land or services by the private sector and/or other governmental entities.

~~**Policy 12.1.3:** The Lake County Schools Five Year Facilities Master Plan Capital Improvement Program Fiscal Years 2008-2012 as adopted by the Lake County School Board on September 24, 2007 is adopted into the City's adopted Capital Improvement Schedule by reference.~~

OBJECTIVE 12.2: Maintaining Level of Service (LOS) Standards. ~~The City shall utilize~~ Maintain and adopt LOS standards, as level of service criteria defined in the various Elements of this Comprehensive Plan, and meet existing and future needs by coordinating land use decisions with the 5-year Schedule of Capital Improvements provided by this Element [9J-5.016 (3)(b) and 9J-5.016 (4)(4)(b), F.A.C.]. ~~when determining the timing and funding of capital facilities.~~

Policy 1.2.1: Adequate Facility Ordinance. The City Council shall adopt an adequate facilities ordinance to ensure that at the time the development order is issued adequate facility capacity is available or will be available when needed to serve the development or as otherwise provided for in Rule 9J-5.0055, F.A.C.

Policy 1.2.2: Financially Feasible CIP. The City shall construct a financially feasible Capital Improvements Plan [9J-5.016 (3)(a) and 9J-5.016 (35)(c)(1)(f)d, F.A.C.].

Policy 12.2.13: Adopted Level of Service Standards. The following ~~Adopted~~ level of service standards are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the City or in the City's Utility Service Area [9J-5.016(3)(c)(4), F.A.C.]. ~~facilities and infrastructure shall be as follows:~~

Potable Water:

250 gallons per day per Equivalent Residential Unit

~~Land Use~~ LOS

~~Residential~~ 250 gpd

~~Commercial/Industrial~~ 1,000 gpd/acre

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Minimum storage capacity of the City water system shall be at least 25% of the maximum daily demand plus fire flow of 1,000 gpm for 2 hours

The potable water distribution system shall provide a minimum pressure of 50 pounds per square inch of average daily flow.

Sanitary Sewer:

250 gallons per day per Equivalent Residential Unit

~~Land Use~~ ~~LOS~~

~~Residential~~ ~~250 gpd~~

~~Commercial/Industrial~~ ~~1,000 gpd/acre~~

The capacity of the collection force mains and lift stations shall be based on the following peaking factors based upon the average design flow (ADF): flows to 0.050 MGD ADF use a 3.5 factor, flows 0.050 to 0.250 MDG ADF use a 3.0 factor, and flows above 0.250 MGD ADF use a factor of 2.5.

Solid Waste ~~Collection:~~

6 pounds per person per day

~~Once per week refuse collection.~~

~~Once per week yard waste collection.~~

~~Once per week recyclable collection.~~

~~Bulk pickup upon request within 48 hours.~~

Stormwater Drainage:

| <u>Water Quantity</u> | |
|---|--|
| <u>Facility Type</u> | <u>Design Storm</u> |
| <u>Canals, ditches, roadside swales, or culverts for stormwater external to the development</u> | <u>25 Year</u> |
| <u>Canals, ditches, roadside swales, or culverts for stormwater internal to the development</u> | <u>10 Year</u> |
| <u>Crossdrains</u> | <u>25 Year</u> |
| <u>Storm sewers</u> | <u>10 Year</u> |
| <u>Major Detention/Retention Structures</u> | <u>For the Probable Maximum Precipitation as required by SJRWMD(1)</u> |
| <u>Minor Detention/Retention Structures</u> | <u>25 Years(1)</u> |
| <u>Development occurring in the 100</u> | |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | |
|--|--|
| <u>Year Flood Zone must elevate the first floor 18 inches above the 100 Year Flood Elevation</u> | |
| <u>Water Quality</u> | |
| <u>Facility Type</u> | <u>Pollution Abatement Treatment (2)</u> |
| <u>Retention with percolation or detention with filtration</u> | <u>Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater.</u> |
| <u>Detention without filtration or wet detention</u> | <u>The first inch of runoff from the site or 2.5 inches times the site's impervious surface, whichever is greater.</u> |

Notes: (1) Major/Minor Detention/Retention structures are based on Hazard Classification for dams and impoundments as defined by SJRWMD.

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

~~Stormwater Management Systems LOS standards for stormwater quantity and quality, at a minimum, meet or exceed the requirements of SJRWMD.~~

Projects located within the Green Swamp Area of Critical State Concern 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.

Transportation:

~~FIHS (SR 25/US 27) _____ Established by FDOT
Principal Arterial (S.R. 50) _____ E
Minor Arterial (S.R. 33, S.R. 19) _____ D
Collector (C.R. 565, C.R. 565A, C.R. 478) _____ D~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Classification Peak Hour Minimum*

FIHS: C
SR 25/US 27

Principal Arterials: E
SR 50

Minor Arterials: D
SR 33, SR 19

Collectors: D
CR 565, CR 565A, CR. 478, Crittenden Street,
Sampey Road, Bible Camp Road, Wilson Lake
Parkway

Local Roads: D
All roadways not classified as collectors or arterials.

(*) Level of service shall be predicated on the lowest quality design hour, which shall represent the thirtieth highest hour of traffic, as determined by FDOT.

Recreation and Open Space:

Total ~~Recreation and Public Open Space~~ Park Land: 6.0 acres per 1,000 residents. ~~This includes both passive public open space and active recreation facilities.~~

~~Recreation Park~~ Facilities: 3.0 Acres Per 1,000 residents.

Population Guidelines for User-Oriented Outdoor Recreation Activities

| <u>Activity</u> | <u>Resource* Facility</u> | <u>Population Served</u> |
|--|---------------------------------|--------------------------|
| <u>Tennis</u> | <u>Tennis court</u> | <u>2,000</u> |
| <u>Baseball/softball</u> | <u>Baseball/softball field</u> | <u>3,000</u> |
| <u>Football/soccer</u> | <u>Football/soccer field</u> | <u>4,000</u> |
| <u>Basketball</u> | <u>Basketball court</u> | <u>5,000</u> |
| <u>Shuffleboard</u> | <u>Shuffleboard court</u> | <u>1,000</u> |
| <u>Freshwater fishing non-boat</u> | <u>800 feet of Fishing pier</u> | <u>5,000</u> |
| <u>Freshwater fishing power boating, water skiing, and sailing</u> | <u>Boat ramp lane</u> | <u>1,500</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

* Based on a standard community swimming pool measuring 81 ft x 60 ft (4,860 ft).

Size and Population Guidelines for User Oriented Park Sites:

| | |
|---|---|
| <u>Vest Pocket /Tot Lot Park</u> | <u>0.5 acres per 1,000 population and a minimum park size of 1 acre or 0.25 acres for parks adjoining schools</u> |
| <u>Community Park</u> | <u>2 acres per 1,000 population and a minimum park size of 20 acres or 5 acres for parks adjoining schools</u> |
| <u>Neighborhood Park</u> | <u>2 acres per 1,000 population and a minimum park size of 5 acres or 2 acres for parks adjoining schools</u> |

Source: Florida Department of Environmental Protection – Division of Parks and Recreation, Outdoor Recreation in Florida – 2000: Florida’s Statewide Comprehensive Outdoor Recreation Plan, Tables 4.3, 4.4 and 4.5.

Public Schools Facilities:

The level of service for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity. Coordination with the Lake County School Board’s *Five Year District Facilities Work Plan*, the plans of other local governments, and as necessary, updates to the Concurrency Service Area ~~m~~Map is required to ensure that the adopted ~~Level of Service~~LOS ~~S~~standards for ~~C~~oncurrency ~~S~~service ~~A~~areas will be achieved and maintained.

On or before September 15th of each year and after consideration of the written comments of the County and the Cities, the Lake County School Board shall adopt a financially-feasible Work Program that includes school capacity sufficient to meet anticipated student demand within the County, based on the LOS standards set forth in the Interlocal Agreement. The School Board shall construct and/or renovate school facilities sufficient to maintain LOS standards set forth in the Interlocal Agreement, consistent with the adopted Five Year Facilities Work Program. Nothing in this agreement shall be construed to abrogate the School Boards constitutional authority in determining delivery of

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

student services, including but not limited to school scheduling or to require the School Board to redistrict any school more than once in any ~~tree~~three consecutive year period. The City of Groveland shall adopt the School Board's adopted work program into their CIE updates each December.

Policy 1.2.4: *Public School Deficiencies and Future Needs.* The City shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 1.2.5 *Monitoring and Tracking De Minimis Impacts.* The City shall implement a methodology to monitor and track approved de minimis impacts on the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted Level of Service of the affected transportation facility) shall be compiled into an annual report and submitted to the state land planning agency with the annual Capital Improvements Element update.

Policy 1.2.6: *Issuance of Development Order.* The City shall issue no development order for new development which results in an increase in demand on deficient facilities prior to the completion of improvements required to upgrade the respective facility to adopted standards.

Policy 1.2.7: *Deficiency in Park Land and Park Facilities.* To address the deficiency in park land and park facilities needed to support the population demand during the short-range (2010-2015) and long-range (2025) planning periods of this Comprehensive Plan, the City shall incorporate park land and park facilities as needed in the 5-year Schedule of Capital Improvements, as funding become available. Additionally, the City shall pursue alternative funding methods, such as grants, private-public partnerships, and collocation of facilities, to alleviate the deficiency of park land and park facilities in the City.

OBJECTIVE 12.3: *Concurrency Management System.* ~~The City~~ Issuance of development orders and permits by the City shall be controlled by the City's ~~maintain a~~ Concurrency Management System, which requires that facilities and services which do not reduce the adopted level of service standards are in place, shall be in place, or are guaranteed by a binding contract or agreement to be provided prior to the impact of the development ~~in the Land Development Regulations in accordance with Florida Statutes Chapter 163.3180. [9J-5.016(3)(b), F.A.C. and 9J-5.0055, F.A.C.]~~

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

Policy 1.3.1: *Concurrency Provisions.* The City's Concurrency Management System shall provide the following [9J-5.055(2), F.A.C.]:

- a. the capital improvements budget and a five year schedule of capital improvements which, in addition to meeting all of the other statutory and rule requirements, must be financially feasible and are adopted annually in the budget process [9J-5.016(3)(c)(7), F.A.C.];
- b. the *Five-year Schedule of Improvements* which includes both necessary facilities to maintain the established level of service standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate that portion of existing deficiencies which are a priority to be eliminated during the five-year period under the City's *Schedule of Capital Improvements* pursuant to Rule 9J-5.016(4)(a)1., F.A.C.;
- c. a realistic, financially feasible funding system based on currently available revenue sources which is adequate to fund the public facilities required to serve the development authorized by the development order and development permit and which public facilities are included in the *Five-year Schedule of Capital Improvements*;
- d. the *Five-year Schedule of Capital Improvements* must include the estimated date of commencement of actual construction and the estimated project completion date and which areas will be provided with public funds in accordance with the *5-year Capital Improvement Schedule*;
- e. a provision that a plan amendment shall be required to eliminate, defer, or delay construction of any facility or service which is needed to maintain the adopted level of service standard and which is listed in the *5-year Schedule of Improvements*;
- f. a requirement that development orders and permits are issued in a manner that will guarantee that the necessary public facilities and services will be available to accommodate the impact of that development;

(Text with underline = additions ~ Text with ~~striketthrough~~ = deletions)

- g. a provision that the City, on an annual basis, shall determine whether it is adhering to the adopted level of service standards and its 5-year Schedule of Capital Improvements and that the City has a demonstrated capability of monitoring the availability of public facilities and services; and
- h. development guidelines for interpreting and applying level of service standards to applications for development orders and permits and determining when the test for concurrency must be met. At a minimum, the latest point in the application process for the determination of concurrency is prior to the approval of a development order or permits which contains a specific plan for development and which would authorize the commencement of construction of physical activity on the land. Development orders and permits approved prior to the actual authorization for the commencement of construction or physical activity will be contingent upon the availability of public facilities and services necessary to serve the proposed development.

Policy 1.3.2: *Requirement for Public Facilities and Services.* The City's Concurrency Management System shall provide that public facilities and services needed to support development are available concurrent with the impacts of such development by meeting the following standards prior to issuance to permit. [9J-5.055, F.A.C.]

- a. For potable water, sewer, solid waste, and drainage, at a minimum, the following standards will satisfy the concurrency requirement:
 - (1) the necessary facilities and services are in place at the time a development permit is issued; or
 - (2) a development permit is issued subject to the condition that the necessary facilities and services will be in the place when the impacts of the development occur; or
 - (3) the necessary facilities are under construction at the time a development permit is issued; or
 - (4) the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rule 9J-5.0055(2)(a)1.-3, F.A.C. An

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impact of development occur; or

(5) the necessary facilities and services are in place no later than the issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.

b. For parks and recreation, at a minimum, the following standards will satisfy the concurrency requirement:

(1) at the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or

(2) the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or

(3) the necessary facilities and services are in place no later than 1 year after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.

c. For roads, at a minimum, the following standards will satisfy the concurrency requirement:

(1) the necessary facilities and services are in place at the time a development permit is issued; or

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- (2) a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
 - (3) the necessary facilities are under construction at the time a permit is issued; or
 - (4) at the time the development permit issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within three years of the approval of the development permit as required by Chapter 163.3180, F.S.; or
 - (5) The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within three years of the approval of the applicable development permit as required in Chapter 163.3180, F.S. An enforceable development agreement may include , but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or
 - (6) the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of paragraphs 1-3 above. An enforceable development agreement may include, but is not limited to, development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur; or
 - (7) the necessary facilities and services are in place or under actual construction no later than 3 years after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.
- d. In determining the availability of services or facilities, a developer may propose and the City Council by a majority of the votes of its total membership may approve developments in

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

stages or phases so that facilities and services needed for each phase shall be available in accordance with the standards required by Rule 9J-5.0055(2)(a),(2)(b) and (2)(c), F.A.C.

e. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.

Policy 1.3.3: *Exemptions from Transportation Concurrency.* The City shall allow exemptions from transportation concurrency for infill development, redevelopment projects, and downtown revitalization as required by Chapter 163.3180 F.S.

Policy 1.3.4: *De Minimis Transportation Impact.* The City shall allow a de minimis transportation impact of not more than 0.1% of the maximum volume of the adopted level of service as an exemption from concurrency as required by Chapter 163.3180 F.S.

Policy 1.3.5: *Transportation Impact of Redevelopment Projects.* In the event of redevelopment projects, the City shall allow the redevelopment project to create 110% of the actual transportation impact caused by existing development before complying with concurrency as required by Chapter 163.3180 F.S.

Policy 1.3.6: *Approved Development and Proportionate Fair Share.* The City shall allow approved development that does not meet concurrency to occur if the City has failed to implement the requirements of this CIE and the developer makes a binding commitment to pay the proportionate fair share of the cost for facilities and services associated with the development.

~~**Policy 12.3.1:** The City's Concurrency Management System shall include the procedures, requirements, and analysis needed to ensure that the adopted level of service standards for roads, potable water, sanitary sewer, solid waste, stormwater, and recreation and open shall not be lowered by development below adopted LOS standards and that needed public facilities to service the development shall be provided concurrent with development according to the timeframes set out in Florida Statutes. Adequate water supplies and facilities shall be available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy or its equivalent.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

~~**Policy 12.3.2:** For the purposes of approving new development, the City shall issue a final development order only if an evaluation finds that the adopted LOS standards are maintained, or assured to be maintained by an enforceable development agreement, concurrent with the impacts of the development in accordance with the requirements of Florida Statutes.~~

Policy 12.3.3: *Adoption of a Monitoring System.* The City shall adopt a monitoring system that enables the City to determine whether it is adhering to the adopted LOS standards and the 5-year ~~s~~Schedule of eCapital iImprovements. Findings and determinations from the monitoring system shall be used in each review and annual update of the *Capital Improvements Element*.

OBJECTIVE 12.4: *New-Proportionate Cost of Future Development.* Ensure that future Ddevelopment ~~shall~~bears a proportionate cost of ~~needed~~ facility improvements necessitated by the development in order to adequately maintain the adopted level of service standards [9J-5.016 (3)(b)(4), F.A.C.]. ~~through equitable and legally available means.~~

Policy 12.4.1: *Future Development and Proportionate Share of Cost.* All future ~~D~~development will bear an equitable and proportionate share of the cost of providing new or expanded public facilities required to maintain adopted levels of service through mechanisms such as impact fees, capacity fees, developer dedications, —developer contributions pursuant to land development regulations, and special benefit assessment/taxing districts.

Policy 12.4.2: *Evaluation of Fees.* The City shall regularly evaluate the following:

- A) Whether the present fee levies are adequate to address impacts of inflations~~;~~
- B) Whether the City needs to appropriate new impact fees~~;~~
and
- C) Whether capacity fees, user charges, special benefit assessment/taxing district and other mechanisms are adequately and fully meeting the fiscal demands placed on the City by new development.

OBJECTIVE 12.5: *Update and Refinement of Fiscal Resources*~~*Funding.*~~ ~~The City shall use~~Ensure that the City's Capital Improvements Program process for the update and refinement of multi-year projections of fiscal resources is responsible and such that a financially feasible 9J-5.016(4)(5), F.A.C.]. ~~schedule of capital improvements is maintained.~~

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 12.5.1: Adoption of Annual Budget. Adoption of annual budgets shall include a specific capital budget, which shall implement adequate funding sources and be consistent with the *Capital Improvements Element*.

Policy 12.5.2: Grants for Capital Facility Construction. The City will actively seek grants from federal, state, and other sources where available and when appropriate for capital facility construction.

Policy 12.5.3: Reviewing and Evaluating Funding Sources. To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure that a financially feasible strategy exists to adequately fund the 5-~~Year~~ *Capital Improvements Plan*. If alternative funding sources are not successfully adopted ~~an implements~~ on the ~~s~~Schedule identified, the City shall either:

- A) Increase the rates of current revenue sources or implement other available sources such that the City's s~~e~~Schedule of ~~e~~Capital i~~m~~provements is adequately funded in each budget year; or
- B) Amend the *Plan Elements* included level of service (~~LOS~~) standards and the ~~s~~Schedule of e~~C~~apital i~~m~~provements, as appropriate and necessary, such that internal consistency of the *Plan* and financial feasibility are maintained.

Policy 12.5.4: Consistency of CIP. The *Capital Improvements Program* shall embody and be consistent with the following:

- A) Maintenance of existing infrastructure, including renewal/replacement of worn-out facilities and rehabilitation/reuse of existing facilities, shall be specifically projected and the funding identified~~;~~;
- B) Debt obligations shall be specifically identified and projected to ensure compliance with debt covenants, including coverage requirements~~;~~;
- C) A debt management strategy and set of criteria, which shall be based upon the debt management principles set out in Policy 12.~~4~~5.~~5~~;
- D) Maintenance of levels of undesignated reserves adequate to serve sound public fiscal management purposes~~;~~ and
- E) Equity of the uses of a revenue source relative to the populace generating the revenue.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.5.5: *Managing Debt Issuance and Obligations.* The City shall manage debt issuance and obligations according to sound public fiscal management principles, including the following [9J-5.016 (3)(c)(2) c., F.A.C.]:

- A) Debt issuance will be included in the City's long-term capital plan~~;~~
- B) The City will only issue debt to fund capital expenditures that have an expected life greater than five (5) years~~;~~
- C) Debt may not be issued for a period of more than forty (40) years or the expected useful life of the asset being funded, whichever is less~~;~~
- D) Total City debt will not exceed fifteen percent (15%) of the taxable value of property located within the City~~;~~ and
- E) Credit enhancement will be utilized when necessary to lower total borrowing costs.

Policy 1.5.6: *Use of Revenue Bonds.* The limitation on the use of revenue bonds as a percent of total debt shall follow applicable Florida statutes and acceptable financial practices [9J-5.016 (3)(c)(2) a., F.A.C.].

Policy 1.5.7: *Total Debt Service.* The maximum ratio of total debt service to total revenue shall follow applicable Florida statutes and acceptable financial practices [9J-5.016 (3)(c)(2) b., F.A.C.].

Policy 1.5.8: *Collection of Impact Fees.* All new development, which has a direct or indirect impact on roads, schools, parks, potable water, or sewer, shall continue to be subject to impact fees collected and/or administered by the City. Monies collected as impact fees shall be spent to benefit the City's infrastructure [9J-5.016(3)(b)(4), F.A.C.].

Policy 1.5.9: *Impact Fee Ordinance.* The City shall assess its impact fee ordinances to assure that new development pays its pro rata share of the costs required to finance capital improvements necessitated by such development [9J-5.016 (3)(c)(8), F.A.C.].

Policy 1.5.10: *Reviewing all Sources of Revenue.* Before the annual budget process is initiated, the City shall review all sources of revenue not previously utilized as revenue and shall act to obtain and receive revenue from these potential sources where a benefit to the City can be predicted.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy 1.5.11: *Private Contributions.* The City shall rely upon private contributions as a funding source within the *Five-year Schedule of Capital Improvements* only when the obligation to fund a specific capital improvement is addressed in an enforceable development agreement or development order. The City shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the *Five-year Schedule of Capital Improvements*, a plan amendment to delete the capital improvement from the *Schedule* shall be required.

OBJECTIVE 12.6: ~~*Water Supply Facilities Work Plan*~~. Continue to use available funds for the expansion and enhancement of water supply facilities in accordance with the City's *Water Supply Facilities Work Plan* and to establish new lines of funding for such and for the establishment of programs and incentives that are in accordance with said *Plan*.

Policy 12.6.1: *Enhancing, Upgrading, and Expanding Water Supply Facilities.* The City shall continue to use the current line of funding (Impact and Water Fees) to enhance, upgrade, and expand the water supply facilities, which ~~and~~ shall be in accordance with the approved *Water Supply Facilities Work Plan*.

Policy 12.6.2: *Establishing New Lines of Funding.* The City shall investigate and establish new lines of funding for the enhancement, upgrading, and expansion of water supply facilities when applicable. The City shall prioritize investigating funding through Federal and State agencies.

Policy 12.6.3: *Water Conservation.* In accordance with the City's *Water Supply Facilities Work Plan* and the policies ~~pertaining to such~~ established in the *Intergovernmental Coordination Element*, ~~Potable Water~~ *Public Facilities Element*, and *Conservation Element*, the City shall dedicate funds, when and where practicable, to establish City-based programs that promote water conservation to current and future consumers. The City shall investigate the establishment of incentives or grants for consumers who desire to conserve water that currently have not water conservation measures in place.

Policy 1.6.4: *Incentives or Grants to Conserve Water.* By December 2012, the City shall investigate the establishment of procedures to demonstrate how consumers can apply for the incentives or grants established in Policy 1.6.3 to conserve water. These procedures

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

shall be included with the mailing of utility bills as well as on the City's website.

Policy 1.6.5: *Assessing SJRWMD's Water Supply Facilities Work Plan.* The City's WSFWP (Work Plan), shall assess existing and projected water sources and needs for at least a 10-year planning period and consider the Regional Water Supply Plan of the St. Johns River Water Management District. The Work Plan shall identify traditional and alternative water supply sources that the City may use to meet existing and projected water demands. The alternative water supply projects in the Work Plan will be selected from the applicable District's Regional Water Supply Plans or otherwise proposed by the City.

Policy 1.6.6: *Update of the City's Water Supply Facilities Work Plan.* The City shall coordinate with the St. Johns River Water Management District during updates to their Regional Water Supply Plan, to identify potentially feasible alternative water supply projects in the City. Within 18 months of the adoption of St. Johns River Water Management District's Water Supply Plan, the City shall complete updates of the appropriate elements and adopt related plan amendments to address all of the 10-year water facilities supply work plan components of Chapter 163, F.S.

OBJECTIVE 1.7: *Local Government and External Agency Plans.* To adopt all applicable outside local government and external agency plans necessary in order to maintain and provide for level of service.

Policy 1.7.1: *Adoption of School District's Work Plan.* The City hereby adopts by reference the Lake County School District's Facilities 5-Year Work Program (2010-2014), as adopted on September 14, 2009, to meet anticipated school capacity and student demands projected by the County and municipalities based on the adopted Level of Service standards for public schools.

Policy 1.7.2: *Adoption of FDOT's Work Plan.* The City hereby adopts by reference the Florida Department of Transportation's 5-Year Work Program (2010-2014), as adopted and amended on April 8, 2010, to meet anticipated demand through improvement of state transportation facilities within the jurisdiction.

Policy 1.7.3: *Adoption of SJRWMD's Work Plan.* The City hereby adopts by reference the St. Johns River Water Management District's (SJRWMD) Water Supply Plan 2005, as adopted on February 7,

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

2006, to meet anticipated water supply and demand needs within the jurisdiction.

Policy 1.7.4: *Adoption of Lake-Sumter MPO's Plans.* The City hereby adopts by reference the following Lake-Sumter MPO's transportation plans to meet the regional transportation needs, including road improvements funded with the MPO, of the City:

- 2025 Long Range Transportation Plan as amended and adopted on May 23, 2007;
- Unified Planning Work Program (FY 2010/11-2011/12); and
- Transportation Improvement Plan (FY 2009/10 – 2013/14).

Policy 1.7.5: *Road Improvements and the 5-year CIP.* The City shall reference all road improvements that are located in the City or within the City's Utility Service Area and are funded by the Lake-Sumter MPO or Lake County as part of its 5-year *Capital Improvements Program*.

OBJECTIVE 1.8: *Public Facility Needs.* Demonstrate the City's ability to require provisions for needed improvements identified in the *Comprehensive Plan's Elements* in order to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of local government to fund and provide provisions of future needed capital improvements [9J-5.016 (3)(b)(5), F.A.C.].

Policy 1.8.1: *Construction and Replacement Schedule.* The City shall identify needs and establish construction and replacement schedules within the *Capital Facilities Element* [9J-5.016 (3)(c)(3), F.A.C.].

Policy 1.8.2: *Establishing LOS Standards.* The City shall establish level of service standards for public facilities [9J-5.016 (3)(c)(4), F.A.C.].

Policy 1.8.3: *Prior Issued Development Orders.* The City shall account for needed facilities of prior issued development orders in the assessment of public facility needs for those development orders issued prior to the adoption of this *Comprehensive Plan* [9J-5.016 (3)(c)(5), F.A.C.].

Policy 1.8.4: *Support of Comprehensive Plan.* Proposed capital improvement projects shall support the Goals, Objectives and Policies of this *Comprehensive Plan* [9J-5.016 (3)(c)(9), F.A.C.].

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

OBJECTIVE 1.9: Coordination of Land Uses and Fiscal Resources. Ensure the coordination of the City's land use decisions and available or projected fiscal resources with a schedule of capital improvements in order to maintain adopted levels of service which meet the existing and future facility standards [9J-5.016 (3)(b)(3), F.A.C.].

Policy 1.9.1: Elimination of Public Hazards. The Town shall eliminate public hazards in its implementation of capital improvements [9J-5.016 (3)(c)(1) a., F.A.C.].

Policy 1.9.2: Capacity Deficits and Local Budget Impact. The City shall work to avoid and eliminate capacity deficits and minimize local budget impact when implementing capital improvements [9J-5.016 (3)(c)(1) b and 9J-5.016 (3)(c)(1)(c), F.A.C.].

Policy 1.9.3: Anticipating and Projecting Growth Patterns. The City shall anticipate and project growth patterns in its implementation and accommodation of new development and the redevelopment of facility and capital improvements [9J-5.016 (3)(c)(1)(d)] and [9J-5.016 (3)(c)(1)(e), F.A.C.]

Policy 1.9.4: Capital Improvements Financial Feasibility. All capital improvements shall be made in a financially feasible manner and take into account the plans of State agencies, local governments, and water management districts that provide facilities within the City of Groveland [9J-5.016 (3)(c)(1)(f) and 9J-5.016 (3)(c)(1)(g), F.A.C.].

Policy 1.9.5: Concurrency of Public Facilities and Services. The City shall make public facilities and services available concurrent with the impacts of development subsequent to the writing of this *Comprehensive Plan*. The City shall deem which public facilities and services are necessary in cases of phased development but shall require that this provision is made available concurrent to the impact of development [9J-5.016 (3)(c)(6), F.A.C.].

Policy 1.9.6: Public Facilities and Environmentally Sensitive Lands. The City shall not invest public funds in public facilities located on designated environmentally sensitive lands, as defined in the *Conservation Element*, within its jurisdiction unless the facility is necessary to:

- a. Preserve an environmentally sensitive land;
- b. Provide access to designated passive recreation sites or to connect developable areas; and

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

c. Promote the health and safety of citizens.

Capital Improvements Implementation

The City Manager shall have the responsibility for implementing the *Goals, Objectives and Policies* within this *Element*. Specific responsibilities include:

1. Request capital budget and public improvements updates from each municipal department head.
2. Request recommendations from each elected official.
3. Present an updated *5-year Schedule of Capital Improvements* (Table 11) to the City Council, with explanations for each addition, deletion or revision.
4. Develop administrative procedures to implement the capital improvement policies. The City's Planner or designated representative shall provide checklists, directions, time frames and such other review criteria as shall be necessary to assure that facilities and services meet the standards adopted as a part of this *Comprehensive Plan* and are available concurrent with the impacts of development.

Table 11 *Five-year Schedule of Capital Improvements* (see next page).

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 11: CITY OF GROVELAND'S 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS SCHEDULE

Fiscal Years 2009-2014
By Fund/Department/Source (Amounts in Dollars)

| | <u>Total</u> | <u>Fiscal Year 2009-10</u> | <u>Fiscal Year 2010-11</u> | <u>Fiscal Year 2011-12</u> | <u>Fiscal Year 2012-13</u> | <u>Fiscal Year 2013-14</u> |
|-------------------------------|-----------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| <u>Fund</u> | | | | | | |
| General Fund | <u>\$4,681,000</u> | <u>\$387,800</u> | <u>\$364,500</u> | <u>\$306,500</u> | <u>\$308,000</u> | <u>\$3,314,200</u> |
| Enterprise Fund | <u>15,570,600</u> | <u>2,094,600</u> | <u>495,000</u> | <u>3,595,000</u> | <u>2,940,000</u> | <u>6,446,000</u> |
| Total | <u>\$ 20,251,600</u> | <u>\$ 2,482,400</u> | <u>\$ 859,500</u> | <u>\$ 3,901,500</u> | <u>\$ 3,248,000</u> | <u>\$ 9,760,200</u> |
| <u>Department</u> | | | | | | |
| City Admin. | <u>7,300</u> | <u>7,300</u> | | | | |
| Finance | <u>15,300</u> | <u>15,300</u> | - | - | - | - |
| Community Dev. | <u>5,300</u> | <u>5,300</u> | | | | |
| Building Dept. | <u>5,300</u> | <u>5,300</u> | | | | |
| Police | <u>2,738,400</u> | <u>175,700</u> | <u>220,000</u> | <u>285,500</u> | <u>243,000</u> | <u>1,814,200</u> |
| Code Enforcement | <u>26,800</u> | <u>2,300</u> | <u>24,500</u> | - | - | - |
| Dispatching | <u>26,300</u> | <u>5,300</u> | - | <u>21,000</u> | - | - |
| Fire | <u>1,557,000</u> | <u>7,000</u> | <u>50,000</u> | - | - | <u>1,500,000</u> |
| Animal Control | <u>30,000</u> | - | <u>30,000</u> | - | - | - |
| Streets | <u>125,000</u> | <u>60,000</u> | - | - | <u>65,000</u> | - |
| Parks & Recs | <u>144,300</u> | <u>104,300</u> | <u>40,000</u> | - | - | - |
| Water | <u>12,654,900</u> | <u>344,900</u> | <u>25,000</u> | <u>3,595,000</u> | <u>2,640,000</u> | <u>6,050,000</u> |
| Wastewater | <u>2,915,700</u> | <u>1,749,700</u> | <u>470,000</u> | - | <u>300,000</u> | <u>396,000</u> |
| Total | <u>\$20,251,600</u> | <u>\$2,482,400</u> | <u>\$859,500</u> | <u>\$3,901,500</u> | <u>\$3,248,000</u> | <u>\$9,760,200</u> |
| <u>Funding Sources</u> | | | | | | |
| Current Revenue | <u>\$2,271,900</u> | <u>\$405,200</u> | <u>\$349,500</u> | <u>\$659,400</u> | <u>\$283,000</u> | <u>\$574,800</u> |
| Park Impact Fees | <u>130,000</u> | <u>90,000</u> | <u>40,000</u> | - | - | - |
| Admin. Impact Fees | - | - | - | - | - | - |
| Water Impact Fees | <u>4,330,100</u> | <u>175,000</u> | - | <u>3,015,100</u> | <u>500,000</u> | <u>640,000</u> |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| | <u>Total</u> | <u>Fiscal Year 2009-10</u> | <u>Fiscal Year 2010-11</u> | <u>Fiscal Year 2011-12</u> | <u>Fiscal Year 2012-13</u> | <u>Fiscal Year 2013-14</u> |
|---------------------|----------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Sewer Impact Fees | - | - | - | - | - | - |
| Loans | <u>9,642,800</u> | - | - | - | <u>2,400,000</u> | <u>7,242,800</u> |
| Discretionary Funds | <u>3,153,400</u> | <u>1,088,800</u> | <u>470,000</u> | <u>227,000</u> | <u>65,000</u> | <u>1,302,600</u> |
| Grants | <u>723,400</u> | <u>723,400</u> | - | - | - | - |
| Other | - | - | - | - | - | - |
| Total | <u>\$20,251,600</u> | <u>\$2,482,400</u> | <u>\$859,500</u> | <u>\$3,901,500</u> | <u>\$3,248,000</u> | <u>\$9,760,200</u> |

Source: City of Groveland, 2010 [9J-5.016(4)(a)(1), F.A.C.]

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

PUBLIC SCHOOL FACILITIES ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

PUBLIC SCHOOL FACILITIES ELEMENT
TABLE OF CONTENTS

A. PURPOSE 1
B. OVERVIEW 1
C. STANDARDS..... 1
D. EXISTING CONDITIONS..... 2
 1. POPULATION PROJECTIONS 2
 2. EXISTING SCHOOL ENROLLMENT 2
 3. LAKE COUNTY SCHOOL DISTRICT ENROLLMENT TO CAPACITY
 COMPARISON 2
 4. SCHOOL ATTENDANCE ZONES..... 3
 5. LEVEL OF SERVICE STANDARDS 3
 a. Target Level of Service Standard 3
E. SCHOOL ENROLLMENT PROJECTIONS 4
 1. SCHOOL CONCURRENCY SERVICE AREAS (CSA) 4
 2. SCHOOL ASSIGNMENTS..... 4
F. FUTURE NEEDS 4
G. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES 8

A. Purpose..... 1
B. Overview..... 1
C. Standards..... 1
D. Existing Conditions..... 2
 1. Population Projections 2
 2. Existing School Enrollment 2
 3. Lake County School District Enrollment to Capacity Comparison..... 2
 4. School Attendance Zones 3
 5. Level of Service Standards 3
 a. Target Level of Service Standard 3
E. School Enrollment Projections 4
 1. School Concurrency Service Areas (CSA)..... 4
 2. School Assignments..... 4
F. Future Needs 4
G. Goals, Objectives and Implementing Policies 8

APPENDICES

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

APPENDIX A: LAKE COUNTY SCHOOL ATTENDANCE ZONES

APPENDIX B: LAKE COUNTY CONCURRENCY SERVICE AREA MAP

APPENDIX C: LAKE COUNTY SCHOOL DISTRICTS 5-YEAR FACILITIES
MASTER PLAN FY 2010-2014 – CAPITAL IMPROVEMENT
PROGRAM

LIST OF TABLES

TABLE 1: POPULATION PROJECTIONS, 2010-2025..... 2

TABLE 2: SUMMARY OF CAPITAL IMPROVEMENTS PROGRAM FY 2010 -
2014..... 5

TABLE 3: SUMMARY OF ESTIMATED REVENUE FY 2010 - 2014.....7

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CHAPTER ~~13~~9

PUBLIC SCHOOLS FACILITIES ELEMENT

A. PURPOSE

The purpose of the *Public School Facilities Element* is to function as a guiding document that the City will use to apply policies that will enable the Lake County School System to implement a financially feasible plan to provide sufficient capacity for public school facilities within the jurisdiction of the City of Groveland. It is not intended to discuss or address curriculum requirements, administration of facilities, or other duties with which the Lake County School Board is tasked.

B. OVERVIEW

In September 2005, Lake County was selected as a pilot community for the State's new school concurrency initiative. The school concurrency requirement for all counties, municipalities, and school boards across the State of Florida, is a result of the approval of Senate Bill 360. Commonly referred to as the "pay-as-you-grow plan", the bill dedicates new funding and stipulates policies that, when implemented, will help to ensure that the school needs of communities are met.

The exponential increase in population provides both positive opportunities and serious challenges that the City of Groveland must address, such as an increase in traffic, a greater demand for public facilities, and a burgeoning student enrollment population. An understanding of the City of Groveland's population and demographic composition, future projections, and an analysis of needed capital improvements and incoming revenue play an essential role in planning for and sustaining an efficient, successful public school system that can appropriately handle the influx of students.

C. STANDARDS

The *Public School Facilities Element* and related comprehensive plan amendments to establish public school concurrency are based upon the following data and analysis, pursuant to requirements of Rule 9J-5.005 (2), F.A.C. and Rule 9J-5.025 (2), F.A.C. The primary source of data was provided by the Lake County School District in its adopted Fiscal Year ~~2007-~~2011-2010-2014 *Capital Improvement Program-Five Year Facilities Master Plan*. The *Public School Facilities Element* is intended to ensure coordination among the County, municipalities, and the School Board so that school capacity at the adopted level of service standard is available at the time of the impacts of development.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

D. EXISTING CONDITIONS

1. Population Projections

Historic and projected trends in population growth, the location of growth, and the age of the population, are essential data used to determine when new infrastructure should be built. These trends play a vital role in the expansion and maintenance of the school system.

Based on past population figures and projections derived from historic growth trends, future population is expected to grow as shown below in Table ~~XIII-1~~. The projections indicate the population within the City limits will increase from ~~7,817~~7,206 in 2008 to ~~16,727~~13,782 in ~~2020~~2025.

TABLE ~~XIII-1~~: POPULATION PROJECTIONS, 2010-2025

| | Estimated | Projected | | | | | | |
|-------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-------------------|-------------------|-------------------|
| | 2007 <u>2008</u> * | 2008 <u>2010</u> | 2009 <u>2015</u> | 2010 <u>2020</u> | 2011 <u>2025</u> | 2012 | 2015 | 2020 |
| Population | 7,382 | 7,817 | 8,565 | 9,307 | 10,049 | 10,791 | 13,017 | 16,727 |
| Projections | <u>7,206</u> * | <u>7,612</u> | <u>9,517</u> | <u>11,683</u> | <u>13,782</u> | | | |

*Using BEBR's ~~6,983~~7,206 as of April 1, ~~2007~~2008, then adding the certificates of occupancy issued from April 1-December 31, 2007 (143) multiplied by 2.79 persons per household.

2. Existing School Enrollment

Existing student enrollments for elementary, middle, and high schools for the City of Groveland and surrounding jurisdictions, which are required under interlocal agreements to share capacity as of October 15, 2005, are provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*.

3. Lake County School District Enrollment to Capacity Comparison

The Lake County School Board uses the Florida Inventory of School Houses (FISH) capacity information for each school, based on Florida Department of Education (FDOE) formulas. FISH Capacity is the number of students that may be housed in a facility at any given time based on a utilization percentage of the number of existing satisfactory student stations, based on FDOE formulas. It is a product of the number of classrooms at a school and the student stations assigned to each room type. The capacity of some spaces is modified for actual square footage of the teaching space.

The School Enrollment to Capacity Comparison is used to determine the percent utilization of a school facilities capacity; and includes the number of portables on campus and portable capacity; the total capacity that includes portables and the permanent facility; dining capacity; and media capacity.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

The school enrollment to capacity comparison is a major indicator of school overcrowding. Using the ratio of enrollment to permanent FISH capacity, an analysis can be conducted to determine which schools in Lake County are over capacity. An analysis can also be done to determine capacity utilization using portable capacity and/or dining and media capacity. An enrollment to Capacity Comparison for schools located in the City of Groveland and surrounding jurisdictions required under interlocal agreements to share capacity is provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*.

4. School Attendance Zones

Existing district-wide school attendance zones for each school facility are provided by school type (Elementary, Middle, and High) on the School Attendance Zone Maps (Appendix A figures 1, 2, and 3, respectively).

5. Level of Service Standards

An analysis of the adequacy of the existing level of service for each public school facility has been conducted, using three different LOS scenarios, in order to develop appropriate level of service standards based on a school's current physical condition. The final option chosen by the School Concurrency Committee is described below in [Section E](#), item 1. The analysis and results are provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*.

a. Target Level of Service Standard

The Interlocal Agreement has established an agreed upon level of service standard. A consensus has been reached between the County, School Board, and municipalities as to what the level of service should be for Lake County public schools.

The agreed upon Level of Service calculation will be:

- The level of service for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.

The Level of Service Standard for public schools as they relate to the City of Groveland and surrounding jurisdictions required under interlocal agreement to share capacity is provided by the Lake County School Board in its adopted *Five*

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

Year Facilities Master Plan / Capital Improvement Program. Appendix C (located at the end of the document) displays Lake County School Board's fiscal year ~~2008-2012~~2010-2014 *Work Plan for Five Year Facilities Master Plan* for elementary, middle, and high schools.

E. SCHOOL ENROLLMENT PROJECTIONS

1. School Concurrency Service Areas (CSA)

Lake County Concurrency Service Areas have been defined and are depicted in Appendix B of this *Element*. The map identifies fifteen (15) concurrency service areas where a combination of adjacent service areas includes at least one of each school type: elementary, middle, and high school. Additionally, four (4) lake areas have been identified which are naturally occurring water bodies between certain CSAs which would cause undue travel for both the student and/or our transportation services if concurrency with adjacent service areas were literally interpreted and usage were permitted.

2. School Assignments

Detailed information regarding the schools within individual service areas, with respect to student enrollment projections, and new construction and additions to our existing facilities over the next five years of our capital plan is provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*.

Details of projected school facility surpluses-deficiencies over the long range planning period by school type along with the proposed general locations of the additional facilities needed to mitigate deficiencies are provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*. Appendix C of this *Element* displays Lake County School Board's fiscal year *2010-2014 Work Plan for Five-Year Facilities Master Plan* for elementary, middle, and high schools.

F. FUTURE NEEDS

Based on enrollment projections as shown in the Lake County School Board's adopted *Five Year Facilities Master Plan*, various capital improvements will be needed during the 5 year planning period. These projected capital improvements and estimated revenues for the Lake County School Board are described in Table ~~X-142~~ and Table ~~X-153~~ below from the Lake County School Board in its adopted *Five Year Facilities Master Plan/ Capital Improvement Program*, which is the primary supporting document for this *eElement*.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 2: SUMMARY OF CAPITAL IMPROVEMENTS PROGRAM FY 2010 - 2014

| Project | Total | Prior to 2010 | FY 2010 - FY 2014 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 |
|--|--------------------|---------------|-------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Renovations/Additions/Replacements | | | | | | | | |
| Cecil Gray MS Replacement | 39,000,000 | 38,206,800 | 793,200 | 793,200 | | | | |
| Classroom Additions | 7,000,000 | 0 | 7,000,000 | | | | 3,500,000 | 3,500,000 |
| Clermont ES Cafeteria/Addition | 8,230,196 | 0 | 8,230,196 | | | 1,534,562 | 6,695,634 | |
| Eustis ES | 100,000 | 100,000 | | | | | | |
| Eustis Heights Ren/Addition | 9,216,114 | 0 | 9,216,114 | | | 1,900,000 | 7,316,114 | |
| Eustis HS Addition | 1,000,000 | 0 | 1,000,000 | | | | | 1,000,000 |
| Mt Dora MS Addition | 8,020,592 | 0 | 8,020,592 | | | 1,419,282 | 6,601,310 | |
| Sawgrass Bay ES Addition | 4,425,620 | 0 | 4,425,620 | | | | | 4,425,620 |
| Treadway Addition | 7,546,612 | 0 | 7,546,612 | | 1,397,960 | 6,148,652 | | |
| Umatilla HS Addition - 9th Grade Center | 7,436,939 | 0 | 7,436,939 | | | | 1,000,000 | 6,436,939 |
| Umatilla MS Ren/Addition | 5,786,951 | 0 | 5,786,951 | | | | 5,786,951 | |
| Windy Hill Addition | 7,600,000 | 0 | 7,600,000 | | | | | 7,600,000 |
| Subtotal Renovations/Additions/Replacements | 105,363,024 | | 67,056,224 | 793,200 | 1,397,960 | 11,002,496 | 30,900,009 | 22,962,559 |
| Site Acquisition | | | | | | | | |
| Land Acquisition | 10,000,000 | 5,000,000 | 5,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 |
| Subtotal Site Acquisition | 10,000,000 | | 5,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 |
| New Schools | | | | | | | | |
| Community Coll Partnership HS (DDD) Labs | 3,000,000 | 3,000,000 | | | | | | |
| Community College Partnership HS (DDD) | 0 | 0 | | | | | | |
| High School (BBB) | 72,475,546 | 68,400,616 | 4,074,930 | 4,074,930 | | | | |
| Leesburg Relief ES (N) | 2,000,000 | 0 | 2,000,000 | | | | | 2,000,000 |
| Lost Lake Relief ES (L) | 2,000,000 | 0 | 2,000,000 | | | | | 2,000,000 |
| Mt Dora Area ES (J) | 28,699,541 | 28,699,541 | | | | | | |
| New Groveland Relief ES (Q) | 2,000,000 | 0 | 2,000,000 | | | | | 2,000,000 |
| Treadway Relief ES (P) | 2,000,000 | 0 | 2,000,000 | | | | | 2,000,000 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

| Project | Total | Prior to 2010 | FY 2010 - FY 2014 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 |
|---|--------------------|---------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Villages Relief ES (O) | 2,000,000 | 0 | 2,000,000 | | | | | 2,000,000 |
| Subtotal New Schools | 114,175,087 | | 14,074,930 | 4,074,930 | 0 | 0 | 0 | 10,000,000 |
| Subtotal | 229,538,111 | | 86,131,154 | 5,868,130 | 2,397,960 | 12,002,496 | 31,900,009 | 33,962,559 |
| Portables | | | | | | | | |
| Portable Lease | 8,000,000 | | 8,000,000 | 2,000,000 | 1,900,000 | 1,700,000 | 1,200,000 | 1,200,000 |
| Subtotal Portables | 8,000,000 | | 8,000,000 | 2,000,000 | 1,900,000 | 1,700,000 | 1,200,000 | 1,200,000 |
| Maintenance and Equipment | | | | | | | | |
| Capital School Equipment | 1,885,645 | 1,350,000 | 535,645 | 535,645 | | | | |
| Computer Lease Program | 4,400,000 | 0 | 4,400,000 | 1,600,000 | 1,000,000 | 600,000 | 600,000 | 600,000 |
| Environmental Projects | 750,000 | 0 | 750,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 |
| Maintenance Projects | 16,450,858 | 3,500,000 | 12,950,858 | 1,250,000 | 1,732,569 | 2,276,992 | 3,940,262 | 3,751,035 |
| School Buses | 9,300,000 | 2,300,000 | 7,000,000 | 1,500,000 | | 1,500,000 | 1,500,000 | 2,500,000 |
| Subtotal Maintenance and Equipment | 32,786,503 | | 25,636,503 | 5,035,645 | 2,882,569 | 4,526,992 | 6,190,262 | 7,001,035 |
| Debt Service, Operations and Ancillary Facilities | | | | | | | | |
| Ancillary Use Eustis Lake Hills | 250,000 | 250,000 | | | | | | |
| Ancillary Use Mascotte | 193,800 | 193,800 | | | | | | |
| Ancillary Use Minneola | 150,000 | 150,000 | | | | | | |
| Debt Service | 156,932,500 | 2,000,000 | 154,932,500 | 28,196,500 | 30,674,500 | 31,160,500 | 31,679,000 | 33,222,000 |
| Facilities Condition Assessment | 25,000 | 0 | 25,000 | 25,000 | | | | |
| Increase to Debt Payment | 0 | 0 | | | | | | |
| Maintenance Transfer to General | 15,000,000 | 0 | 15,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | 3,000,000 |
| Subtotal Debt Service, Operations and Ancillary Facilities | 172,551,300 | | 169,957,500 | 31,221,500 | 33,674,500 | 34,160,500 | 34,679,000 | 36,222,000 |
| Subtotal | 213,337,803 | | 203,594,003 | 38,257,145 | 38,457,069 | 40,387,492 | 42,069,262 | 44,423,035 |
| Total Projects | 442,875,914 | | 289,725,157 | 44,125,275 | 40,855,029 | 52,389,988 | 73,969,271 | 78,385,594 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

TABLE 3: SUMMARY OF ESTIMATED REVENUE FY 2010 - 2014

| Estimated Revenue | Five Year Total | FY 2009 2010 | FY 2010 2011 | FY 2011 2012 | FY 2012 2013 | FY 2013 2014 |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Local Sources | | | | | | |
| Property Tax Levy | 151,858,150 | 29,272,808 | 28,997,183 | 29,862,158 | 31,054,598 | 32,671,403 |
| Impact Fees | 16,000,000 | 2,400,000 | 2,800,000 | 3,200,000 | 3,600,000 | 4,000,000 |
| Sales Tax | 42,779,200 | 8,400,000 | 8,131,200 | 8,375,000 | 8,710,000 | 9,163,000 |
| Other Misc. | 1,767,500 | 700,000 | 250,000 | 272,500 | 272,500 | 272,500 |
| Carry-Over: Property Tax Levy | 12,820,647 | 12,820,647 | | | | |
| Carry-Over: Sales Tax | 8,871,000 | 8,871,000 | | | | |
| Carry-Over: Impact Fees | 25,724,000 | 25,724,000 | | | | |
| Carry-Over: COP | 6,000,000 | 6,000,000 | | | | |
| Carry-Over: Other | | | | | | |
| City of Groveland Gap Fee | 793,200 | 793,200 | | | | |
| Subtotal Local Sources | 266,613,697 | 94,981,655 | 40,178,383 | 41,709,658 | 43,637,098 | 46,106,903 |
| State | | | | | | |
| CO & DS | 1,335,000 | 267,000 | 267,000 | 267,000 | 267,000 | 267,000 |
| PECO Bonds - Const. | 12,844,807 | | | 805,020 | 3,207,101 | 8,832,686 |
| PECO Bonds - Maint. | 8,931,653 | 559,337 | 1,328,686 | 2,150,334 | 2,304,664 | 2,588,632 |
| Carry-Over: CO & DS | | | | | | |
| Subtotal State | 23,111,460 | 826,337 | 1,595,686 | 3,222,354 | 5,778,765 | 11,688,318 |
| Proposed COPS/Bond Proceeds | | | | | | |
| COP Proceeds (Available) | | | | | | |
| Subtotal Proposed COPS/Bond Proceeds | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 289,725,157 | 95,807,992 | 41,774,069 | 44,932,012 | 49,415,863 | 57,795,221 |

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

G. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

~~CHAPTER 13~~ ~~PUBLIC SCHOOLS FACILITIES ELEMENT~~ ~~Goals, Objectives and Policies~~

GOAL 9-1: It is the goal of the City of Groveland to work with the Lake County School Board and provide for the future availability of public school facilities in a manner consistent with the adopted level of service standard. the implementation of school concurrency will be accomplished by adhering to and recognizing the City's authority in land use decisions, which include the authority to approve or deny comprehensive plan amendments, re-zonings, or other development orders that generate students and impact the Lake County School System; and the Lake County School Board's statutory and constitutional responsibility to provide adequate public schools.

OBJECTIVE ~~13~~1.1: Adoption of Level of Service Standards. Level of Service (LOS) standards shall be adopted in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon.

Policy ~~13~~1.1.1: School Enrollment Level of Service. The LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Lake County School District. The LOS for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.

Policy ~~13~~1.1.2: Deadline for Adopted LOS Standard. The adopted LOS standard shall become applicable to the City no later than June 1, 2008.

Policy ~~13~~1.1.3: Schools Operating in Excess of LOS and Issuance of Development Orders. Individual schools are discouraged from operating in excess of the established LOS. Moreover, the issuance of development orders and building permits shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted LOS.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

Policy ~~131~~.1.4: *Sufficiency of Five-year CIP.* The LOS standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the *Five-Year Schedule of Capital Improvements*. The *Five-year Schedule of Capital Improvements* shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing deficiencies, and to meet future needs based upon our adopted level of service standards, are adequately planned for. Furthermore, coordination with the Lake County School Board's *Five Year District Facilities Work Plan*, the plans of other local governments, and as necessary, updates to the Concurrency Service Area map is required to ensure that the adopted Level of Service Standards for Concurrency Service Areas will be achieved and maintained.

Policy ~~131~~.1.5: *Future Amendments to Concurrency Service Area.* In coordination with Section 5.3 of the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, future amendments to the Concurrency Service Areas (CSA's) may be accomplished by the School Board only after review and comment by the County and other municipalities within Lake County as provided in Section 5.1.1 of the Interlocal Agreement. Amendments to the CSA's shall be established to maximize available school capacity, taking into account transportation costs, desegregation plans, diversity policies, and the extent to which development approvals have been issued by a local government based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued. Amendments to the CSA's and attendance zones shall be designed to make efficient use of new and existing public school facilities in accordance with the Level of Service Standards set forth in the Interlocal Agreement.

OBJECTIVE ~~91~~.2: *Comprehensive Plan Amendments and Other Land Use Decisions.* Ensure that comprehensive plan amendments and other land use decisions are simultaneously evaluated with school capacity availability within the City.

POLICY ~~91~~.2.1: *Consideration of Adequate School Capacity.* School Board findings and comments on the availability of adequate school capacity shall be considered when evaluating the decision to approve comprehensive plan amendments and other land use decisions as provided for in s. 163.3177 (6)(a), F.S.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

POLICY 91.2.2: *Student Generation Impacts and School Capacity.* The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students from the property seeking development approval and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The City may use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

OBJECTIVE 91.3: *Educational Facilities Planning and Construction Coordination.* Ensure that the planning and construction of educational facilities are coordinated so that the timing is proper, the selected location is compatible with the surrounding area, the construction is concurrent with necessary services and infrastructure and the proposal is consistent with the comprehensive plan.

POLICY 91.3.1: *Consistency with Land Use Designations and Comprehensive Plan.* The City shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the ~~e~~Comprehensive ~~p~~Plan. Pursuant to Section 235.193, F.S., the City will consider each site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The City will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:

- Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the Lake County School Board and the City;
- Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility;
- Preferences for urban and urbanizing areas; and
- Provide for allowances for rural sites as deemed necessary and appropriate under certain circumstances.

POLICY 91.3.2: *Co-location of Schools with Other Public Facilities.* The City shall coordinate with the School District to evaluate and locate potential sites where the co-location of schools with other public

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

facilities, such as parks, libraries, and community centers can be selected.

OBJECTIVE 91.4: Community Design and Compatible Surrounding Land Use. Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.

POLICY 91.4.1: Comprehensive Plan and School Facility Programs Consistency. The City shall closely coordinate with the School Board in order to provide consistency between the City's ~~e~~Comprehensive ~~p~~Plan and public school facilities programs, such as:

- Greater efficiency for the School Board and the City by locating schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
- Improved student access and safety by coordinating the construction of new and expanded schools and sidewalk construction programs;
- The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities;
- The expansion and rehabilitation of existing schools to support neighborhoods.

POLICY 91.4.2: Emergency Preparedness Coordination. Local governments and the school district shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.

POLICY 91.4.3: Bicycle and Pedestrian Access. Public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the City and County. Parking and sidewalks at public schools will be provided consistent with the ~~e~~Comprehensive ~~p~~Plan.

POLICY 91.4.4: Design and Location of Proposed Facilities. Schools shall be designed consistent with the *Comprehensive Plan*. Land uses in which schools will be an allowable use will be directed by the City's *Comprehensive Plan* and any subsequent zoning and land development codes must be consistent with the *Comprehensive Plan*. Existing and proposed facilities shall be located proximate to proposed residential areas.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

GOAL 9-2: It is the goal of the City to establish a process for the implementation of school concurrency by providing for capacity determination standards, availability standards, applicability standards, and proportionate share mitigation.

OBJECTIVE 9.2.1: Capacity Determination Standards. Establish capacity determination standards.

POLICY 9.2.1.1: School Capacity and Proposed Development. The School Board shall determine whether adequate school capacity exists for a proposed development based on LOS standards.

POLICY 9.2.1.2: Concurrency Review and Proposed Development. The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the City consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations.

OBJECTIVE 9.2.2: Availability Standards. Establish availability standards.

POLICY 9.2.2.1: Denying Subdivision Plat or Site Plan. The City shall not deny a subdivision plat or site plan for the failure to achieve and maintain the adopted level of service for public school capacity where:

- Adequate school facilities will be in place or under construction within three (3) years after the issuance of the subdivision plat or site plan according to the School Boards 5 year *Capital Improvement Plan* at the time of approval;
- Adequate school facilities are available and the capacity impacts of development can be satisfied by utilizing available capacity in an adjacent Concurrency Service Area or;
- The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.

POLICY 9.2.2.2: Issuance of School Concurrency Determination. If the School District determines that adequate capacity will not be in place or under construction within three (3) years after the issuance of final subdivision or site plan approval according to the Lake County School Boards 5 year *Capital Improvement Plan* at the time of approval and mitigation is not an acceptable alternative, the School

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

District shall issue a School Concurrency Determination stating that capacity is not available. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation is an option, the development will remain active pending the conclusion of mitigation negotiations.

OBJECTIVE ~~9.2.3~~: *Proportionate Share Mitigation Alternatives.* Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board's financially feasible *Capital Improvement Plan*.

POLICY ~~9.2.3.1~~: *Mitigation as Alternative to Offset Impacts.* In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted LOS standards would otherwise be exceeded, the following options listed below, for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible *Capital Improvements Program* and which will maintain the adopted LOS standards, shall include but not be limited to:

- The donation, construction, or funding of school facilities created by the proposed development.
- The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

POLICY ~~9.2.3.2~~: *Proposed Mitigation and Permanent Capacity Improvement.* Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible *5-Year Capital Improvement Program*. Consideration may be given by the School Board to place an additional improvement required for mitigation on its *Capital Improvement Program*. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted *Capital Improvement Program*. Portable classrooms will not be accepted as mitigation.

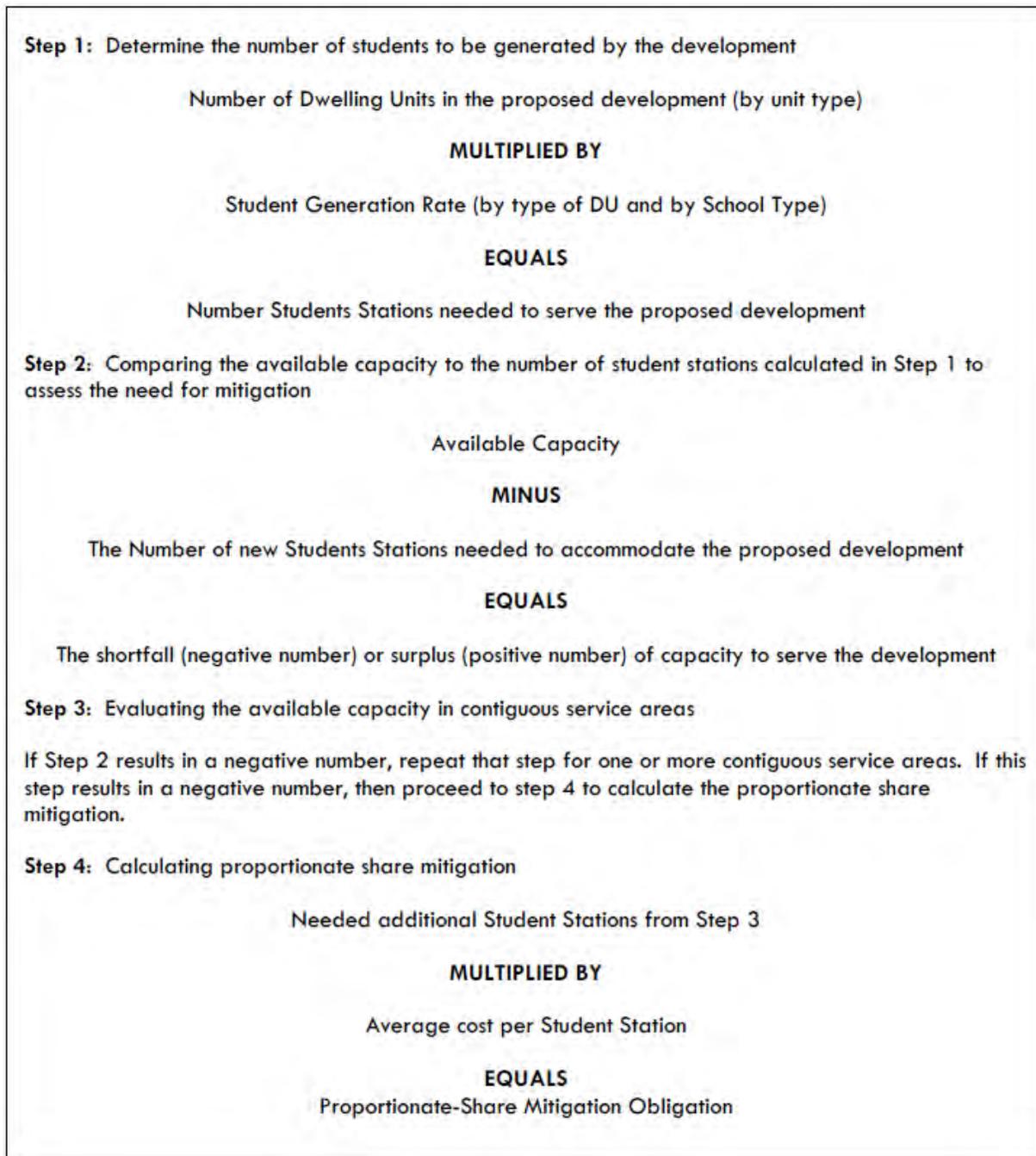
POLICY ~~9.2.3.3~~: *Proposed Mitigation and Development Agreement.* Mitigation shall be directed to projects on the School Board's financially feasible *Capital Improvement Program* that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the relevant local government, and the applicant executed prior to the issuance of the

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

subdivision plat, site plan, or functional equivalent. If the school agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its *Capital Improvement Program*. This development agreement shall include landowner's commitment to continuing renewal of the development agreement upon its expiration.

POLICY 9.2.3.4: *Proportionate-share Mitigation Obligation.* The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)



OBJECTIVE 9.2.4: Student Generation Rates. The student generation rates used to determine the impact of a particular development application on public schools shall be consistent with Lake County School Board and Florida Department of Education Standards. The student generation rates shall be reviewed and updated every two (2) years in accordance with professionally accepted methodologies.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

PUBLIC PARTICIPATION ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

PUBLIC PARTICIPATION ELEMENT
TABLE OF CONTENTS

A. INTRODUCTION1

B. OVERVIEW OF COMPREHENSIVE PLAN1

C. ADOPTED PUBLIC PARTICIPATION PROCEDURES AND POLICIES2

(Text with underline = additions ~ Text with ~~strike~~through = deletions)

CHAPTER 10 PUBLIC PARTICIPATION ELEMENT

A. INTRODUCTION

The purpose of the *Public Participation Element* is to ensure public participation in the City's planning process. This *Element* is developed around the following goals:

1. Provide all residents of Groveland the opportunity to participate in their government to the fullest extent possible to promote their health, safety, welfare and general well being;
2. Promote efficiency in the governmental process by streamlining actions involving public participation whenever possible; and
3. Conform to all applicable local, state and federal laws relative to public notice and citizen participation requirements.

These goals will be achieved by following the procedures provided within this *Element*.

B. OVERVIEW OF COMPREHENSIVE PLAN

Public participation is actively encouraged in the comprehensive planning process. The *Local Government Comprehensive Planning and Land Development Regulation Act*, as amended from time to time, set forth minimum public participation procedures designed to provide effective public participation in the planning process and to provide real property owners with notice of all official actions that will regulate use of their property. The purpose of this "Citizen Participation Manual" is to inform the citizens of the public participation process in a nontechnical manner as it relates to the City's *Comprehensive Plan*.

Among other goals, the *Local Government Comprehensive Planning and Land Development Regulation Act* states, "It is the intent of this Act that its adoption is necessary so that local governments can preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions".

Section 163.3181, F.S. and Rule 9J-5.004, F.A.C. require adoption of procedures which provide for and encourage public participation in the planning process for the new comprehensive plan and any subsequent changes.

This document will provide an overview of the public participation requirements of Chapter 163, Florida Statutes and Rule 9J-5, Florida Administrative Code.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

C. ADOPTED PUBLIC PARTICIPATION PROCEDURES AND POLICIES

As required by Ch. 163.3181 F.S., and Rule 9J-5.004 F.A.C., the following procedures are adopted to guide and assist the City Council, City Staff, and the public during the preparation, public hearings, and other required steps in the development of the City's *Comprehensive Plan*.

Public Participation Policies

1. All plan and plan amendment preparation, modification, and adoption shall be advertised in accordance with Florida Statutes Chapter 163, Part II. [9J-5.004(2)(a), F.A.C.]
2. The City shall update the *Comprehensive Plan* or parts thereof as often as is deemed necessary by the City Council and in accordance with Florida Statutes Chapter 163, Part II.
3. The City shall utilize its Local Planning Agency as a public forum for citizen participation and to keep the general public informed. [9J-5.004(2)(b), F.A.C.]
4. Written comments from the public regarding planning issues shall be encouraged and entered into the public record. [9J-5.004(2)(c) and (2)(e), F.A.C.]
5. The City shall provide written responses to said citizen inquiries upon request regarding the *Comprehensive Plan*. The City Council shall respond to any comments or suggestions regarding the *Plan* made to them at the public hearings. [9J-5.004(2)(d) and (2)(e), F.A.C.]
6. Prior to transmitting the amended *Comprehensive Plan* to the State Department of Community Affairs, the Local Planning Agency and City Council shall hold transmittal hearings to transmit the amended *Plan* to the State.

A copy of the *Comprehensive Plan* and current drafts of the *Plan* and any proposed amendments to the *Plan* shall always be available at City during regular office hours for inspection by the public. Copies of any portions thereof may be purchased from the Clerk. [9J-5.004(3), F.A.C.]

Monitoring and Evaluation Policies

Given that the City's adopted *Comprehensive Plan* dates back to 1992, the *Plan* has been formally reviewed as required by State law. It is the purpose of this section to ensure the continuation of evaluation and appraisal efforts, and to set forth those actions that will be adopted as a part of this *Plan* that will measure future and ongoing monitoring and evaluation.

1. **Updating Baseline Data and Measurable Objectives:** During the annual update of the *Capital Improvements Element*, City Staff shall prepare updated baseline

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

data and measurable objectives as needed. The data will then be provided to the Local Planning Agency, which shall provide its recommendation to the City Council. [9J-5.005(7), F.A.C.]

2. **Assured, Continued Monitoring and Evaluation:** The annual updating of the *Capital Improvements Element*, and the involvement of the City's Local Planning Agency are some methods by which the City has assured that monitoring and evaluation will be continuous. In addition, as required by Chapter 163.3191, F.S., the City will adopt an evaluation and appraisal report once every 7 years assessing the progress in implementing the City's *Comprehensive Plan*.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CONCURRENCY MANAGEMENT SYSTEM ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON (INSERT DATE)

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CONCURRENCY MANAGEMENT SYSTEM ELEMENT
TABLE OF CONTENTS

A. OVERVIEW OF THE CONCURRENCY MANAGEMENT SYSTEM1

B. REQUIREMENTS FOR CONCURRENCY.....2

C. ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS4

D. GOAL, OBJECTIVE AND POLICY STATEMENTS SUPPORTING CONCURRENCY5

E. PUBLIC FACILITY CAPACITY AND LEVEL OF SERVICE INVENTORY5

1. TRANSPORTATION.....5

2. POTABLE WATER6

3. SANITARY SEWER.....6

4. SOLID WASTE DISPOSAL.....6

5. STORMWATER MANAGEMENT.....7

6. RECREATION AND OPEN SPACE.....7

F. CONCURRENCY MONITORING SYSTEM..... 7

G. CONCURRENCY ASSESSMENT.....8

H. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES 9

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

CHAPTER 11 CONCURRENCY MANAGEMENT SYSTEM ELEMENT

Definitions

The following definitions shall apply to the Concurrency Management System.

Concurrency Facilities: Public facilities and services for which a level of service must be met concurrent with the impacts of development or an acceptable deadline, as mandated in the *Comprehensive Plan* pursuant to Chapter 163, Florida Statutes, and 9J-5.0055, Florida Administrative Codes, shall include:

- a. Potable Water;
- b. Sanitary Sewer;
- c. Drainage;
- d. Recreation;
- e. Solid Waste;
- f. Transportation;
- g. Public schools; and
- h. Mass transit (if applicable).

“Proceeding in Good Faith”: Identifiable actions taken by an applicant of an approved final development order to proceed with actual construction and implementation of the final development plan.

Final Development Order: The official authorization from the City of Groveland approving the final development plans for a proposed development project. The issuance of a final development order issued after the effect date of the ordinance adopting the *Comprehensive Plan* shall only occur if the final development plan complies with the goals, objectives, and policies established in the *Comprehensive Plan*.

Final development orders shall include: final subdivision plan approvals, plat approvals, final site plan approval, and building permits.

A. OVERVIEW OF THE CONCURRENCY MANAGEMENT SYSTEM

Section 9J-5.0055, Florida Administrative Code, requires local governments to prepare and adopt a Concurrency Management System (CMS). The CMS is a mechanism to assist in the implementation of the goals, objectives, and policies of the City’s *Comprehensive Plan*. The purpose of the CMS is to establish an ongoing mechanism which ensures facilities and services needed to support development will be available concurrent with the impacts of such development. Prior to the issuance of a development order and development permit, the CMS must ensure the adopted level of service standards required for the following facilities will be

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

maintained: roads; potable water; sanitary sewer; solid waste; stormwater management; parks and recreation; mass transit (if applicable); and public schools.

The CMS is an accounting system that maintains a record of the existing levels of service and what impacts, if any, can be expected as a result of proposed developments, facility expansions, and other factors that can affect the adopted level of service standards of a community.

B. REQUIREMENTS FOR CONCURRENCY

The City will require that all development meet the requirements of concurrency. The following are the requirements for concurrency, as established in Section 9J-5.0055(2), FAC:

Minimum requirements for Concurrency. The City shall maintain a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development, and will address the following items.

For potable water, sewer, solid waste, and drainage, at a minimum, the following standards will satisfy the concurrency requirement:

- (1) the necessary facilities and services are in place at the time a final development order is issued; or
- (2) a final development order is issued subject to the condition that the necessary facilities and services will be in the place when the impacts of the development occur; or
- (3) the necessary facilities are under construction at the time a final development order is issued; or
- (4) the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rule 9J-5.0055(2)(a)1.-3, F.A.C. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impact of development occurs; or
- (5) the necessary facilities and services are in place no later than the issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.

For parks and recreation, at a minimum, the following standards will satisfy the concurrency requirement:

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- (1) at the time the final development order is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the construction of the required facilities or the provision of services within one year of the issuance of the final development order; or
- (2) the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the construction of the facilities or the provision of services within one year of the issuance of the applicable development order. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or
- (3) the necessary facilities and services are in place no later than 1 year after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.

For roads, at a minimum, the following standards will satisfy the concurrency requirement:

- (1) the necessary facilities and services are in place at the time a final development order is issued; or
- (2) a final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) the necessary facilities are under construction at the time a final development order is issued; or
- (4) at the time the final development order is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the construction of the required facilities or the provision of services within three years of the approval of the development order as required by Chapter 163.3180, F.S.; or
- (5) The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the construction of the facilities or the provision of services within three years of the approval of the applicable development order as required in Chapter 163.3180, F.S. An enforceable development agreement may include , but is not limited to, development agreements pursuant to section 163.3220,

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or

- (6) the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of paragraphs 1-3 above. An enforceable development agreement may include, but is not limited to, a development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur; or
- (7) the necessary facilities and services are in place or under construction no later than 3 years after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.

For school facilities, the following standards will satisfy the concurrency requirement:

- (1) For district-wide concurrency service areas:
 - a. at the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or
 - b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.
2. For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide as defined in Section 163.3180(13)(e), F.S.

C. ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS

The City's CMS shall ensure all development can meet the requirements for concurrency prior to the issuance of a final development order or permit. All applicants for final development orders or permits shall be required to provide all information deemed necessary by the City so that the impacts of the proposed development may be accurately assessed. Once the City has determined that a proposed development meets the requirements for concurrency, and has issued a City development order or permit, the City shall not revoke that development order or permit because of a subsequent facility capacity deficiency, unless the proposed development would cause unhealthy or unsafe conditions, or unless the proposed development was issued a development

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

order or permit under erroneous information supplied by the proposed developer, or unless the proposed developer fails to meet the conditions of approval of the final development order or permit. In this latter situation, certificates of occupancy may also be denied.

The City shall establish expiration dates for development orders, development permits, and for the reserved capacity of public facilities allocated to specific development orders or permits as required by concurrency.

Groveland shall annually determine the available capacity for public facilities for which the City has operational or maintenance responsibility, and for State and County roads. Owners or operators of public facilities not operated, maintained or owned by the City shall supply the City with available capacity information annually, or as otherwise reasonable depending on development activity that requires the use of such a facility.

D. GOAL, OBJECTIVE AND POLICY STATEMENTS SUPPORTING CONCURRENCY

The concurrency doctrine is supported by various goals, objectives and policies throughout the City's Comprehensive Plan. These policy statements are adopted by the City, and will be implemented by the concurrency management system. The policy statements generally establish standards and criteria for concurrency.

E. PUBLIC FACILITY CAPACITY AND LEVEL OF SERVICE INVENTORY

As part of its CMS, the City will be responsible for the collection and maintenance of an inventory of all public facilities and services subject to the concurrency requirements of Section 9J-5.0055, FAC. The inventory shall be based on the most recently available information, and shall be used to monitor the adopted level of service standards and to determine public facility capacity. This information shall be made available to the public, and shall be updated annually by December 1 of each year.

The following inventories shall be maintained by Groveland in order to evaluate the concurrency requirements of proposed development and expansions to an existing development and to assess existing and future capacity of public facilities and services:

1. Transportation

The City will maintain an inventory of the level of service on roadway links within its jurisdiction. The existing level of service will be based on the most recent traffic count data reported by the Florida Department of Transportation, Lake-Sumter MPO, and Lake County for each segment identified in the *Transportation Element* of this *Comprehensive Plan* or plan amendment. Traffic count data and level of service standards will be updated yearly, based on reported information from the FDOT, Lake-Sumter MPO, and Lake County. The inventory shall, at a minimum, include the following:

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

- a) the adopted level of service standard;
- b) existing facility capacities and deficiencies;
- c) capacity reserved for approved but unbuilt development;
- d) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- e) any existing or scheduled road improvement to be made on City, County, or State maintained roadways within the City's jurisdiction; or improvements to be made by other public agencies or in conjunction with approved development.

2. Potable Water

An inventory of the City's potable water system will, at a minimum, include the following:

- a) the level of service standards adopted in the *Comprehensive Plan*;
- b) existing design capacities and system deficiencies;
- c) capacity reserved for approved but unbuilt development;
- d) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- e) any improvements or expansions made to the system by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

3. Sanitary Sewer

For all developments on a central sanitary system, the City will maintain an inventory that includes:

- a) the level of service standards adopted in the *Comprehensive Plan*;
- b) existing design capacities and system deficiencies;
- c) the permitted capacity;
- d) capacity reserved for approved but unbuilt development;
- e) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- f) any improvements or expansions made to design or permitted capacity by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

4. Solid Waste Disposal

An inventory of the City's solid waste disposal system will, at a minimum, include the following:

(Text with underline = additions ~ Text with ~~striketthrough~~ = deletions)

- a) the level of service standards adopted in the *Comprehensive Plan*;
- b) existing and projected design capacities of all applicable solid waste disposal facilities;
- c) capacity reserved for approved but unbuilt development;
- d) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- e) any improvements or expansions made to the design capacity, and the impact on existing capacities or deficiencies.

5. Stormwater Management

An inventory of the City's stormwater management facilities will, at a minimum, include the following:

- a) the level of service standards adopted in the *Comprehensive Plan*;
- b) the existing level of service measured by storm event; and
- c) any proposed stormwater management facilities that will impact the capacity of the City's stormwater management facilities.

6. Recreation and Open Space

An inventory of the City's recreational sites and facilities will, at a minimum, include the following:

- a) the existing acres of public park land as outlined in the *Recreation and Open Space Element*;
- b) the adopted level of service standard as outlined in the *Recreation and Open Space Element*;
- c) the existing capacities or deficiencies of the City's recreation system;
- d) capacity reserved for approved but unbuilt development;
- e) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- f) any improvements or expansions made to the system by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

F. CONCURRENCY MONITORING SYSTEM

In addition to maintaining an inventory of public facilities and services, Groveland will also be responsible for maintaining a record of public facility and service capacities or volumes which are committed for approved developments as a result of development orders issued by the City. If service is provided by an entity other than the City, this will require coordination between the service provider and the City in order to maintain an accounting system which accurately tracks approved developments.

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

Accountability shall be established by reserving capacity from the total available capacity for all approved development orders. Once capacity has been reserved for a specific development, it cannot be reassigned to another development prior to the expiration of the first development's development order or permit. Capacity reservations shall be renewed yearly in order to be accounted for in the annual concurrency process. Upon the expiration of an approved development order with concurrency standing, which has not been implemented, or which the City has determined to have been abandoned by the applicant, the capacity allocated to the proposed development shall be deleted. Deleted capacity shall then become available to other proposed developments. A priority waiting list shall be established for the purpose of allocating deleted capacity. When determining how much capacity is available for proposed developments, the City shall take into account all capacity that has been reserved for approved development orders.

G. CONCURRENCY ASSESSMENT

The Groveland City Council or its designee will be responsible for determining whether concurrency will be met when it considers applications for development orders for final site plans and/or final subdivision plans. When reviewing applications for development orders, the Council shall perform an assessment to determine whether public facilities will be available concurrent with the impacts of the proposed development. A facility inventory, as outlined above, shall be used as a basis for establishing existing conditions. The ability of existing public facilities to service new development shall be determined based on the following criteria:

- (a) the ability of existing facilities to accommodate the proposed development at the adopted level of service;
- (b) existing facility deficiencies which will need to be corrected prior to the completion of the proposed development;
- (c) facility improvements or additions needed to accommodate the impacts of proposed development at the adopted level of service standard; and
- (d) the date facility improvements or additions need to be completed in order to maintain the adopted level of service for the public facilities affected by the proposed development.

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

H. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

GOAL 1: The City shall ensure that public facilities and services needed to accommodate growth during the planning period (up to 2025) are safely and efficiently provided concurrently with associated growth.

OBJECTIVE 1.1: *Implementing the Concurrency Management System.* To implement the City's *Concurrency Management System* and ensure that public facilities and services needed to support development are available concurrent with the impacts of such development.

Policy 1.1.1: *Assist Applicants of Development.* The Land Development Regulations shall continue to contain a descriptive guide to assist developers and other interested parties in understanding the concurrency determination process, steps to performing a concurrency review, and the development review process involving the issuance of a certificate of concurrency.

Policy 1.1.2: *Adoption of Level of Service Standards.* The standards for levels of service for each type of public facility mandatorily subject to concurrency requirements shall apply to development orders issued by the City of Groveland upon the commencement date established within the adopting ordinance applicable to this *Comprehensive Plan*.

Policy 1.1.3: *Concurrency Requirements.* The City Council shall ensure that the impacts of development on public facilities within the City's jurisdictional area occur concurrently with such development prior to an issuance of a final development order.

Policy 1.1.4: *Requirement for Public Facilities and Services.* The City's *Concurrency Management System* shall provide that public facilities and services needed to support development are available concurrent with the impacts of such development by meeting the following standards prior to issuance of a final development order. [9J-5.055, F.A.C.]

a. For potable water, sanitary sewer, solid waste, and drainage, at a minimum, the following standards will satisfy the concurrency requirement:

(1) the necessary facilities and services are in place at the time a final development order is issued; or

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

- (2) a final development order is issued subject to the condition that the necessary facilities and services will be in the place when the impacts of the development occur; or
 - (3) the necessary facilities are under construction at the time a final development order is issued; or
 - (4) the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rule 9J-5.0055(2)(a)1.-3, F.A.C. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impact of development occurs; or
 - (5) the necessary facilities and services are in place no later than the issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.
- b. For parks and recreation, at a minimum, the following standards will satisfy the concurrency requirement:
- (1) at the time the final development order is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the construction of the required facilities or the provision of services within one year of the issuance of the final development order; or
 - (2) the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the construction of the facilities or the provision of services within one year of the issuance of the applicable development order. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

(3) the necessary facilities and services are in place no later than 1 year after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.

c. For roads, at a minimum, the following Standards will satisfy the concurrency requirement:

(1) the necessary facilities and services are in place at the time a final development order is issued; or

(2) a final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

(3) the necessary facilities are under construction at the time a final development order is issued; or

(4) at the time the final development order is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the construction of the required facilities or the provision of services within three years of the approval of the development order as required by Chapter 163.3180, F.S.; or

(5) The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the construction of the facilities or the provision of services within three years of the approval of the applicable development order as required in Chapter 163.3180, F.S. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or

(6) the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of paragraphs 1-3 above. An enforceable development agreement may include, but is not limited to, a development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur; or

(Text with underline = additions ~ Text with ~~strikethrough~~ = deletions)

- (7) the necessary facilities and services are in place or under construction no later than 3 years after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.
- d. For school facilities, the following standards will satisfy the concurrency requirement:
- (1) For district-wide concurrency service areas:
- a. at the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or
- b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.
- (2) For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide as defined in Section 163.3180(13)(e), F.S.
- e. In determining the availability of services or facilities, a developer may propose and the City Council may approve developments in stages or phases so that facilities and services needed for each phase shall be available in accordance with the standards required by Rule 9J-5.0055(2)(a),(2)(b) and (2)(c), F.A.C.
- f. The latest point in the application process for the determination of concurrency is prior to the approval of a final development order or permit.

Policy 1.1.5: *Roadway Concurrency Requirements and 5-Year CIP.* In addition to guidelines established in Policy 1.1.4, roadway facilities will be

(Text with underline = additions ~ Text with ~~striketrough~~ = deletions)

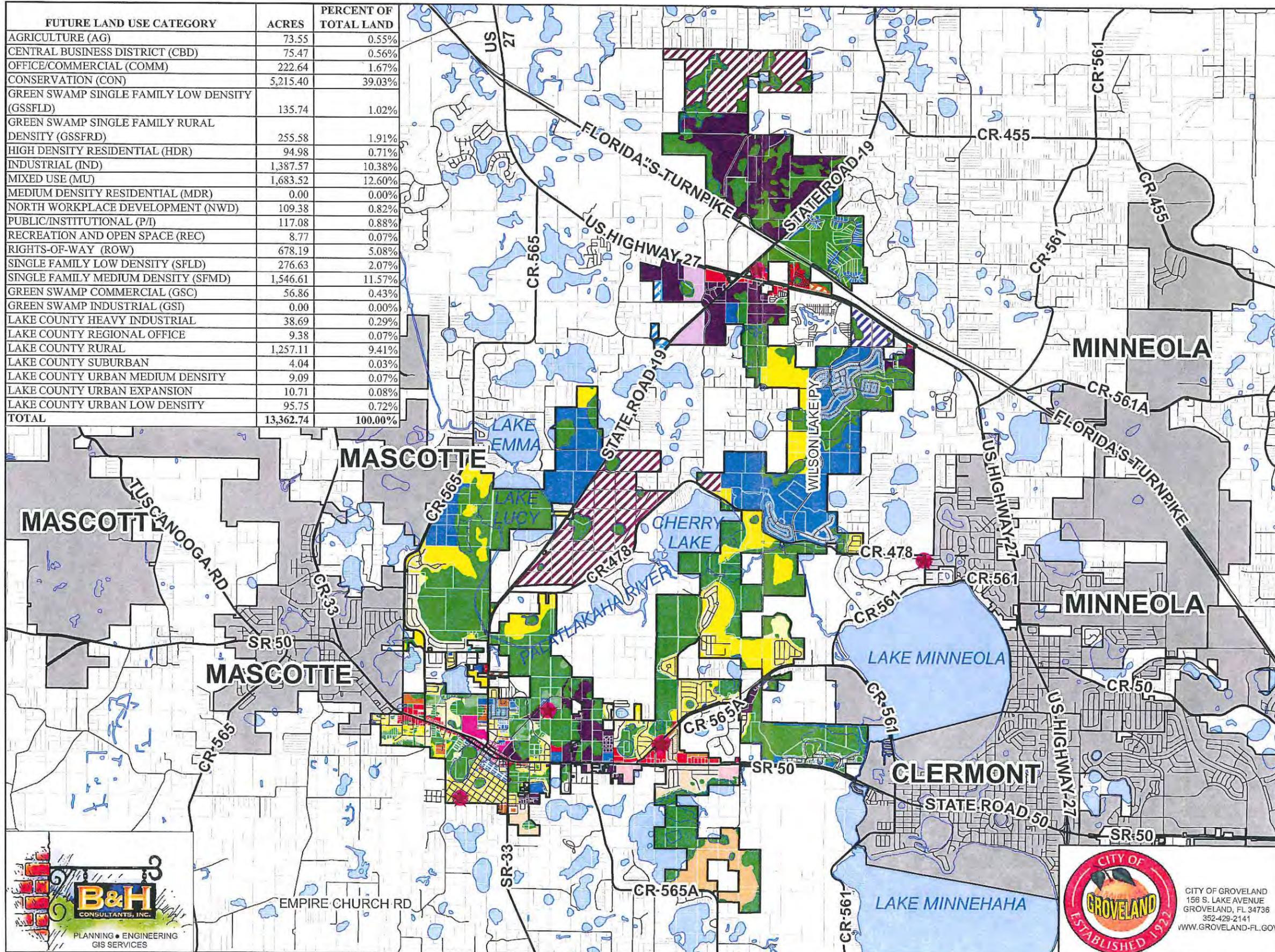
deemed concurrent based on the adopted Five-Year Capital Improvements Program (CIP) as described in the following criteria:

1. The Five-Year CIP and the Capital Improvements Element of the City's Comprehensive Plan are financially feasible.
2. The Five-Year CIP includes improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and permitted development.
3. The Five-Year CIP is a realistic, financially feasible program based on currently available revenue sources and development orders will only be issued if the public facilities necessary to serve the development are available or included in the Five-Year Schedule of Capital Improvements.
4. The Five-Year CIP identifies whether funding is for design, engineering, consultant fees, or construction and indicates, by funded year, how the dollars will be allocated.
5. The Five-Year CIP identifies the year in which actual construction of the roadway project will occur and only those projects scheduled for construction within the first three years of the Groveland's or Florida Department of Transportation's five-year programs will be utilized for concurrency determination.
6. A plan amendment will be required in order to eliminate, defer, or delay construction of any roadway facility or service which is needed to maintain the adopted level of service standard.

| FUTURE LAND USE CATEGORY | ACRES | PERCENT OF TOTAL LAND |
|--|------------------|-----------------------|
| AGRICULTURE (AG) | 73.55 | 0.55% |
| CENTRAL BUSINESS DISTRICT (CBD) | 75.47 | 0.56% |
| OFFICE/COMMERCIAL (COMM) | 222.64 | 1.67% |
| CONSERVATION (CON) | 5,215.40 | 39.03% |
| GREEN SWAMP SINGLE FAMILY LOW DENSITY (GSSFLD) | 135.74 | 1.02% |
| GREEN SWAMP SINGLE FAMILY RURAL DENSITY (GSSFRD) | 255.58 | 1.91% |
| HIGH DENSITY RESIDENTIAL (HDR) | 94.98 | 0.71% |
| INDUSTRIAL (IND) | 1,387.57 | 10.38% |
| MIXED USE (MU) | 1,683.52 | 12.60% |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 0.00 | 0.00% |
| NORTH WORKPLACE DEVELOPMENT (NWD) | 109.38 | 0.82% |
| PUBLIC/INSTITUTIONAL (P/I) | 117.08 | 0.88% |
| RECREATION AND OPEN SPACE (REC) | 8.77 | 0.07% |
| RIGHTS-OF-WAY (ROW) | 678.19 | 5.08% |
| SINGLE FAMILY LOW DENSITY (SFLD) | 276.63 | 2.07% |
| SINGLE FAMILY MEDIUM DENSITY (SFMD) | 1,546.61 | 11.57% |
| GREEN SWAMP COMMERCIAL (GSC) | 56.86 | 0.43% |
| GREEN SWAMP INDUSTRIAL (GSI) | 0.00 | 0.00% |
| LAKE COUNTY HEAVY INDUSTRIAL | 38.69 | 0.29% |
| LAKE COUNTY REGIONAL OFFICE | 9.38 | 0.07% |
| LAKE COUNTY RURAL | 1,257.11 | 9.41% |
| LAKE COUNTY SUBURBAN | 4.04 | 0.03% |
| LAKE COUNTY URBAN MEDIUM DENSITY | 9.09 | 0.07% |
| LAKE COUNTY URBAN EXPANSION | 10.71 | 0.08% |
| LAKE COUNTY URBAN LOW DENSITY | 95.75 | 0.72% |
| TOTAL | 13,362.74 | 100.00% |

CITY OF GROVELAND 2025 FUTURE LAND USE MAP

- LEGEND**
- ★ POTABLE WATER WELLHEAD
 - MAJOR ROADS
 - LOCAL ROADS
 - ▭ PARCELS
 - ▭ INCORPORATED AREAS
 - ▭ LAKES OR PONDS
 - ▭ WELLHEAD PROTECTION AREA (500 FT RADIUS)
 - ▭ AGRICULTURE (AG)
 - ▭ RECREATION & OPEN SPACE (REC)
 - ▭ CONSERVATION (CON)
 - ▭ GREEN SWAMP COMMERCIAL (GSC)
 - ▭ OFFICE/COMMERCIAL (COMM)
 - ▭ CENTRAL BUSINESS DISTRICT (CBD)
 - ▭ GREEN SWAMP SINGLE FAMILY LOW DENSITY (GSSFLD)
 - ▭ GREEN SWAMP SINGLE FAMILY RURAL (GSSFRD)
 - ▭ MIXED USE (MU)
 - ▭ NORTH WORKPLACE DEVELOPMENT (NWD)
 - ▭ SINGLE FAMILY LOW DENSITY (SFLD)
 - ▭ SINGLE FAMILY MEDIUM DENSITY (SFMD)
 - ▭ MEDIUM DENSITY RESIDENTIAL (MDR)
 - ▭ HIGH DENSITY RESIDENTIAL (HDR)
 - ▭ INDUSTRIAL (IND)
 - ▭ GREEN SWAMP INDUSTRIAL (GSI)
 - ▭ PUBLIC/INSTITUTIONAL (P/I)
 - ▭ LAKE COUNTY HEAVY INDUSTRIAL
 - ▭ LAKE COUNTY REGIONAL OFFICE
 - ▭ LAKE COUNTY RURAL
 - ▭ LAKE COUNTY SUBURBAN
 - ▭ LAKE COUNTY URBAN EXPANSION
 - ▭ LAKE COUNTY URBAN LOW DENSITY
 - ▭ LAKE COUNTY URBAN MEDIUM DENSITY



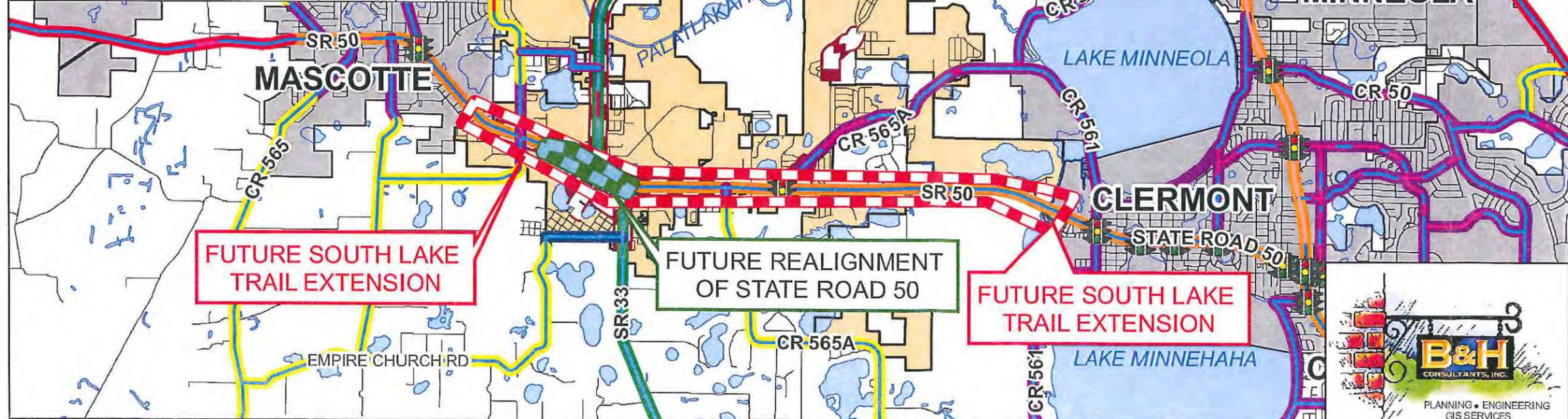
CITY OF GROVELAND
158 S. LAKE AVENUE
GROVELAND, FL 34736
352-429-2141
WWW.GROVELAND-FL.GOV

SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.

MILES

| DESCRIPTION | FACILITY TYPE | MILES |
|---|---------------|-------|
| BROAD ST/SR 50 FACING EAST ON RT SIDE FROM WESTERN CITY LIMITS TO MONTE VISTA RD | PEDESTRIAN | 2.44 |
| BROAD ST/SR 50 FACING WEST FROM EDGE OF ACE HARDWARE TO CR/565 VILLA CITY RD | PEDESTRIAN | 0.21 |
| BROAD ST/SR 50 FACING WEST ON LT SIDE FROM ILLINOIS AVE TO BP GAS STATION | PEDESTRIAN | 0.61 |
| BROAD ST/SR 50 FACING WEST ON RT SIDE FROM MONTEVISTA RD TO 642 WEST BROAD ST | PEDESTRIAN | 1.75 |
| CHERRY ST FACING EAST ON LT SIDE FROM S MAIN AVE TO S INDIANA AVE | PEDESTRIAN | 0.08 |
| CHERRY ST FACING EAST ON RT SIDE FROM S MAIN AVE TO S INDIANA AVE | PEDESTRIAN | 0.08 |
| CR 565A FACING NORTH ON LT SIDE FROM SR 50 TO WATER TREATMENT FACILITY | PEDESTRIAN | 0.30 |
| CR 565A FACING NORTH ON RT SIDE FROM SR 50 TO WATER TREATMENT FACILITY | PEDESTRIAN | 0.30 |
| EAGLE CROSSING RD FACING NORTH ON RT SIDE FROM SR 50 TO CR 565A | PEDESTRIAN | 0.30 |
| MAGNOLIA ST FACING EAST ON LT SIDE FROM S LAKE AVE TO CECIL GRAY MIDDLE SCHOOL | PEDESTRIAN | 0.37 |
| MAGNOLIA ST FACING EAST ON RT SIDE FROM S LAKE AVE TO SR 33 | PEDESTRIAN | 0.48 |
| MAIN AVE FACING SOUTH ON LT SIDE FROM RAILROAD ST TO SWANSON ST | PEDESTRIAN | 0.47 |
| MAIN AVE FACING SOUTH ON RT SIDE FROM RAILROAD ST TO SWANSON ST | PEDESTRIAN | 0.47 |
| ORANGE AVE/SR 50 FACING EAST ON LT SIDE FROM BP GAS STATION TO S ILLINOIS AVE | PEDESTRIAN | 0.52 |
| S LAKE AVE FACING SOUTH ON LT SIDE FROM W BROAD ST TO W ORANGE AVE | PEDESTRIAN | 0.05 |
| S LAKE AVE FACING SOUTH ON RT SIDE FROM ORANGE AVE, ALONG LAKE HARRIS TO EDGE OF LAKE DAVID | PEDESTRIAN | 0.31 |
| S LAKE AVE FACING SOUTH ON RT SIDE FROM W BROAD ST TO W ORANGE AVE | PEDESTRIAN | 0.05 |
| SILVER EAGLE RD FACING SOUTH ON RT SIDE FROM CITY LIMITS TO SOUTH LAKE HIGH SCHOOL | PEDESTRIAN | 0.59 |
| SR 19 (SHOULDER) FACING NORTH ON LT SIDE FROM BROAD ST TO CITY LIMITS | BICYCLE | 8.29 |
| SR 19 (SHOULDER) FACING NORTH ON RT SIDE FROM BROAD ST TO CITY LIMITS | BICYCLE | 8.29 |
| SR 33 (SHOULDER) FACING NORTH ON LT SIDE FROM CITY LIMITS TO WRIGHT ST | BICYCLE | 0.56 |
| SR 33 (SHOULDER) FACING NORTH ON RT SIDE FROM CITY LIMITS TO WRIGHT ST | BICYCLE | 0.56 |
| SR 50 FACING WEST ON RT SIDE FROM EAGLE RIDGE SHOPPES TO LAKE CROSSING RD | PEDESTRIAN | 0.34 |
| SWANSON ST FACING EAST ON RT SIDE FROM MAIN AVE TO LAST HOUSE ON THE RIGHT | PEDESTRIAN | 0.08 |
| WILSON LAKE PARKWAY TRAIL FROM LIBBY NO 3 RD TO CR 478 | PEDESTRIAN | 2.96 |

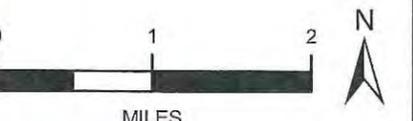


CITY OF GROVELAND 2025 FUTURE TRANSPORTATION MAP

- LEGEND**
- LOCAL ROADS
 - CITY OF GROVELAND
 - INCORPORATED AREAS
 - LAKES OR PONDS
 - TRAFFIC SIGNALS
 - PEDESTRIAN/BICYCLE PATHWAYS
- FUNCTIONAL CLASSIFICATION**
- 02 - PRINCIPAL ARTERIAL- OTHER RURAL
 - 06 - MINOR ARTERIAL RURAL
 - 07 - MAJOR COLLECTOR RURAL
 - 08 - MINOR COLLECTOR RURAL
 - 09 - LOCAL RURAL
 - 14 - OTHER PRINCIPAL ARTERIAL URBAN
 - 16 - MINOR ARTERIAL URBAN
 - 17 - COLLECTOR URBAN
 - 19 - LOCAL URBAN
- NUMBER OF LANES**
- 1
 - 2
 - 3
- FUTURE TRANSPORTATION PROJECTS**
- REALIGNMENT OF STATE ROAD 50
 - SOUTH LAKE TRAIL EXTENSION

SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.



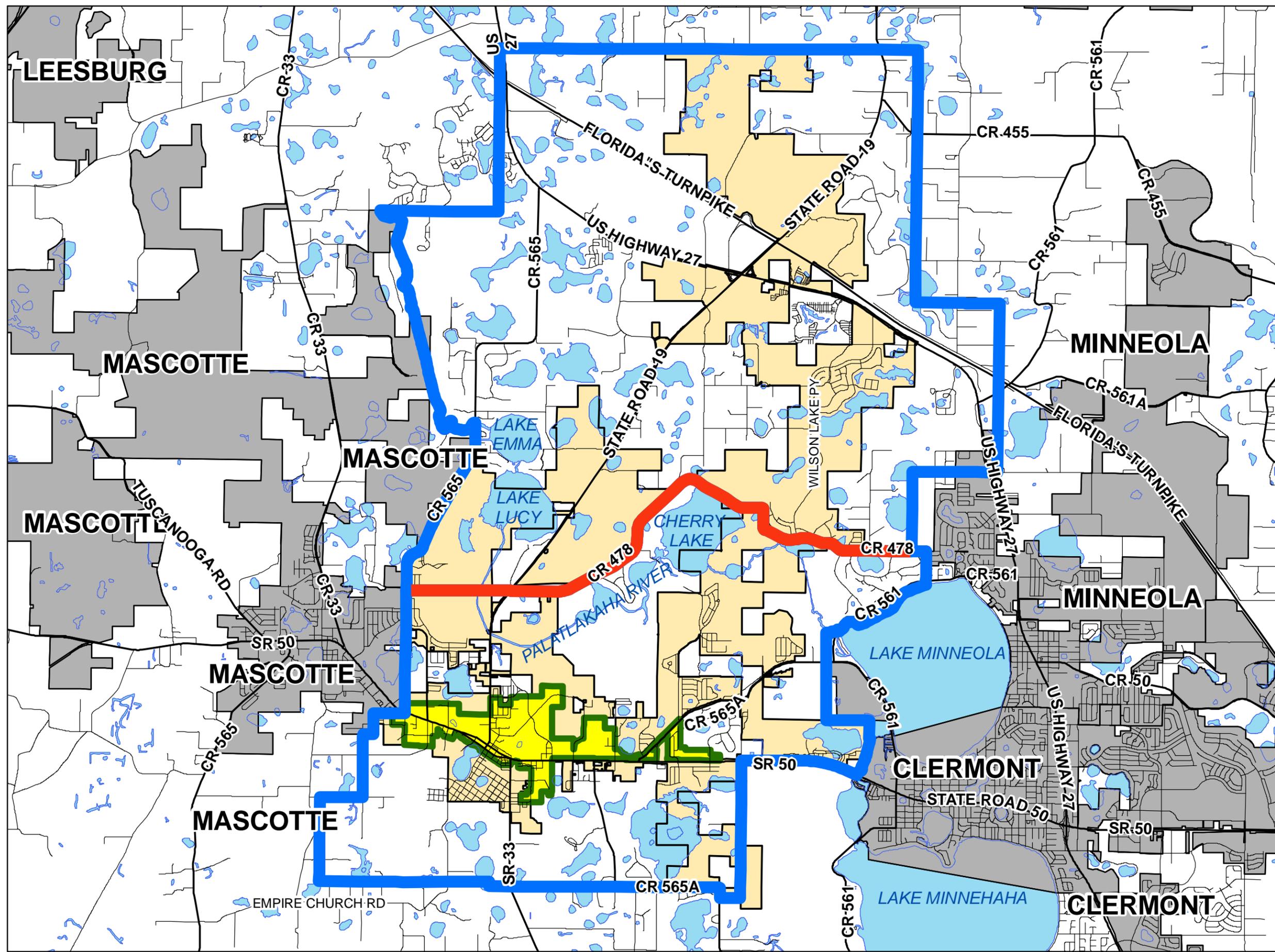
CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736
352-429-2141
WWW.GROVELAND-FL.GOV

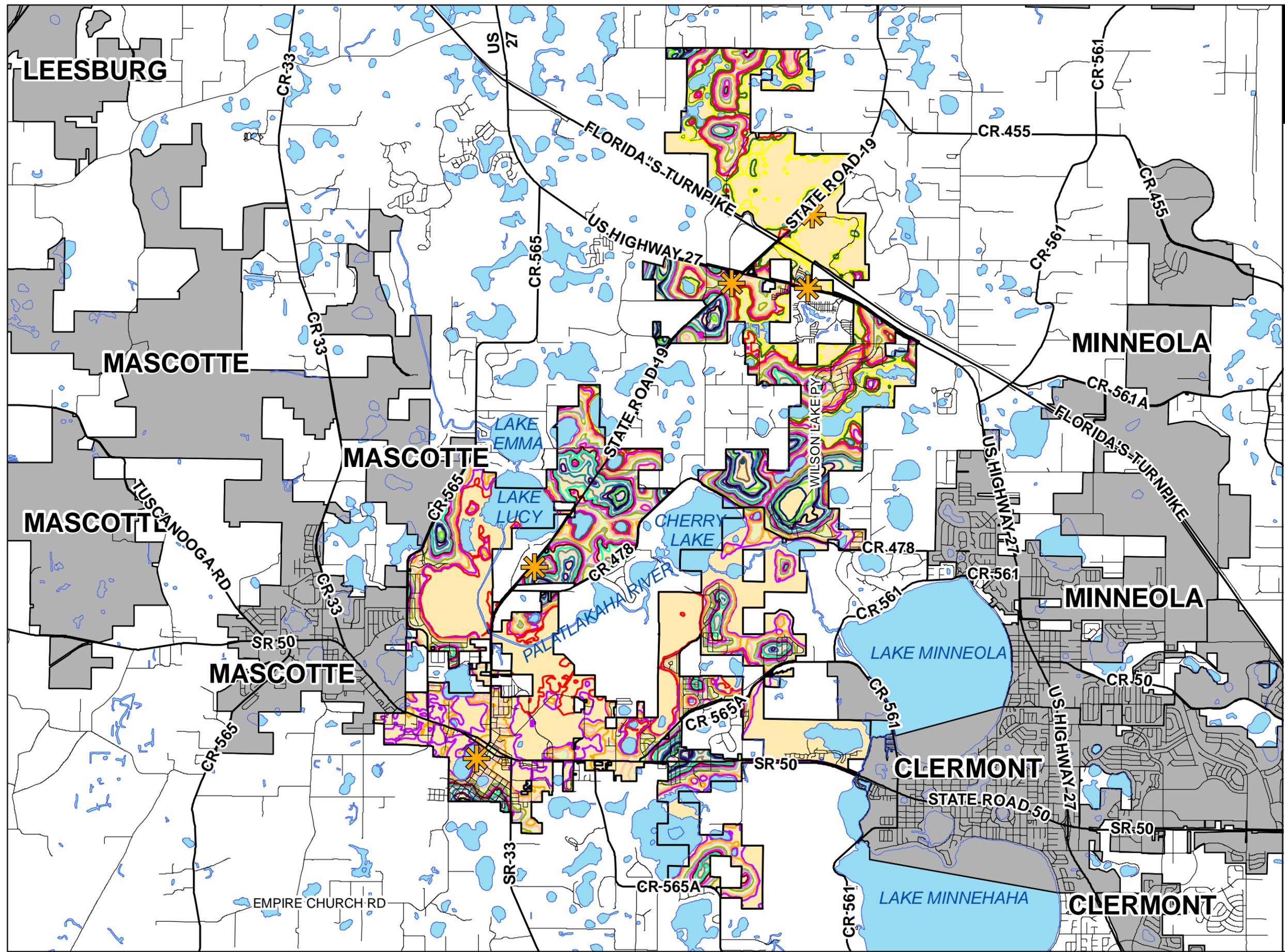
CITY OF GROVELAND COMMUNITY REDEVELOPMENT AREA MAP

- LEGEND**
- MAJOR ROADS
 - LOCAL ROADS
 - CITY OF GROVELAND
 - INCORPORATED AREAS
 - LAKES OR PONDS
 - NORTH/SOUTH DIVIDER
 - UTILITY SERVICE AREA
 - COMMUNITY REDEVELOPMENT AREA

SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.





CITY OF GROVELAND CONTOUR MAP

LEGEND

- Sinkhole Locations
- MAJOR ROADS
- LOCAL ROADS
- CITY OF GROVELAND
- INCORPORATED AREAS
- LAKES OR PONDS

5-FOOT INTERVAL CONTOUR LINES

| | |
|--|-----|
| | 140 |
| | 145 |
| | 150 |
| | 155 |
| | 160 |
| | 165 |
| | 170 |
| | 175 |
| | 180 |
| | 185 |
| | 190 |
| | 195 |
| | 200 |

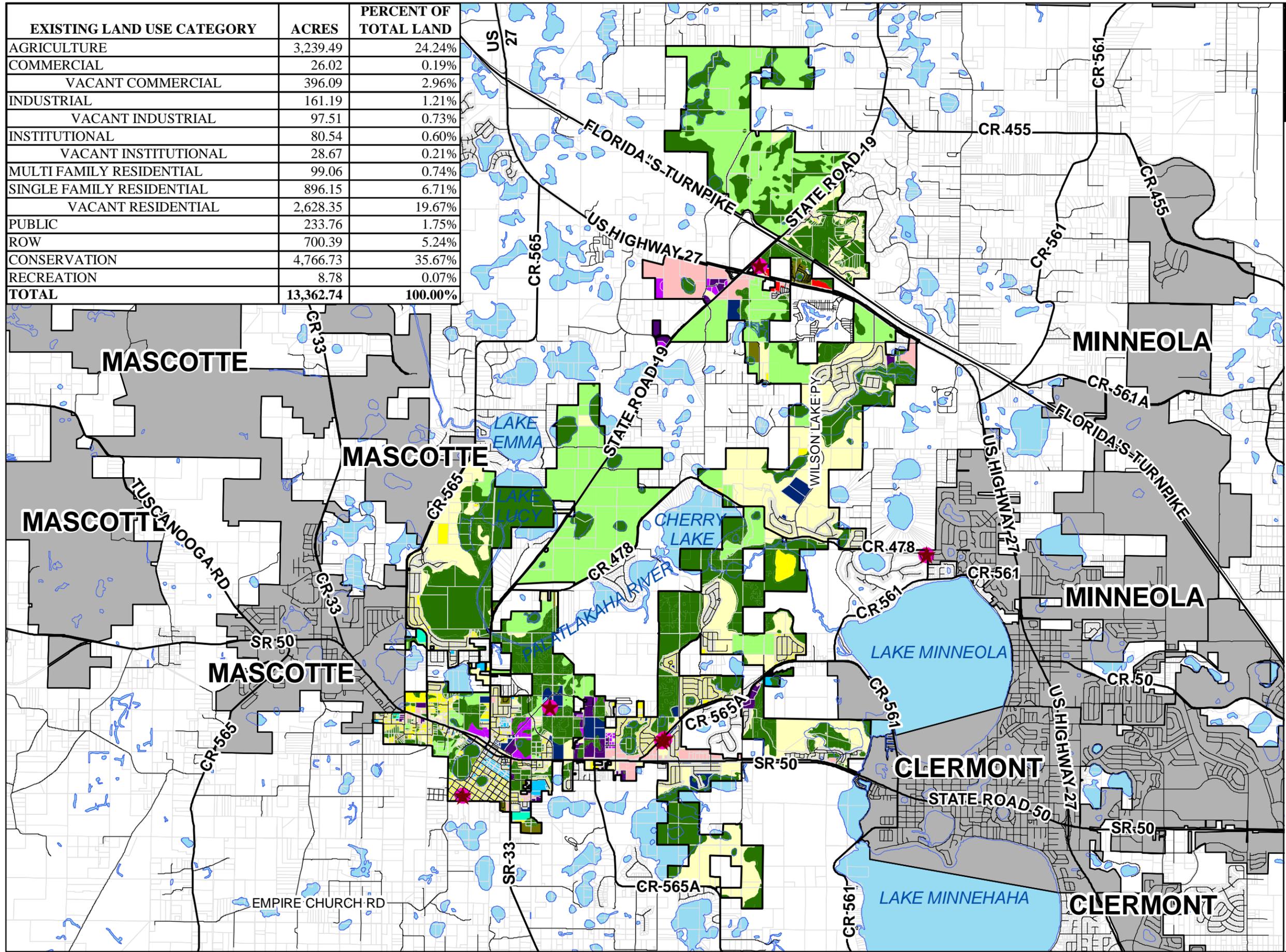
SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.



CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736
352-429-2141
WWW.GROVELAND-FL.GOV

| EXISTING LAND USE CATEGORY | ACRES | PERCENT OF TOTAL LAND |
|----------------------------|------------------|-----------------------|
| AGRICULTURE | 3,239.49 | 24.24% |
| COMMERCIAL | 26.02 | 0.19% |
| VACANT COMMERCIAL | 396.09 | 2.96% |
| INDUSTRIAL | 161.19 | 1.21% |
| VACANT INDUSTRIAL | 97.51 | 0.73% |
| INSTITUTIONAL | 80.54 | 0.60% |
| VACANT INSTITUTIONAL | 28.67 | 0.21% |
| MULTI FAMILY RESIDENTIAL | 99.06 | 0.74% |
| SINGLE FAMILY RESIDENTIAL | 896.15 | 6.71% |
| VACANT RESIDENTIAL | 2,628.35 | 19.67% |
| PUBLIC | 233.76 | 1.75% |
| ROW | 700.39 | 5.24% |
| CONSERVATION | 4,766.73 | 35.67% |
| RECREATION | 8.78 | 0.07% |
| TOTAL | 13,362.74 | 100.00% |



CITY OF GROVELAND EXISTING LAND USE MAP MAY 2010

- LEGEND**
- ★ POTABLE WATER WELLHEAD
 - MAJOR ROADS
 - LOCAL ROADS
 - WELLHEAD PROTECTION AREA (500 FT RADIUS)
 - PARCELS
 - INCORPORATED AREAS
 - LAKES OR PONDS
 - AGRICULTURE
 - CONSERVATION
 - COMMERCIAL
 - VACANT COMMERCIAL
 - INDUSTRIAL
 - VACANT INDUSTRIAL
 - INSTITUTIONAL
 - VACANT INSTITUTIONAL
 - PUBLIC
 - ROW
 - RECREATION
 - SINGLE FAMILY RESIDENTIAL
 - MULTI FAMILY RESIDENTIAL
 - VACANT RESIDENTIAL

SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.



CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736
352-429-2141
WWW.GROVELAND-FL.GOV

CITY OF GROVELAND EXISTING TRANSPORTATION MAP MAY 2010

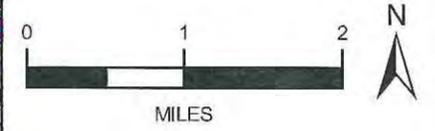
| DESCRIPTION | FACILITY TYPE | MILES |
|---|---------------|-------|
| BROAD ST/SR 50 FACING EAST ON RT SIDE FROM WESTERN CITY LIMITS TO MONTE VISTA RD | PEDESTRIAN | 2.44 |
| BROAD ST/SR 50 FACING WEST FROM EDGE OF ACE HARDWARE TO CR/565 VILLA CITY RD | PEDESTRIAN | 0.21 |
| BROAD ST/SR 50 FACING WEST ON LT SIDE FROM ILLINOIS AVE TO BP GAS STATION | PEDESTRIAN | 0.61 |
| BROAD ST/SR 50 FACING WEST ON RT SIDE FROM MONTEVISTA RD TO 642 WEST BROAD ST | PEDESTRIAN | 1.75 |
| CHERRY ST FACING EAST ON LT SIDE FROM S MAIN AVE TO S INDIANA AVE | PEDESTRIAN | 0.08 |
| CHERRY ST FACING EAST ON RT SIDE FROM S MAIN AVE TO S INDIANA AVE | PEDESTRIAN | 0.08 |
| CR 565A FACING NORTH ON LT SIDE FROM SR 50 TO WATER TREATMENT FACILITY | PEDESTRIAN | 0.30 |
| CR 565A FACING NORTH ON RT SIDE FROM SR 50 TO WATER TREATMENT FACILITY | PEDESTRIAN | 0.30 |
| EAGLE CROSSING RD FACING NORTH ON RT SIDE FROM SR 50 TO CR 565A | PEDESTRIAN | 0.30 |
| MAGNOLIA ST FACING EAST ON LT SIDE FROM S LAKE AVE TO CECIL GRAY MIDDLE SCHOOL | PEDESTRIAN | 0.37 |
| MAGNOLIA ST FACING EAST ON RT SIDE FROM S LAKE AVE TO SR 33 | PEDESTRIAN | 0.48 |
| MAIN AVE FACING SOUTH ON LT SIDE FROM RAILROAD ST TO SWANSON ST | PEDESTRIAN | 0.47 |
| MAIN AVE FACING SOUTH ON RT SIDE FROM RAILROAD ST TO SWANSON ST | PEDESTRIAN | 0.47 |
| ORANGE AVE/SR 50 FACING EAST ON LT SIDE FROM BP GAS STATION TO S. ILLINOIS AVE | PEDESTRIAN | 0.52 |
| S LAKE AVE FACING SOUTH ON LT SIDE FROM W BROAD ST TO W ORANGE AVE | PEDESTRIAN | 0.05 |
| S LAKE AVE FACING SOUTH ON RT SIDE FROM ORANGE AVE, ALONG LAKE HARRIS TO EDGE OF LAKE DAVID | PEDESTRIAN | 0.31 |
| S LAKE AVE FACING SOUTH ON RT SIDE FROM W BROAD ST TO W ORANGE AVE | PEDESTRIAN | 0.05 |
| SILVER EAGLE RD FACING SOUTH ON RT SIDE FROM CITY LIMITS TO SOUTH LAKE HIGH SCHOOL | PEDESTRIAN | 0.59 |
| SR 19 (SHOULDER) FACING NORTH ON LT SIDE FROM BROAD ST TO CITY LIMITS | BICYCLE | 8.29 |
| SR 19 (SHOULDER) FACING NORTH ON RT SIDE FROM BROAD ST TO CITY LIMITS | BICYCLE | 8.29 |
| SR 33 (SHOULDER) FACING NORTH ON LT SIDE FROM CITY LIMITS TO WRIGHT ST | BICYCLE | 0.56 |
| SR 33 (SHOULDER) FACING NORTH ON RT SIDE FROM CITY LIMITS TO WRIGHT ST | BICYCLE | 0.56 |
| SR 50 FACING WEST ON RT SIDE FROM EAGLE RIDGE SHOPPES TO LAKE CROSSING RD | PEDESTRIAN | 0.34 |
| SWANSON ST FACING EAST ON RT SIDE FROM MAIN AVE TO LAST HOUSE ON THE RIGHT | PEDESTRIAN | 0.08 |
| WILSON LAKE PARKWAY TRAIL FROM LIBBY NO 3 RD TO CR 478 | PEDESTRIAN | 2.96 |

LEGEND

- LOCAL ROADS
 - CITY OF GROVELAND
 - INCORPORATED AREAS
 - LAKES OR PONDS
 - 🚦 TRAFFIC SIGNALS
 - ▬ PEDESTRIAN/BICYCLE PATHWAYS
- #### FUNCTIONAL CLASSIFICATION
- 02 - PRINCIPAL ARTERIAL- OTHER RURAL
 - 06 - MINOR ARTERIAL RURAL
 - 07 - MAJOR COLLECTOR RURAL
 - 08 - MINOR COLLECTOR RURAL
 - 09 - LOCAL RURAL
 - 14 - OTHER PRINCIPAL ARTERIAL URBAN
 - 16 - MINOR ARTERIAL URBAN
 - 17 - COLLECTOR URBAN
 - 19 - LOCAL URBAN
- #### NUMBER OF LANES
- 1
 - 2
 - 3

SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.

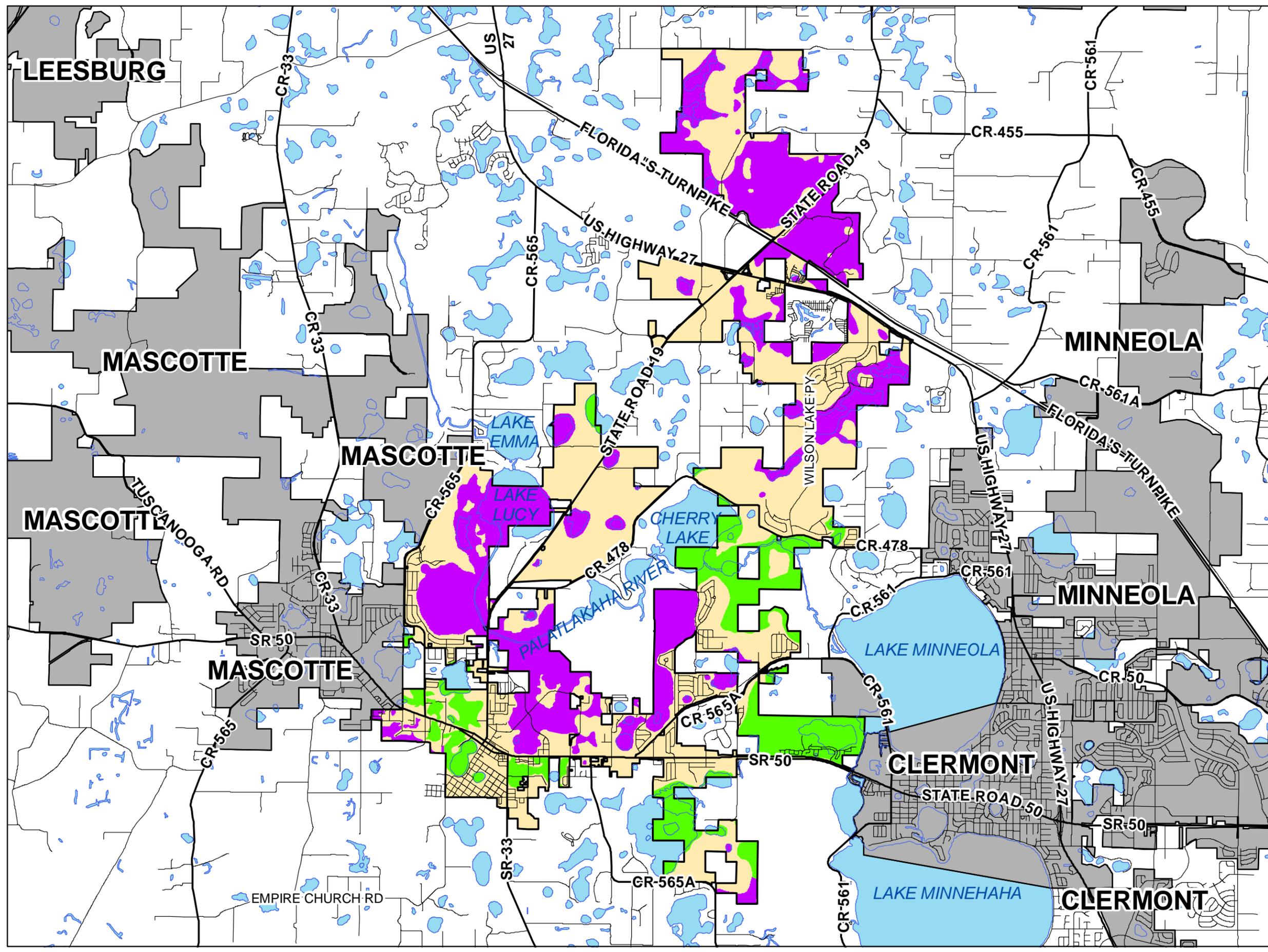
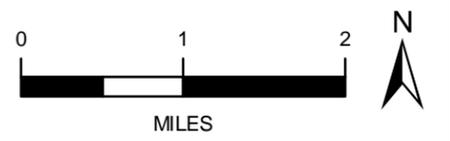


CITY OF GROVELAND FLOODPLAINS MAP

- LEGEND**
- MAJOR ROADS
 - LOCAL ROADS
 - CITY OF GROVELAND
 - INCORPORATED AREAS
 - LAKES OR PONDS
 - FEMA FLOOD ZONES**
 - A (±4,396.54 ACRES)
 - AE (±1,732.67 ACRES)

SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE. ACREAGE ARE APPROXIMATE AND GIS DERIVED.



MAP UNIT SYMBOL, SOIL TYPE

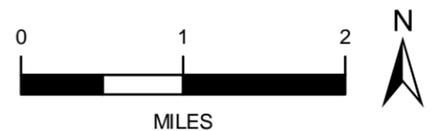
- 1, SPARR SAND, 0-5% SLOPES
- 4, ANCLOTE AND MYAKKA SOILS
- 5, APOPKA SAND, 0-5% SLOPES
- 7, ASTATULA SAND, 0 TO 5 PERCENT SLOPES
- 6, APOPKA SAND, 5 TO 12% SLOPES
- 8, CANDLER SAND, 0-5% SLOPES
- 9, CANDLER SAND, 5-12% SLOPES
- 10, CANDLER SAND, 12-40% SLOPES
- 11, BRIGHTON MUCK, DEPRESSIONAL
- 17, ARENTS
- 20, IMMOKALEE SAND
- 21, LAKE SAND, 0-5% SLOPES
- 22, LAKE SAND, 5-12% SLOPES
- 24, KENDRICK SAND, 0 TO 5 PERCENT SLOPES
- 25, KENDRICK SAND, 5-8% SLOPES
- 28, MYAKKA SAND
- 30, LOCHLOOSA SAND
- 31, OCOEE MUCKY PEAT
- 32, OKLAWAHA MUCK
- 33, ONA FINE SAND
- 35, PAOLA SAND, 0-5 % SLOPES
- 38, PLACID SAND, DEPRESSIONAL
- 39, SEFFNER SAND
- 40, PLACID AND MYAKKA SANDS, DEPRESSIONAL
- 41, POMELLO SAND, 0 TO 5 PERCENT SLOPES
- 42, POMPANO SAND
- 44, SWAMP
- 45, TAVARES SAND, 0-5% SLOPES
- 46, ORSINO SAND
- 49, WAUCHULA SAND
- 50, BORROW PITS
- 99, WATER

CITY OF GROVELAND SOILS MAP

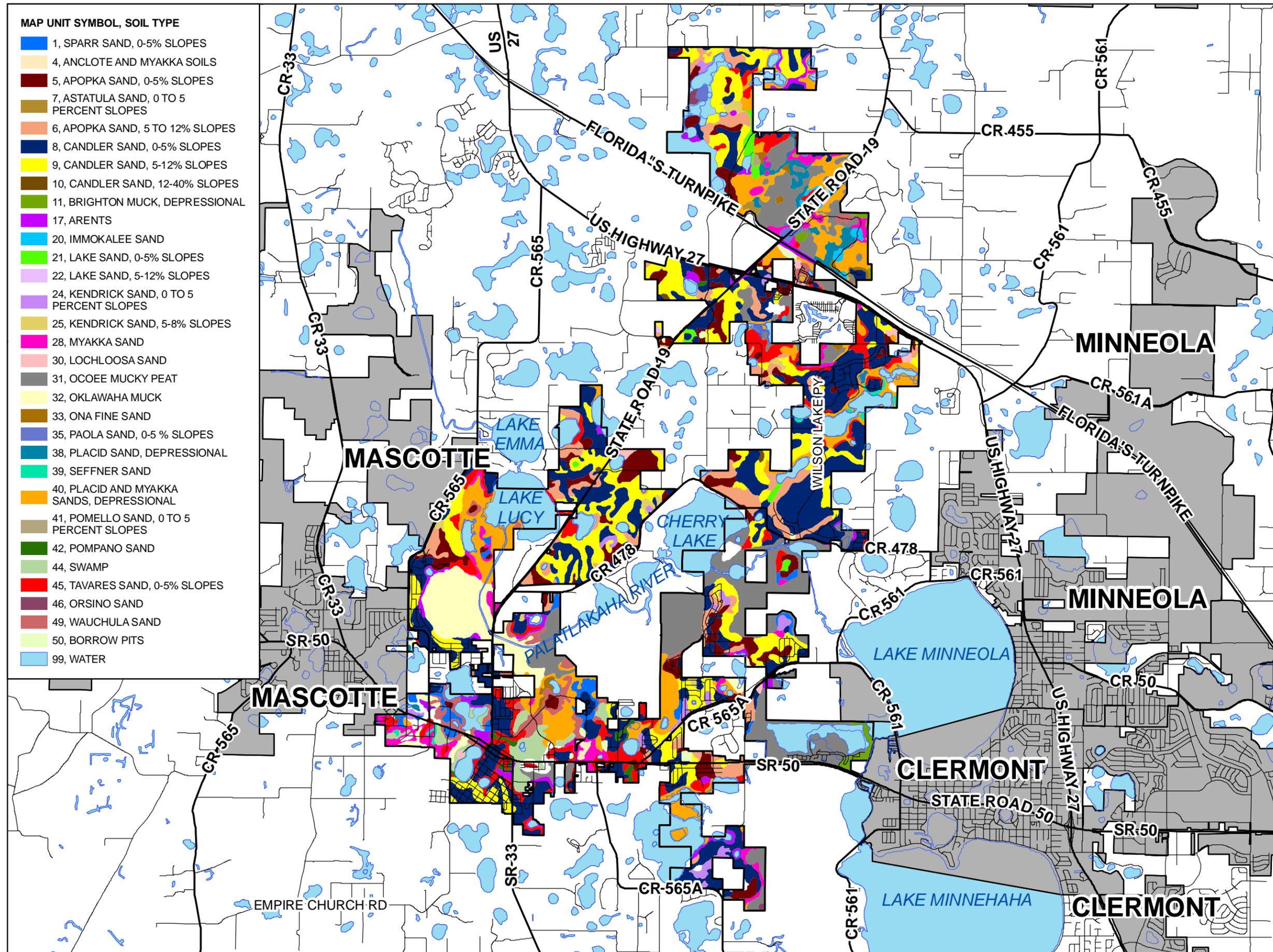
- LEGEND**
- MAJOR ROADS
 - LOCAL ROADS
 - CITY OF GROVELAND
 - INCORPORATED AREAS
 - LAKES OR PONDS

SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.



CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736
352-429-2141
WWW.GROVELAND-FL.GOV

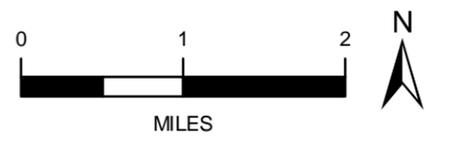


CITY OF GROVELAND UTILITY SERVICE AREA MAP

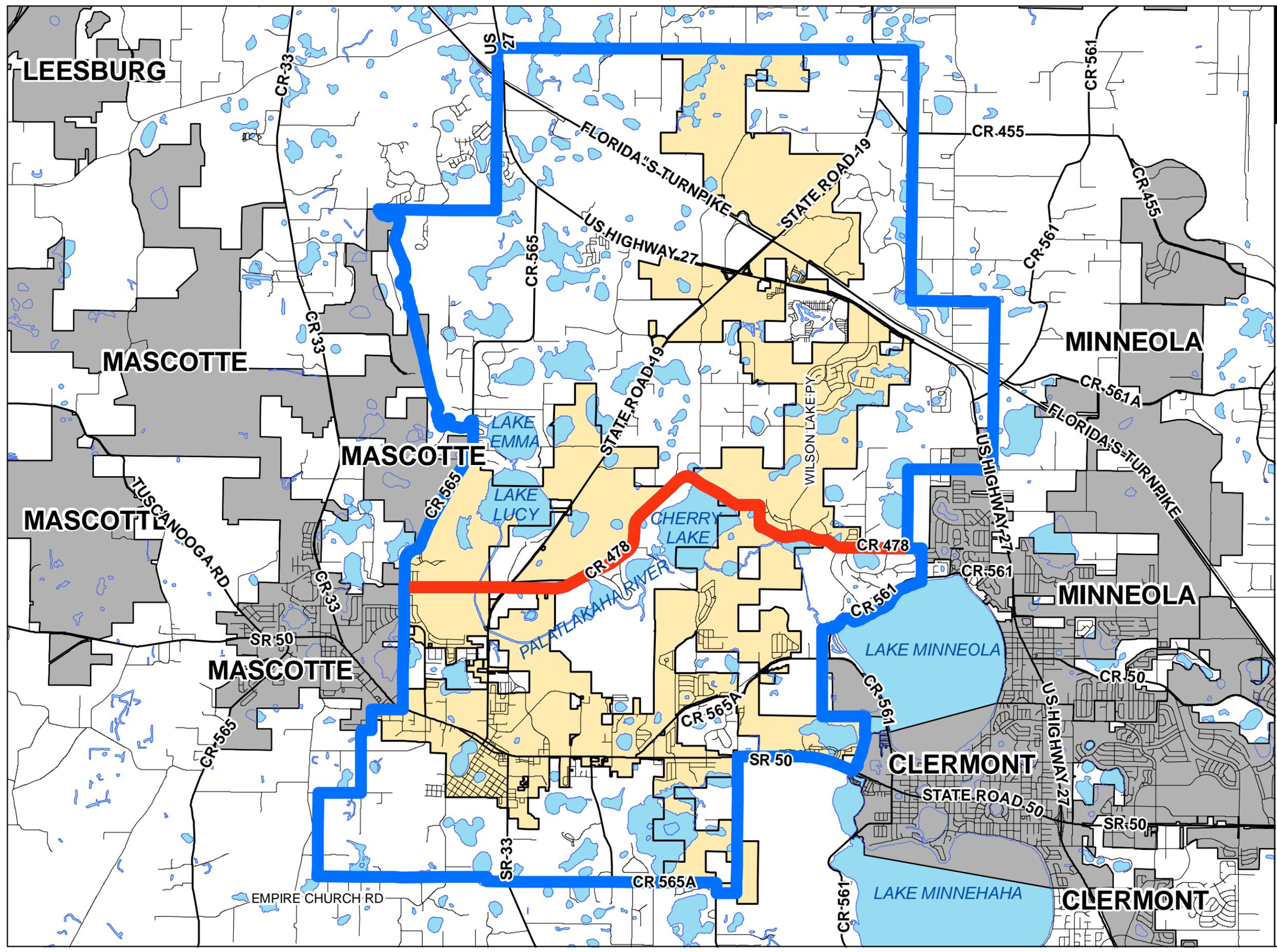
- LEGEND**
- MAJOR ROADS
 - LOCAL ROADS
 - █ NORTH/SOUTH DIVIDER
 - █ CITY OF GROVELAND
 - █ INCORPORATED AREAS
 - █ LAKES OR PONDS
 - █ UTILITY SERVICE AREA

SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.



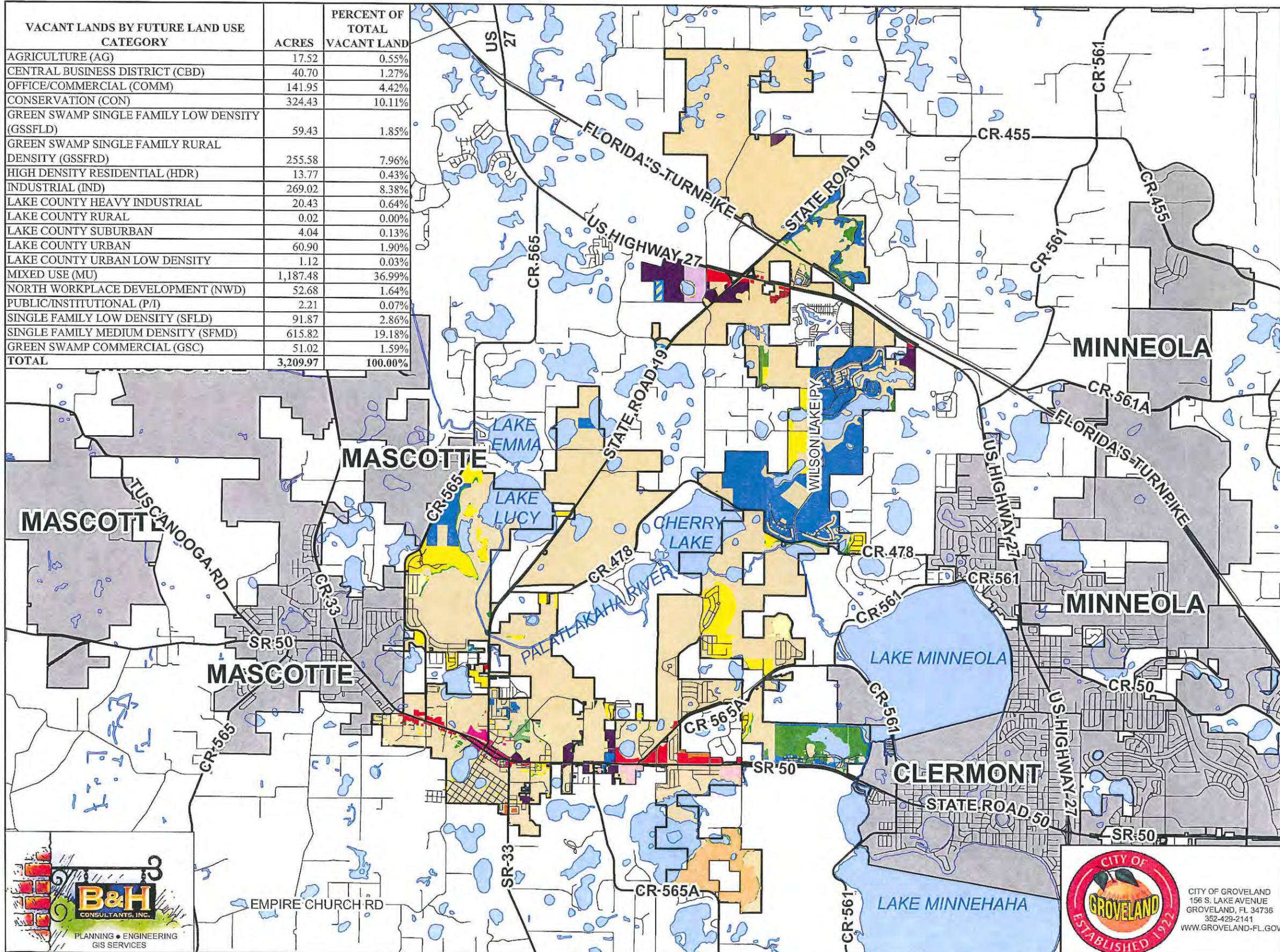
CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736
352-429-2141
WWW.GROVELAND-FL.GOV



| VACANT LANDS BY FUTURE LAND USE CATEGORY | ACRES | PERCENT OF TOTAL VACANT LAND |
|--|-----------------|------------------------------|
| AGRICULTURE (AG) | 17.52 | 0.55% |
| CENTRAL BUSINESS DISTRICT (CBD) | 40.70 | 1.27% |
| OFFICE/COMMERCIAL (COMM) | 141.95 | 4.42% |
| CONSERVATION (CON) | 324.43 | 10.11% |
| GREEN SWAMP SINGLE FAMILY LOW DENSITY (GSSFLD) | 59.43 | 1.85% |
| GREEN SWAMP SINGLE FAMILY RURAL DENSITY (GSSFRD) | 255.58 | 7.96% |
| HIGH DENSITY RESIDENTIAL (HDR) | 13.77 | 0.43% |
| INDUSTRIAL (IND) | 269.02 | 8.38% |
| LAKE COUNTY HEAVY INDUSTRIAL | 20.43 | 0.64% |
| LAKE COUNTY RURAL | 0.02 | 0.00% |
| LAKE COUNTY SUBURBAN | 4.04 | 0.13% |
| LAKE COUNTY URBAN | 60.90 | 1.90% |
| LAKE COUNTY URBAN LOW DENSITY | 1.12 | 0.03% |
| MIXED USE (MU) | 1,187.48 | 36.99% |
| NORTH WORKPLACE DEVELOPMENT (NWD) | 52.68 | 1.64% |
| PUBLIC/INSTITUTIONAL (P/I) | 2.21 | 0.07% |
| SINGLE FAMILY LOW DENSITY (SFLD) | 91.87 | 2.86% |
| SINGLE FAMILY MEDIUM DENSITY (SFMD) | 615.82 | 19.18% |
| GREEN SWAMP COMMERCIAL (GSC) | 51.02 | 1.59% |
| TOTAL | 3,209.97 | 100.00% |

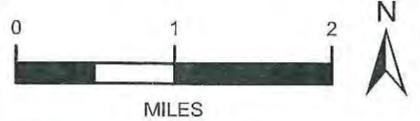
CITY OF GROVELAND VACANT LANDS MAP MAY 2010

- LEGEND**
- MAJOR ROADS
 - LOCAL ROADS
 - CITY LIMITS IMPROVED PROPERTY
 - INCORPORATED AREAS
 - LAKES OR PONDS
- VACANT LANDS BY FUTURE LAND USE CATEGORY**
- AGRICULTURE (AG)
 - CONSERVATION (CON)
 - GREEN SWAMP COMMERCIAL (GSC)
 - OFFICE/COMMERCIAL (COMM)
 - CENTRAL BUSINESS DISTRICT (CBD)
 - GREEN SWAMP SINGLE FAMILY LOW DENSITY (GSSFLD)
 - GREEN SWAMP SINGLE FAMILY RURAL (GSSFRD)
 - MIXED USE (MU)
 - NORTH WORKPLACE DEVELOPMENT (NWD)
 - SINGLE FAMILY LOW DENSITY (SFLD)
 - SINGLE FAMILY MEDIUM DENSITY (SFMD)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - INDUSTRIAL (IND)
 - PUBLIC/INSTITUTIONAL (P/I)
 - ROW
 - LAKE COUNTY HEAVY INDUSTRIAL
 - LAKE COUNTY RURAL
 - LAKE COUNTY SUBURBAN
 - LAKE COUNTY URBAN LOW DENSITY

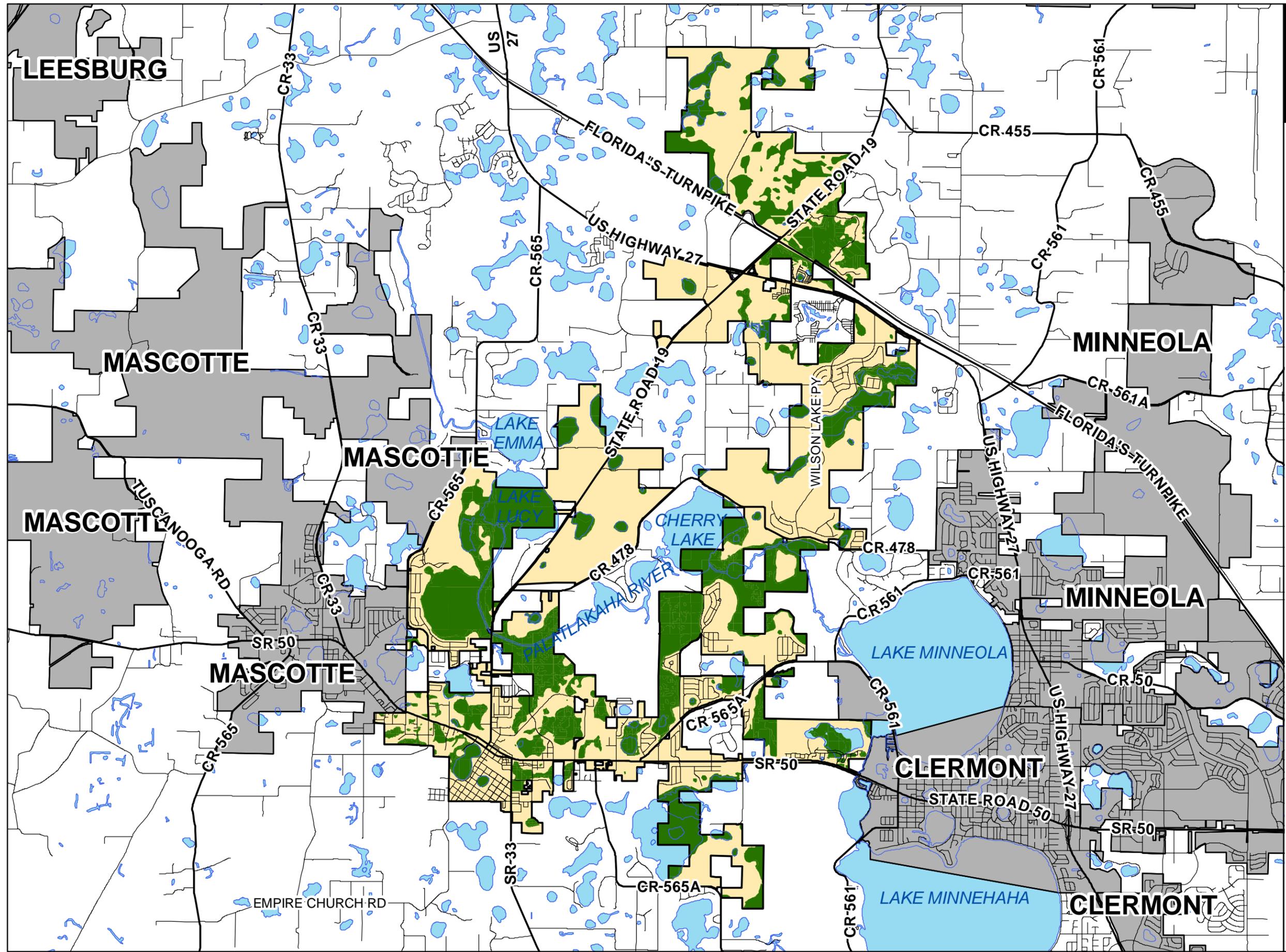


SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE. ACREAGE ARE APPROXIMATE AND GIS DERIVED.



CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736
352-429-2141
WWW.GROVELAND-FL.GOV



CITY OF GROVELAND WETLANDS MAP

- LEGEND**
- MAJOR ROADS
 - LOCAL ROADS
 - CITY OF GROVELAND
 - INCORPORATED AREAS
 - LAKES OR PONDS
 - WETLANDS (±4747.14 ACRES)

SOURCES: GROVELAND GIS, FDOT, AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE. ACREAGE ARE APPROXIMATE AND GIS DERIVED.



CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736
352-429-2141
WWW.GROVELAND-FL.GOV