



City of Mascotte

Comprehensive Plan

Goals, Objectives and Policies

**Amended May 2, 2016
Effective June 13, 2016
Ordinance No. 2016-03-543
and
Amended Jan. 17, 2017
Effective February 27, 2017
Ordinance No. 2016-12-550**

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ELEMENT A - FUTURE LAND USE

Goal A1: Future Land Use. The City shall maintain a coordinated distribution of land uses to assist in stimulating the economic conditions in the City and proactively plan for timely progressive development within the urban boundaries through the year 2035.

***Objective A1-1: Land Use Categories.** The City shall maintain a range of future land use categories to ensure the allocation of coordinated land uses, allow the protection of natural and historic resources, and maximize economic development opportunities in the City.*

Policy A1-1.1: Category Identification. The City hereby adopts the following future land use categories, which shall be depicted on the adopted Future Land Use Map. Objectives A1-3 to A1-17 contain the purpose of each future land use designation and the allowable density and intensity for each.

- Agriculture
- Rural Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Downtown Mixed-Use
- Community Mixed-Use
- Rural Neighborhood Mixed-Use
- Commercial
- Industrial
- Public/Semi-Public
- Recreation and Open Space
- Conservation
- Green Swamp Land Use Designations (as specified in Goal A4)

Policy A1-1.2: Density/Intensity. Unless otherwise noted in this comprehensive plan, the density and intensity figures described in this Future Land Use Element shall apply to gross land area, including wetlands and/or surface waters and required open space. This Policy, however, does not apply to land that lies within the Green Swamp Area of Critical State Concern.

Policy A1-1.3: Open Space. Open Space shall be defined as a portion of the gross land area dedicated to the public, a homeowner's or property owner's association, or the owner of individual small lot developments, unencumbered by any road or other impervious surface, and open from the ground to the sky, to include unfenced dry stormwater retention ponds which are designed as site amenities, buffer areas, and recreation areas. In addition, up to 25% of the required open space for any one project may be comprised of wetland areas and/or surface waters. This Policy, however, does not apply to land that lies within the Green Swamp Area of Critical State Concern.

Policy A1-1.4: Land Development Code. The City shall maintain an adopted matrix within the Land Development Code (LDC) specifying which zoning districts implement each future land use category. The LDC shall further define the allowable uses, densities, and intensities in each zoning district.

Objective A1-2: Land Use Compatibility. Future development must be consistent with the adopted Future Land Use Map and existing incompatible uses shall not be allowed to expand and shall be eliminated, when feasible.

Policy A1-2.1: Inconsistencies. Proposed land use amendments which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall not be approved by the City.

Policy A1-2.2: Redevelopment/Demolition. The City's LDC shall continue to contain provisions that prohibit the repair or rehabilitation of an inconsistent structure that is abandoned or damaged (even if by natural causes) beyond fifty (50) percent of its appraised value and shall require demolition of the structure. Redevelopment of the property will only be allowed if it is consistent with the Future Land Use Map.

Policy A1-2.3: Adequate Services. No future land use plan amendments or changes shall be approved unless adequate public facilities and services, including water supply, are available or will be available to meet projected growth demands.

Objective A1-3: Agriculture. The City shall designate land for Agriculture.

Policy A1-3.1: Purpose of Agriculture Future Land Use Designation. This designation is intended to provide opportunities for agricultural activities and rural residential development to be located on the fringes of the urban areas.

Policy A1-3.2: General Uses. Agriculture-designated areas may include uses such as vegetable farms, livestock ranches, fruit groves, plant nurseries and silvicultural activities, as well as kennels, farm equipment storage and sales, and other more intensive uses based upon location criteria. This designation will also allow for necessary supporting services such as utilities and parklands, and civic facilities.

Policy A1-3.3: Location of Agriculture Future Land Use Designation. The following criteria shall be used for determining appropriate locations for the Agriculture future land use designation and the type of development allowed:

- Raising livestock and commercial farming activities shall not be allowed in the downtown area or adjacent to established residential neighborhoods.
- Agricultural lands should be served primarily by major roads that do not traverse residential neighborhoods.
- Agricultural activities that involve livestock and commercial farming should not be permitted to locate along roadways that serve residential developments that are greater than 1 dwelling unit per acre.
- More intensive agricultural uses, such as kennels and livestock veterinarians, wood chipping, fruit packaging, etc., which create noise, glare or odor that may impact adjacent properties, must provide a buffer and setback large enough to prevent the nuisance from impacting the adjacent properties.
- Agricultural uses should generally be discouraged from locating adjacent to professional office and light retail uses, except for retail and office uses that support the agricultural industry, such as feed and seed stores, hardware, tractor stores, etc.

- Alternative roadways (truck routes) should be proposed to serve agricultural future land use designations if any type of production is proposed that actively requires a truck distribution network for either exporting or importing of goods.
- Annexed properties that do not meet the standards above, may require additional buffering techniques per the Land Development Code, and will not be permitted to expand agricultural activities that would have a negative impact on adjacent uses.

Policy A1-3.4: Density and Intensity. The maximum residential density for land designated Agriculture shall not exceed one dwelling unit per five acres (1 du/5 ac). The maximum intensity of non-residential uses shall not exceed a floor area ratio of 0.10 and an impervious surface area ratio of 0.10.

Policy A1-3.5: Holding Category. The Agriculture future land use category may be used as a holding category for annexed lands that are anticipated for suburban or urban development in the future. These properties would not necessarily be eligible for an agricultural zoning district because of location performance standards. Therefore, they may retain the County zoning designation until their land use classification is changed. A land use category amendment will be required prior to development of more intensive uses.

Objective A1-4: *Rural Residential. The City shall designate land for Rural Residential.*

Policy A1-4.1: Purpose of Rural Residential Future Land Use Designation. This designation is intended to serve as a transition category between agriculture lands and the more urban residential future land use designations.

Policy A1-4.2: General Uses. Typical uses allowed in Rural Residential include single family detached dwellings and accessory uses, agricultural uses intended to serve the needs of the land owners as opposed to commercial agricultural activities, equestrian stables, and other similar uses. This category also provides for conservation of natural resources by allowing clustering of residential development.

Policy A1-4.3: Development within Rural Residential Future Land Use Designation. The following criteria shall be used for determining appropriate locations for the Rural Residential future land use designation and the type of development allowed:

- Intensive livestock and commercial farming are not encouraged in this land use category. Only horse stables and similar public or private equestrian recreational uses are encouraged in rural residential land use categories.
 - Recreational uses, both active and passive, are highly encouraged in rural residential areas.
 - Primary and secondary educational uses may locate in the rural residential category if adequate public facilities and access are available.
 - The rural land use designation shall encourage clustering of residential development to protect natural resources and open space.
 - Commercial uses, other than stables and non-intensive nurseries, are not allowed in rural residential categories.
 - On-site wastewater disposal systems (septic tanks or septic system drain fields) will not be permitted for any site that does not have soils that are suitable to accommodate the tanks and protect the environment.

- Rural development in the Rural Residential future land use category will be required to provide potable water and, may be required to provide dry lines or connections to the City's sanitary sewer system as it becomes available.
- If package plants for sewer are proposed, they will be constructed to City standards, deeded to the City for maintenance and designed to be eventually looped into the City's system.

Policy A1-4.4: Density and Intensity. The residential density for land designated Rural Residential shall be a maximum of one dwelling unit per one acre (1 du/1 ac). The maximum intensity of non-residential uses shall not exceed a floor area ratio of 0.3.

Objective A1-5: *Low-Density Residential. The City shall designate land for Low-Density Residential.*

Policy A1-5.1: Purpose of Low-Density Residential Future Land Use Designation. This designation is intended to accommodate uses ranging from the large single-family lots found in the rural residential category to low density multifamily developments.

Policy A1-5.2: General Uses. The Low Density Residential designation allows low density single family and multi-family units such as duplexes, triplexes, quadplexes, or townhomes and accessory dwelling units.

Policy A1-5.3: Location of Low-Density Residential Future Land Use Designation. The following criteria shall be used for determining appropriate locations for the Low-Density Residential future land use designation:

- Low density residential uses should not be located abutting State Road 50 in the downtown CRA.
- Low density residential should be located in a manner that encourages a transition between rural residential lands to more urban land use classifications that allow uses such as offices, medium density residential and light retail uses.

Policy A1-5.4: Development within Low-Density Residential Future Land Use Designation. The following criteria shall be used for determining appropriate development within the Low-Density Residential future land use designation:

- The City shall establish standards in the Land Development Code to ensure that non-residential uses are not allowed to locate in the Low-Density Residential Land Use Designation, unless the residential uses are protected from encroachment and negative impacts.
- Conversions of low density residential dwelling units into commercial uses are not allowed unless the site has the appropriate zoning for the proposed use, and the following standards are applied to ensure the protection of established neighborhoods and the feasibility of the proposed conversion:
 - The roadways, utilities and access to the property must be adequate to support the proposed change.
 - Adequate private or public parking must be provided for the proposed use of the property, including the standards of the American Disabilities Act.
 - Appropriate buffering will be required adjacent to existing residences.
 - The scale and design of the structure and signage must be consistent with the character of the neighborhood.

- Any proposed low density development will be required to provide potable water and may be required to provide dry lines and connections to the City's sanitary sewer service.
- If package plants for either water or sewer are proposed, they will be constructed to City standards, deeded to the City for maintenance, and designed to be eventually looped into the City's public service network.
- Culs-de-sac are discouraged in the City because they interfere with connectivity and increase traffic congestion on collector roads.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City.
- Gated communities (residential or mixed use) are discouraged because of the limitations their design creates for road connectivity.
- Parks, public open spaces, community centers and/or other public realm gathering spaces are required to be strategically located in residential developments to encourage social activity and recreation for the citizens.
- Cohesive streetscape design, signage, landscape architecture and streetscape furniture are encouraged to create an identity for new neighborhoods in the City.

Policy A1-5.5: Density and Intensity. The residential density for land designated Low-Density Residential shall be a maximum of four dwelling units per one acre (4 du/1 ac). The maximum intensity of non-residential uses shall not exceed a floor area ratio of 0.4.

Objective A1-6: Medium-Density Residential. *The City shall designate land for Medium-Density Residential.*

Policy A1-6.1: Purpose of Medium-Density Residential Future Land Use Designation. This designation provides for a range of housing types in a medium density setting.

Policy A1-6.2: General Uses. Typical uses may include single family detached, zero lot line, duplexes, triplexes, quadplexes, garage apartments, villas, cluster housing, townhouses, mobile homes, modular/manufactured homes and small apartment complexes at medium densities. Accessory dwelling units are allowed in this designation as well.

Policy A1-6.3: Location of Medium-Density Residential Future Land Designation. The following criteria shall be used for determining appropriate locations for the Medium-Density Residential future land use designation:

- Medium density residential uses are primarily encouraged within the downtown area, as well as in mixed use planned communities.
- The medium density residential category serves as a transition between low density residential uses and retail/office/high density uses.

Policy A1-6.4: Development within Medium-Density Residential Future Land Use Designation. The following criteria shall be used for determining appropriate development within the Medium-Density Residential Future Land Use Designation:

- Appropriate performance standards shall be adopted for medium density residential zoning districts to reduce impacts on adjacent low density residential uses.
- Lower densities shall be located along the perimeter adjacent to lower density development.

- Direct access to collector or arterial roads shall be required for medium density residential developments, unless located within a mixed use planned unit development.
- Provision of central potable water service is required.
- Provision of wastewater service is required for all medium density residential developments that exceed 4 dwelling units an acre.

Policy A1-6.5: Density and Intensity: The residential density for land designated Medium-Density Residential shall be a maximum of eight dwelling units per one acre (8 du/1 ac). The maximum intensity of non-residential uses shall not exceed a floor area ratio of 0.4.

Objective A1-7: High-Density Residential. *The City shall designate land for High-Density Residential.*

Policy A1-7.1: Purpose of High-Density Residential Future Land Use Designation. This designation also provides for a wide range of housing types, but at higher densities than other residential categories.

Policy A1-7.2: General Uses. This designation allows for small multi-family complexes in addition to very dense single family dwelling subdivisions, such as zero lot line. Typical uses may include single family dwellings, duplexes, triplexes, quadplexes, villas, cluster housing, townhouses, mobile homes, manufactured homes and small apartment complexes.

Policy A1-7.3: Location of High-Density Residential Future Land Use Designation. The following criteria shall be used for determining appropriate locations for the High-Density Residential future land use designation:

- High density is primarily encouraged within the downtown area, particularly along State Road 50 and County Road 33, as well as in mixed use planned communities.
- High density residential uses are to be used as transitional areas between medium density residential uses and retail, office and light industrial uses.
- Proximity of one mile to existing or designated commercial areas or employment centers shall be required for high density residential.

Policy A1-7.4: Development within High-Density Residential Future Land Use Designation. The following criteria shall be used for determining appropriate development within the High-Density Residential future land use designation:

- Lower densities shall be located along the perimeter adjacent to lower density development.
- Building heights must be stepped down if adjacent to sites with a lower intensity and density future land use designation.
- Direct access to collector or arterial roads shall be required for high density residential developments, unless located within a mixed use planned unit development.
- Provision of central potable water and wastewater is required for all high density residential development.

Policy A1-7.5: Density and Intensity: The residential density for land designated High-Density Residential shall be a maximum of twelve dwelling units per one acre (12 du/1 ac). The maximum intensity of non-residential uses shall not exceed a floor area ratio of 0.4.

Objective A1-8: Downtown Mixed-Use. *The City shall designate land for Downtown Mixed-Use.*

Policy A1-8.1: Purpose of the Downtown Mixed-Use Future Land Use Designation. The Downtown Mixed-Use future land use designation is intended to accommodate a variety of uses in a compact mixed-use development setting appropriate for the downtown/CRA area. The intensity/density of the development and location of land uses within the downtown mixed use category will vary depending upon the compatibility of land uses, internally within the site and with surrounding uses.

Policy A1-8.2: General Uses. The Downtown Mixed-Use Future Land Use Designation permits low, medium and high density residential; commercial uses (retail and office); light industrial; educational facilities; recreation facilities and compatible public facilities.

Policy A1-8.3: Location of the Downtown Mixed-Use Future Land Use Designation. The Downtown Mixed-Use Land Use Designation will be allowed only in the downtown Community Redevelopment Area (CRA). Other future land use designations may be utilized within the CRA, as appropriate.

Policy A1-8.4: Development within the Downtown Mixed-Use Future Land Use Designation. The City shall adopt detailed standards in the land development code to direct the location of more intensive developments to activity center nodes, allowing a mix of uses and higher densities and intensities at those nodes. The areas between nodes may be developed with single uses at lower densities and intensities. The following general criteria shall be used for determining appropriate development within the Downtown Mixed-Use Future Land Use Designation:

- Activity center nodes shall be located along arterials and collectors, must be two (2) acres in size or greater. Residential uses within those nodes shall not occupy more than 75% of the total floor area of each development.
- The Downtown Mixed-Use Planned Unit Development (PUD-DM) zoning district is available, but not required, for development within the Downtown Mixed-Use land use designation.
- The Land Development Code shall maintain performance standards for the location and the types of uses that will be allowed in the Downtown Mixed-Use land use designation.
- The City shall encourage a compact and walkable living environment and workplace in the Downtown Mixed-Use land use designation.
- This designation shall allow an assortment of building types to be developed at a pedestrian scale for satisfying residential and non-residential needs.
- Low density residential uses will not be allowed adjacent to State Road 50.
- Private stormwater ponds shall be designed as amenities and to provide buffering when appropriate.
- New development shall use a grid pattern for efficient traffic circulation with at least two points of access and clustering homes away from natural resources.
- All large scale new developments over five (5) acres in size within the Downtown Mixed-Use will be required to provide unified architectural and streetscape themes.

- Redevelopment and new development shall be encouraged to create a balanced transportation system that accommodates pedestrians and bicyclists, as well as motorists.
- Strip commercial development shall be discouraged in the Downtown Mixed-Use.
- Mixed use buildings will be highly encouraged in this category.
- The City shall coordinate proposed future land use amendments and rezoning in the Downtown Mixed-Use with the Community Redevelopment Agency.

Policy A1-8.5: Density and Intensity. The residential density for land designated Downtown Mixed-Use shall be a maximum of twelve dwelling units per one acre (12 du/1 ac). Mixed-use developments at activity nodes shall have a *minimum* density of four dwelling units per acre (4 du/ac). The maximum intensity of non-residential uses shall not exceed a floor area ratio of 4.00 and an impervious surface area ratio of 0.90.

Objective A1-9: *Community Mixed-Use. The City shall designate land for Community Mixed-Use.*

Policy A1-9.1: Purpose of Community Mixed-Use Future Land Use Designation. The purpose of the Community Mixed-Use future land use designation is to establish mixed-use neighborhoods with a diversity of housing types within walking distance from a village center.

Policy A1-9.2: General Uses. The Community Mixed-Use future land use designation permits low, medium and high density residential; commercial uses (retail and office); limited light industrial; educational facilities; recreation facilities and compatible public facilities. The intensity/density of the development, location of land use, and allowed uses within the mixed-use category will vary depending upon compatibility of land uses, internally within the site and with surrounding uses.

Policy A1-9.3: Location of Community Mixed-Use Future Land Use Designation. The following criteria shall be used for determining appropriate locations for the Community Mixed-Use future land use designation:

- Community mixed use lands shall be located adjacent to arterial or collector streets.
- Residential developments shall be required to provide at least two points of access and to provide shared access easements or roadways connecting to adjacent subdivisions.

Policy A1-9.4: Development within Community Mixed-Use Future Land Use Designation. The following criteria shall be used for determining appropriate development within the Community Mixed-Use future land use designation:

- The community mixed use land use is primarily intended to establish residential neighborhoods that have services within walking distance.
- A mixture of residential, retail, offices, civic and recreation shall be encouraged in the community mixed-use category.
- A diversity of housing types including single family detached, condos, duplexes, quadplexes, townhouses, and apartments may be encouraged if compatible with adjacent developments.
- The community mixed-use future land use category encourages the development of town or village centers that are sized to serve the needs of residents living within a one-quarter mile distance from the village center.

- The commercial (office and retail) component of a mixed-use community shall be limited to a maximum of twenty-five (25%) percent of the net area of the site.
- A maximum of 10,000 square feet of commercial and office use will be allowed unless a market study is prepared to demonstrate that the demand exists to accommodate additional non-residential use.
- No stand-alone commercial zoning shall be allowed along corridors and at intersections unless part of a town center or village center.
- The Community Mixed-Use Planned Unit Development District (PUD-CM) zoning district is the only district allowed for the development of mixed-use communities within the community mixed use land use category. Other zoning districts may be used for single use developments.
- The PUD rezoning application and Developers Agreement shall demonstrate the mitigation of impact on the City's ability to service the proposed development, and provide an explanation of how the proposed compact design will reduce demand on services.
- The intended character of a proposed mixed-use development shall be established at the time of rezoning to PUD. The Developer's Agreement shall specify the building styles or themes to be used throughout the development.
- The Developer's Agreement shall specify how the design of the less intensive uses will blend into the community with any more intensive uses proposed in the development program.
- Any amendment to the development program that adds a new type of development in an approved PUD will require an amendment to the Developer's Agreement to demonstrate how the character of the design of the new proposed use will integrate into the mixed-use community.
- Low density residential is appropriate in a community that provides a variety of mixed development such as residential, retail and office; as well as a variety of housing types including townhouses, condos and higher density apartments, as long as the design of the more urban uses is sensitive to the low-density character.
- Unified architectural and streetscape themes shall be required for all developments within the Community Mixed-Use category.

Policy A1-9.5: Density and Intensity. The residential density for land designated Community Mixed-Use shall be a maximum of eight dwelling units per one acre (8 du/1 ac). The *minimum* density for mixed-use developments shall be one dwelling unit per one acre (1 du/1 ac). The maximum intensity shall not exceed a floor area ratio of 0.35 (3.0 within a Village or Town center) and an impervious surface area ratio of 0.80. If a compact walkable community is proposed with mixed use buildings located in a central Town or Village center, then the floor area ratio for non-residential uses may be allowed to increase to a maximum of 3.0 within said Town or Village center.

Policy A1-9.6: Development greater than five acres in size may include a mix of residential and non-residential uses. Residential uses shall be a minimum of 75% (by land area), and a maximum of 100% (by land area). Non-residential uses shall be a minimum of 0% (by land area) and a maximum of 25% (by land area).

Objective A1-10: Rural Neighborhood Mixed-Use. *The City shall designate land for Rural Neighborhood Mixed-Use.*

Policy A1-10.1: Purpose of Rural Neighborhood Mixed-Use Future Land Use Designation. The purpose of this land use is to encourage mixed-use developments that accommodate a greater amount of open space and are designed to allow residents to work and live in closer proximity. The variety of uses should be placed in such configuration as to encourage pedestrian accessibility. By accomplishing this, vehicle trips will be greatly reduced and greenhouse gas emissions will also be reduced.

Policy A1-10.2: General Uses. This category includes a mixture of commercial, residential, office and public/semi-public uses.

Policy A1-10.3: Location of Rural Neighborhood Mixed-Use Future Land Use Designation. The following criteria shall be used for determining appropriate locations for the Rural Neighborhood Mixed-Use future land use designation:

- The City desires to reduce dependence on automobile travel and, therefore, vehicle miles traveled (VMT). Accordingly, the City of Mascotte shall be required to develop and implement a program designed to ensure that an adequate number of jobs per residential unit exists.
- The objective is to (1) reduce VMT and (2) establish and measure over time the jobs/housing balance so as to provide a framework for determining the number of jobs created and to measure the internal capture of trips and to ensure that, to the fullest extent possible, provides for alternative modes of transportation to and from work and recreation places.

Policy A1-10.4: Development within the Rural Neighborhood Mixed-Use Future Land Use Designation. The following criteria shall be used in determining appropriate development within the Rural Neighborhood Mixed-Use future land use designation:

- This category includes land used for a mixture of commercial, residential, office and public/semi-public uses. Included in this category are multi-use planned developments which support commercial, residential, office and public/semi-public uses.
- Residential development will include adequate onsite facilities for residents including open space, recreational amenities and parking facilities.
- Residential developments shall contain a diversity of attached and detached housing types and lot sizes.
- The commercial component is intended to provide for the day to day needs of the immediate neighborhood and shall be within walking distance from the neighborhood unless unusual site constraints prevail.
- Commercial uses to be distributed within the development are encouraged. A majority of commercial floor area will be highway or highway access. The balance of the commercial development will be internal to the project or as specified by the applicable overlay zone.
- Integration of commercial and office uses in the same building is encouraged. Some integration of residential uses with commercial and office in the same building is required if located within an overlay zone.
- Any proposed development utilizing the Rural Neighborhood Mixed Use designation must be designed with attention paid to the creation of a recreational trails system and transit

orientation. All efforts must be made to connect to any adjacent trails and accommodate any transit system.

Policy A1-10.5: The density and intensity of development within Rural Neighborhood Mixed-Use Future Land Use Designation shall be as follows:

- Development must include a minimum of 25% (by land area) open space. All undeveloped uplands, all recreation facilities, pedestrian plazas, dry retention ponds that are designed as amenities, and the land above the design water elevation on wet retention ponds count toward open space within Rural Neighborhood Mixed-Use.
- Residential density shall not exceed three dwelling units per net acre (3 du/1 ac), unless located within the Overlay Zones. Net acreage will mean the total land area less wetlands and/or surface waters within Rural Neighborhood Mixed-Use.
- Non-residential intensity shall not exceed a floor area ratio of 0.05 and an impervious surface ratio of 0.30, unless located within the following Overlay Zones.
 - One-Quarter Mile Overlay Zone. If any part of the development is located within one-quarter mile of an employment center or the intersection of arterial and/or collector roads as indicated on the Future Land Use Map or Comprehensive Plan Transportation Element, intensity within the stated radius may be maximized up to a floor area ratio of 0.20. Residential density within the stated radius will be a maximum of seven dwelling units per acre (7 du/1 ac). Integration of residential and commercial uses is required. A minimum of 75% of residential densities created by the Overlay Zone will be attached or integrated within commercial and office uses.
 - One-Half Mile Overlay Zone. If any part of the development is located more than one-quarter mile, and less than or equal to one-half mile, from an employment center or the intersection of arterial and/or collector roads as indicated on the Future Land Use Map or Comprehensive Plan Transportation Element, intensity within the stated radius may be developed up to 50% of the maximum floor area ratio and impervious surface area ratio of the One-Quarter Mile Overlay Zone. Residential densities within the stated radius will be a maximum of five dwelling units per acre (5 du/1 ac). A minimum of 50% of residential units created by the Overlay Zone will be attached or integrated with commercial and office uses.
- Development quantities and intensities realized by application of Overlay Zone criteria shall be distributed throughout the development as follows:
 - A minimum of 75% of the commercial/office floor area shall be located adjacent to the highway or have direct highway access.
 - A minimum of 75% of attached residential units will be located within the One-Half Mile Overlay Zone.
 - The remaining 25% of the commercial/office floor area and 25% of the attached residential may be distributed through the remainder of the project using traditional planning principles.

Policy A1-10.6: Development shall include a minimum of three of the following four uses: residential, commercial sales/services, office, and public/semi-public. The maximum and minimum of each use (by land area) shall be as follows:

- Residential - Maximum 60%, Minimum 15%
- Commercial Sales/Services - Maximum 25%, Minimum 2%
- Office - Maximum 25%, Minimum 2%
- Public/Semi-Public - Maximum 25%, Minimum 2%

Objective A1-11: Commercial. *The City shall designate land for Commercial.*

Policy A1-11.1: Description of Commercial Future Land Use Designation. The Commercial Future Land Use Designation permits a variety of retail and office uses such as, medical facilities, shopping centers, restaurants, automobile service facilities, and other similar uses. Commercial land uses can be either light or heavy, but zoning for heavy commercial, such as auto sales and repair, will be limited based upon location criteria.

Policy A1-11.2: Location of Commercial Future Land Use Designation. The following criteria shall be used for determining appropriate locations for the Commercial Future Land Use Designation:

- All new development within the Commercial Future Land Use Designation shall be served by central sewer and water. If central sewer is not available and the project demand does not exceed 6,000 gallons per day, other interim sewer may be allowed upon authorization by the City.
- The amount of Commercial allowed along corridors and at intersections shall be limited to prevent urban sprawl.
- Development occurring in this designation must have direct access to collector or arterial roads or to service roads that maintain direct access to these roads.

Policy A1-11.3: Development within Commercial Future Land Use Designation. The following criteria shall be used in determining appropriate development within the Commercial Future Land Use Designation:

- No residential uses, other than security or emergency sleep quarters shall be allowed in commercial designated areas.
- Commercial areas shall encourage employment centers for various uses.

Policy A1-11.4: The non-residential intensity for land designated Commercial shall not exceed a floor area ratio of 0.50 and an impervious surface area ratio of 0.90.

Objective A1-12: Industrial. *The City shall designate land for Industrial.*

Policy A1-12.1: Description of Industrial Future Land Use Designation. The Industrial Future Land Use Designation includes both light and heavy industrial uses. Industrial uses are typically connected with manufacturing, assembly, processing or storage of products. Allowed industrial uses include warehousing, wholesaling, limited retail, heavy equipment repair, private utility facilities, limited assembly, processing, motor vehicle impoundment facilities, construction offices, adult entertainment, and storage areas. This designation is intended to provide land for those uses that may emit noise or air pollution, significant truck traffic and be otherwise incompatible with residential areas.

Policy A1-12.2: Location of Industrial Future Land Use Designation. The following criteria shall be used in determining the appropriate locations for the Industrial Future Land Use Designation:

- Industrial uses shall not be located adjacent to residential development without appropriate opaque permanent buffers. Only non-manufacturing uses shall be placed adjacent to residential development.

Policy A1-12.3: Development within Industrial Future Land Use Designation. The following criteria shall be used in determining appropriate development within the Industrial Future Land Use Designation:

- No residential uses, other than security or emergency sleep quarters, shall be allowed in industrial designated areas.
- The Land Development Code will contain performance standards for location criteria and intensity of light industrial versus heavy industrial uses.
- Adult entertainment establishments and sexually oriented businesses shall be strictly limited to lands designated “Industrial” on the Future Land Use Map. The City may adopt interlocal agreements with Lake County and other neighboring cities to jointly coordinate the location of adult entertainment establishments and sexually oriented businesses and prevent them from impacting residential neighborhoods.

Policy A1-12.4: The non-residential intensity for land designated Industrial shall not exceed a floor area ratio of 0.75 and an impervious surface area ratio of 0.90.

Objective A1-13: *Public/Semi-Public. The City shall designate land for Public/Semi-Public uses.*

Policy A1-13.1: Description of Public/Semi-Public Future Land Use Designation. The Public/Semi-Public Future Land Use Designation consists of public facilities and private non-for-profit uses. This category allows public structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police and fire stations, and government administration buildings. The not-for-profit and semi-public uses include churches, social services, cemeteries, nursing homes, emergency shelters, utilities and other similar uses. Additionally, education facilities are included within this category, such as public or private schools (primary or secondary), vocational and technical schools, and colleges and universities.

Policy A1-13.2: Development within the Public/Semi-Public Future Land Use Designation. The following criteria shall be used in determining appropriate development within the Public/Semi-Public Future Land Use Category:

- Minor public utility facilities (telephone switching stations, lift stations, drainage infrastructure and ponds) shall be allowed in specified zoning districts including residential districts.
- Major public utility facilities (water and wastewater plants, landfills) shall require Public/Semi-Public land use categories.

Policy A1-13.3: The non-residential intensity for land designated Public/Semi-Public shall not exceed a floor area ratio of 0.45 and an impervious surface area ratio of 0.60.

Objective A1-14: *Recreation and Open Space. The City shall designate land for Recreation and Open Space.*

Policy A1-14.1: Description of Recreation and Open Space Future Land Use Designation. This land use category includes park and recreation facilities owned by the City; the category may also include private parks and golf courses; as well as recreation facilities located at area schools that are under lease to the City. Open space includes those areas deemed worthy of preservation; such as attractive tree stands or pastures, public open space, common open spaces in private developments and significant right-of-way buffers along major roadways and drainage systems. Private recreation within subdivisions and common privately owned open space are not required to have this land use designation and may be located as accessory uses within residential categories. Similarly, private recreation uses that are open to the public for

a fee, such as bowling alleys, skate rinks, etc. may also be allowed in the commercial land use category and mixed use categories.

Policy A1-14.2: Development within Recreation and Open Space Future Land Use Designation. The following criteria shall be used in determining appropriate development within the Recreation and Open Space Future Land Use Designation:

- Public or private lands may be designated as recreation and open space.
- If development of recreation facilities occurs in this land use category, it should be for a public benefit.
- Private parkland does not have to be designated as Recreation and Open Space on the Future Land Use Map.
- If the facility is resourced based, the maximum amount of the site should be retained for open space to enjoy the resource. Only those recreation facilities that will allow interaction and enjoyment of the resource should be encouraged, such as boardwalks and picnic tables.
- If the facility is not resourced-based, a maximum of 25% impervious area shall be allowed for parking and buildings in areas designated as Recreation and Open Space land use to ensure the maximum protection of the open space, proper development and future public use and benefit.
- Greenways should be designated Recreation and Open space land use category and shall be encouraged to connect to the City's existing and proposed open space, conservation areas and parks.

Policy A1-14.3: The non-residential intensity for land designated Recreation and Open Space shall not exceed a floor area ratio of 0.25 and an impervious surface area ratio of 0.50.

Objective A1-15: *Conservation. The City shall designate land for Conservation.*

Policy A1-15.1: Description of Conservation Future Land Use Designation. The Conservation Future Land Use Designation includes public lands that have been acquired and private land areas that have been reserved by mutual agreement with the property owner for the preservation and protection of the City's natural resources.

Policy A1-15.2: Location of Conservation Future Land Use Designation. The following criteria shall be used in determining the appropriate locations for the Conservation Future Land Use Designation:

- Any properties that contain very steep sloping topography subject to soil erosion, wildlife habitat areas, hydric solids/wetlands, special vegetative communities, floodplains, and other areas subject to environmental constraints are potentially suitable to be designated as Conservation.
- The actual boundaries for conservation lands should be delineated by a professional environmental analysis.
- Only passive recreation facilities shall be allowed in conservation areas.

Policy A1-15.3: No development, other than passive recreation, shall be allowed in the Conservation Future Land Use Designation. If the passive recreation includes a caretaker residence, the residential density shall not exceed one dwelling unit per twenty-five acres (1 du/25 ac).

Objective A1-16: *Green Swamp Area of Critical State Concern. Lands within the Green Swamp Area of Critical State Concern shall be designated as such, with regulating polices that are specific for the Green Swamp as specified in Goal A4.*

Objective A1-17: *Site-Specific Approved Density or Intensity. The City of Mascotte has determined that specific sites shall have a maximum number of dwelling units and/or impervious surface area.*

Policy A1-17.1: For the parcels listed below (and as designated on the Future Land Use Map), the City shall ensure that the density and intensity of developments allowed within those designations will not exceed the projected residential and commercial needs shown in the table below.

Parcel	Original Developer Parcel ID	Approx. Area (acres)	Future Land Use Designation	Maximum Dwelling Units	Maximum Commercial and Office Floor Space (sf)
A	Whidden/Langley 312125030510700000 012224000200000200 012224000200000400 012224010603300000 012224010603300001 022224000100000100 362124000300001700 352124000100000500 012224000300001300 352124000400001900 012224010603600001 262124000400000600	841.14	Community Mixed Use	2500	200,000
B	Ellis 352124000400001800	38.73	Community Mixed Use	150	0
C	BL Land Investments 332124000400000103 342124000300000602 342124000300000900 032224000200000600 032224000100002200	186.49	Low Density Residential	540	0
D	Weber/Flagship 042224000100001500 032224000200000800 012224020101200001	244.96	Community Mixed Use	999	0
E	Providence/Fakih 012224020103700000 012224020103900000 012224020105300000	114.84	Community Mixed Use	350	100,000
F	Banyan Construction 112224020000900000 112224000400002000 112224000100000400	112	Low Density Residential	228	0

Goal A2: Quality of Life. To effectively manage the land use pattern in the City to enhance the quality of life for its citizens; promote economic vitality; protect historic and natural resources; and, accommodate population and development growth in an environmentally acceptable manner through the year 2035.

Objective A2-1: Open Space. *Open space shall be provided for the enjoyment of all citizens.*

Policy A2-1.1: All residential, commercial, industrial and mixed use land use categories will be required to provide a minimum of 25% of the gross land area as open space.

Policy A2-1.2: If a land use category other than Recreation and Open Space contains parkland for private or public use then the subject parkland may contribute toward the required open space for the development.

Policy A2-1.3: The combination of development within the downtown Community Redevelopment Area shall be required to provide 25% open space overall, and a tracking system will be established by the City.

Policy A2-1.4: Recreation and open space within the downtown Community Redevelopment Area may be allowed to increase the impervious surface and reduce the open space requirements for plazas that are provided for recreation to the general public.

Policy A2-1.5: No more than twenty-five percent (25%) of the open space requirement can be fulfilled with wetlands and/or surface waters.

Policy A2-1.6: Developments of more than 25 dwelling units shall provide 250 square feet of outdoor recreational facilities per single family dwelling unit and 100 square feet per multifamily unit. Developments providing private recreational facilities (not open to the public) shall not be exempt from paying recreation impact fees, which are used to fund public recreation facilities.

Policy A2-1.7: Lakefront developments are encouraged to maintain the majority of the land around the lake as park land or common open space and to provide lake access, so that the lake is enjoyed by all the residents of the development.

Objective A2-2: Development Buffers. *Residential areas shall be buffered from adjacent roadways and intensive agricultural, commercial, and industrial land uses.*

Policy A2-2.1: The City shall encourage transitional uses between future land use categories that have different intensities/densities that may potentially have a negative impact on each other.

Policy A2-2.2: Buffering with berms, trees, wrought iron fences, brick walls, and other methods shall be included in the City's Land Development Code to protect various types of development from the impact of others.

Policy A2-2.3: The City shall maintain a landscape ordinance that requires adequate visual screening between incompatible uses.

Policy A2-2.4: The City shall maintain site design requirements and subdivision regulations in the Land Development Code which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.

Policy A2-2.5: The City's Land Development Code shall limit signage and the glare from lighting which can be viewed from residential property and restrict the location of signs which interfere with traffic flow and sight distance.

Objective A2-3: Wetland Buffers and Setbacks. *Wetlands and/or surface waters shall be buffered from development. Buffers and Setbacks within the Green Swamp Area of Critical Concern may be greater than those specified within this Objective.*

Policy A2-3.1: The City shall require and enforce an undisturbed buffer, twenty-five (25) feet in width, adjacent to all wetlands and lakes. The area of wetlands in question shall include all contiguous wetlands located on the site and adjacent to the site. Buffers without native vegetation shall be revegetated with indigenous habitat to protect the quality of the adjacent isolated wetland, wetland system, lake, river or stream.

Policy A2-3.2: On-site wastewater disposal systems (septic tanks or septic drain fields) shall not be allowed within seventy-five (75) feet of a wetland and/or surface water.

Objective A2-4: Transportation/Land Use Compatibility. *The City will ensure that population densities, housing types, employment patterns, and land uses are consistent with the City's transportation network.*

Policy A2-4.1: Curb-cuts and points of access to the traffic circulation system shall be minimized.

Policy A2-4.2: Shared driveways and cross access between adjacent properties shall be encouraged.

Policy A2-4.3: Proposed transportation improvements shall be consistent with the land use patterns on the Future Land Use Map.

Policy A2-4.4: Land uses that generate high traffic counts shall be encouraged to locate adjacent to arterial roads.

Policy A2-4.5: The City shall require an adequate quantity of on-site parking to accommodate land uses and develop criteria for allowing off-site parking.

Policy A2-4.6: The City shall require new developments to provide safe and convenient on-site traffic flow.

Objective A2-5: Historic and Archeological Sites. *The City shall identify historic properties and structures within the City and to provide for protection of archaeological sites.*

Policy A2-5.1: The City will protect and preserve its historic sites and properties, buildings, artifacts, and objects of antiquity that have scientific or historic value, or are of interest to the public.

Policy A2-5.2: Development shall be prohibited which alters or damages any site or building determined to be historically significant that is designated on the register of historically significant property maintained by the State of Florida.

Policy A2-5.3: Where feasible, the City shall assure that there shall be no loss of historic resources on City-owned property.

Objective A2-6: Public Utilities. *The City will maintain regulations and procedures which will require provision of land for utility facilities necessary to support development and will limit land development activities when such land for utility facilities is not available, as specified in the following policies:*

Policy A2-6.1: Proposed development shall be reviewed in relation to existing and projected utility systems and any land needs of these systems; such as, water and sewer plants; reservation of road rights-of-way; transmission corridors for electric and other utilities; easements for maintenance; and, other requirements.

Policy A2-6.2: No development orders shall be issued unless it can be demonstrated that the land required by utility systems serving the City will be preserved.

Policy A2-6.3: Distribution electric substations shall be permitted in all land use categories and zoning districts within an electric utility's service territory, except those designated as conservation, preservation, or historic preservation on the future land use map or zoning map. The City shall comply with state law regarding standards, procedures, and regulations for approving site applications for distribution electric substations.

Policy A2-6.4: Wireless Telecommunications Facilities. The City shall regulate the location and construction of wireless telecommunication facilities to protect existing and future development from potential adverse impacts resulting from these facilities. Siting criteria and design requirements shall be consistent with state and federal law.

Objective A2-7: Public Schools. *The City shall implement standards for the siting of public schools to increase the quality of life and local educational opportunities for its citizens.*

Policy A2-7.1: Public schools shall be allowed in all future land use designations except conservation and industrial areas.

Policy A2-7.2: Public schools shall be listed in the Land Development Code as uses allowed in all zoning districts with the exception of the Conservation and Industrial zoning districts.

Policy A2-7.3: New school sites must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances that would have a negative impact.

Policy A2-7.4: New schools should minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes and similar uses through proper site location, configuration, design layout, access, parking, traffic controls and buffers.

Policy A2-7.5: The size of new school facilities and land areas should satisfy the minimum standards established by the Lake County School Board, whenever possible.

Policy A2-7.6: Schools shall be located in close proximity to existing or anticipated concentrations of urban residential development.

Policy A2-7.7: New school sites should be well drained and education buildings should be located away from floodplains, wetlands, and other environmentally sensitive lands.

Policy A2-7.8: Education facilities should not have an adverse impact on historic or archaeological resources.

Policy A2-7.9: New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles.

Policy A2-7.10: To the extent possible, during pre-development program planning and school site selection activities, the City shall coordinate with the Lake County School Board to collocate public facilities, such as parks, libraries, and community centers, with schools.

Policy A2-7.11: Portions of new schools should be constructed to serve adequately as emergency shelters in case of natural disasters.

Policy A2-7.12: Schools will be developed consistent with the City's Comprehensive Plan and Land Development Code, as well as any mutual agreement between the City and the Lake County School Board.

Goal A3: Discourage Urban Sprawl and Encourage Redevelopment. The City will maintain regulations and procedures to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas through the year 2035.

Objective A3-1: Discourage Urban Sprawl. The City shall discourage urban sprawl by promoting development patterns that are planned and designed to do so.

Policy A3-1.1: The City shall promote economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Policy A3-1.2: The City shall promote the efficient and cost-effective provision or extension of public infrastructure and services.

Policy A3-1.3: The City shall promote walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Policy A3-1.4: The City shall promote conservation of water and energy.

Policy A3-1.5: The City shall promote agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Policy A3-1.6: The City shall promote the preservation of open space and natural lands and provides for public open space and recreation needs.

Policy A3-1.7: All proposed development in the City shall demonstrate that such development will be adequately served by public facilities.

Objective A3-2: Encourage Redevelopment. The City shall encourage growth and redevelopment within the Community Redevelopment Area.

Policy A3-2.1: The City will encourage development of a mixed use town center through infill and higher density and intensity development within the downtown Community Redevelopment Area.

Policy A3-2.2: The City will ensure the availability of services and facilities to accommodate development in the Downtown Mixed-Use land use designated areas.

Policy A3-2.3: The City shall pursue available federal, state, county and local funds for redevelopment for blighted or otherwise deteriorated areas as identified in the Mascotte Community Redevelopment Plan.

Goal A4: Green Swamp Area of Critical State Concern. The City of Mascotte shall protect the Green Swamp Area of Critical State Concern (“Green Swamp”) as designated by the State of Florida. This protection shall include the creation of future land use designations that are specific to the Green Swamp and application of specific Policies regulating land use and development in the Green Swamp.

***Objective A4-1:** Development within the Green Swamp shall be conducted in a manner that minimizes impacts to the Floridan Aquifer system, wetlands, and flood plains.*

Policy A4-1.1: Development within the Green Swamp shall be regulated by specific policies (included in this Goal), the remaining Future Land Use Element, and the other Elements within the City of Mascotte Comprehensive Plan. Where there is a conflict in policy, standard, or regulation, the more stringent shall apply.

Policy A4-1.2: Any application for any development, other than an application for a building permit for a single-family dwelling unit, shall include a “Green Swamp Development Assessment”. This assessment shall demonstrate how the proposed development is in compliance with this Goal and shall specifically address uses, open space, floodplain, wetlands, listed species, on-site sewage disposal, sediment and erosion control, stormwater management, and landscaping and irrigation. This assessment shall also demonstrate the manner in which the development application has considered the following:

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

***Objective A4-2:** Future Land Use Designations. Within one year from the adoption of this Goal, the City of Mascotte shall enact regulations, including zoning districts that are consistent with the Future Land Use Designations described below and land development code regulations that are consistent with the Comprehensive Plan, all of which are specific to the Green Swamp.*

Policy A4-2.1: The following Future Land Use Designations shall be allowed within the Green Swamp. No other future land use designations shall be assigned to parcels wholly or partially within the Green Swamp.

- Green Swamp Conservation
- Green Swamp Rural
- Green Swamp Neighborhood
- Green Swamp Site Specific
 - Parcel Number 17-22-24-0001-0000-3400, Parcel Number 17-22-24-0001-0000-0300 and Parcel Number 17-22-24-0001-0000-0600 only, commonly known as “Boykin Parcels”

Policy A4-2.2: The maximum allowable density, maximum allowable intensity (floor area ratio), and the minimum required open space for each of the future land use designations is summarized as follows:

Future Land Use Designation	Max. Allowable Density	Max. Allowable Floor Area Ratio	Min. Required Open Space
Green Swamp Conservation	1 du/10 ac	N/A	80%
Green Swamp Rural	1 du/5 ac	N/A	60%
Green Swamp Neighborhood	2 du/1 ac	N/A	40%
Green Swamp Site Specific	See Policy A4-2.7		

Densities shall be measured over the net land area, excluding floodplain and wetlands. Transfer of residential density from floodplain and wetlands to uplands on the same site within the Green Swamp shall be allowed in accordance with Policies A4-3.6 and A4-3.7.

Policy A4-2.3: Any parcels annexed by the City of Mascotte that are located within the Green Swamp shall be designated as Green Swamp Conservation or Green Swamp Rural unless the applicant applies for a different Green Swamp designation and demonstrates that the parcel meets the requirements for the requested Green Swamp designation, as follows:

- Only parcels that are, at the time of annexation, designated by Lake County as “Green Swamp Rural” may be designated by the City of Mascotte as “Green Swamp Rural.”
- The Green Swamp Neighborhood future land use designation may only be applied to parcels that are connected to municipal water and municipal sanitary sewer utilities.

Policy A4-2.4: The Green Swamp Conservation future land designation, with a maximum density of one dwelling unit per ten acres (1 du/10 ac) and a minimum of eighty percent (80%) open space, provides for limited rural uses:

- Agriculture and forestry
- Rural single-family residential
- Passive private or passive institutional parks and recreation lands
- Non-commercial equestrian-related uses

Policy A4-2.5: The Green Swamp Rural future land use designation, with a maximum density of one dwelling unit per five acres (1 du/5 ac) and a minimum of sixty percent (60%) open space, provides for limited rural uses:

- Agriculture and forestry
- Rural single-family residential
- Passive private and passive institutional parks and recreation lands

- Non-commercial equestrian-related uses

Policy A4-2.6: The Green Swamp Neighborhood future land use designation is only appropriate for parcels on the northernmost area of the Green Swamp where there are sufficient interconnected uplands for development and it is economically feasible to extend municipal water and municipal sanitary sewer utilities to said parcels. The maximum density shall be two dwelling units per acre (2 du/1 ac) and the minimum open space shall be forty percent (40%). All development within Green Swamp Neighborhood must be connected to municipal water and sanitary sewer utilities. On-site sewage disposal systems are prohibited. Uses within Green Swamp Neighborhood shall be limited to the following:

- Low-density single-family residential
- Passive parks and recreation (private use only; only as a component of a low-density single-family residential planned unit development)
- Equestrian-related uses (non-commercial; only as a component of a low-density single-family residential planned unit development)

The following criteria shall be used for determining the appropriate locations and shall be used in consideration of any development application for property designated as Green Swamp Neighborhood:

- Any parcel designated as Green Swamp Neighborhood that is to be developed shall have direct access to State Road 50, Bay Lake Road (County Road 565 South), or Mascotte Empire Road.
- No parcel that is located south of the centerline of Brantley Road and the southernmost (westerly) segment of Carter Jones Road, or the easterly or westerly extension of each thereof, shall be designated as Green Swamp Neighborhood.
- The Land Development Code may require that development of any parcel of property designated as Green Swamp Neighborhood that would include non-residential uses (parks or equestrian-related uses) must be approved by the City of Mascotte through the City's Planned Unit Development process.
- Perimeter buffering shall be required around any new development. Buffers must be a minimum of fifty feet (50 ft.) in depth along any dedicated road right-of-way and a minimum of one hundred feet (100 ft.) in depth along any parcels adjoining the development. Buffering may be included in the calculation of open space.

Policy A4-2.7: Green Swamp Site Specific. Parcel Number 17-22-24-0001-0000-3400, Parcel Number 17-22-24-0001-0000-0300 and Parcel Number 17-22-24-0001-0000-0600, as defined by the Lake County Property Appraiser (commonly known as "Boykin Parcels"), are designated as Green Swamp Site Specific, and the following site-specific policies shall apply:

- Development applications may be approved on the parcels if the parcels are not connected to municipal water and municipal sanitary sewer utilities.
- Any development shall include a minimum of forty percent (40%) open space as defined in this Goal.
 - Open space does not include parking or any other impervious surfaces.
 - No materials shall be stored in the open space.
 - The combined open space requirement for all three Boykin Parcels is 440,827 square feet. This open space may be provided in one area or may be distributed across the

Boykin Parcels. Buffer, as required in this Policy, may be included in the calculation of open space.

- Prior to construction of additional buildings, a survey shall be prepared indicating the location and amount of open space.
- The open space identified on the Boykin Parcels will be indicated by stakes or some other permanent identifying barrier to ensure that it remains undisturbed.
- The total gross floor area of all buildings and structures, including conditioned space, unconditioned space, canopies, and overhangs, shall not exceed 8,000 square feet combined on the Boykin Parcels until such time that the parcels are connected to municipal water and municipal sanitary sewer utilities.
- Perimeter buffering shall be required around any new development. Buffers must be a minimum of twenty-five feet (25 ft.) in depth along any dedicated road right-of-way and a minimum of fifty feet (50 ft.) in depth along any parcels adjoining the development. Appropriate buffers may include opaque fencing, walls, landscaping, or other appropriate buffer to reduce visibility, noise, and particulate matter. Buffering may be included in the calculation of open space.
- Wholesale and retail sales on the Boykin Parcels shall be limited to the following materials: clean soil; clean sand, gravel, and stone; limerock; and clean, processed debris such as wood, concrete, and asphalt millings. The natural materials listed above shall not be extracted from the Boykin Parcels.
- Asphalt millings shall be placed on an impervious surface and shall have secondary containment to ensure that stormwater run-off is retained within the impervious surface and is treated prior to any discharge.
- Office uses shall be allowed on the Boykin Parcels; however, office uses shall be limited to the property owner's primary business located on site.
- Storage, maintenance, and repair of vehicles shall be allowed on the Boykin Parcels; however, storage, maintenance, and repair shall be limited to vehicles and equipment used for the property owner's business located on site.
- Processing and storage of materials may be allowed on the Boykin Parcels; however, processing and storage of materials shall be limited to the materials that are for sale as part of the property owner's business located on site. Materials shall not be stored in open space.
- Refuse containers shall be limited to a maximum of fifty cubic yards (50 yds.). The existing aboveground diesel fuel storage tank shall be limited to a maximum capacity of five thousand gallons (5000 gal). No more than one aboveground storage tank shall be allowed. Underground storage tanks shall be prohibited.
- Any development application shall demonstrate that sufficient land area has been identified for existing on-site sewage disposal systems (septic systems) and the placement of any new on-site sewage disposal system (as required by the Lake County Department of Health). In addition, sufficient land area shall be reserved for the replacement of existing and required on-site sewage disposal systems.
- Property owners shall be required to connect to municipal water utility within 180 days of written notification from the City that water utilities are available, as defined by the City's Code.

- Property owners shall be required to connect to the municipal sanitary sewer utility within 180 days of written notification, and, pursuant to Fla. Stat. §381.00655, that sanitary sewer service is available as defined by the City's Codes.
- All other Objectives and Policies regulating land use and development within the Green Swamp not inconsistent with these site-specific policies shall apply to these parcels, including, but not limited to, prohibited uses, floodplain, wetlands, stormwater management, and inspection of on-site sewage disposal systems (septic systems).

Objective A4-3: *Within one year from the adoption of this Goal, the City of Mascotte shall enact land development code regulations that impose specific restrictions on any construction activity, development, and land use within the Green Swamp Area of Critical State Concern and implement the following Policies.*

Policy A4-3.1: Development. Single-family residential lots shall be clustered in any development, with the remaining land to be used for open space. The clustering of single-family residential lots shall be located on the least-sensitive land areas of the entire development parcel.

Policy A4-3.2: Access. Any parcel approved for development by the City shall have frontage on a city-maintained, county-maintained, or state-maintained roadway. Building permits may be issued for parcels that do not have frontage on said roadways if the parcel was created prior to the adoption of the 1991 Lake County Comprehensive Plan.

Policy A4-3.3: Prohibited Uses. The following activities are specifically prohibited within the Green Swamp:

- Mining, borrow pits, or any other resource extraction (including sand mining, peat mining, limerock mining, and phosphate mining)
- Solid waste management facilities (landfills, transfer stations, drop-off facilities, or material recovery facilities)
- Wastewater treatment plants and wastewater spray fields (when wastewater has not been treated to advanced wastewater treatment standards)
- Spreading of sludges
- Golf courses
- Dry cleaning plants
- Petroleum pipelines, petroleum-related industries, and fuel wholesalers
- Chemical manufacturers and distributors
- Fertilizer manufacturers and distributors
- Underground storage tanks

Policy A4-3.4: NPDES Permits. With the exception of general construction activities, facilities engaged in industrial activities that require a National Pollution Discharge and Elimination System (NPDES) Permit for Stormwater Associated with Industrial Activities (Chapter 40, CFR Part 122) shall not be permitted within the Green Swamp.

Policy A4-3.5: Open Space. Development within the Green Swamp shall include open space as required by the Future Land Use Designation. Open space within the Green Swamp is defined as a portion of the gross land area that remains unencumbered by any building, canopy, roadway, pavement, or other impervious surfaces and remains open from the ground to the sky.

Floodplain and wetlands may be included in the calculation of open space. Surface waters shall not be included in the calculation of open space. Stormwater management ponds, other stormwater management improvements, and on-site sewage disposal systems may be located within the designated open space.

Policy A4-3.6: Floodplain. Development within the one-hundred year floodplain (or known as “flood hazard area”; defined as that area that lies within Zone A or Zone AE as delineated by the FEMA Flood Insurance Rate Map) shall be limited as follows:

- For parcels that include land both outside the floodplain and within the floodplain, no development shall be allowed within the floodplain.
- Residential densities may be transferred from the land area within the floodplain to the land area outside the floodplain at a rate of one dwelling unit per ten acres (1 du/10 ac). There shall be no transfer of non-residential intensity.
- For parcels that are entirely within the floodplain and that were created prior to the adoption of the 1991 Lake County Comprehensive Plan, the maximum residential density shall be one dwelling unit per ten acres (1 du/10 ac). Non-residential development shall be prohibited on parcels that are entirely within the floodplain.
- For any proposed subdivision or development that includes more than five acres (5 ac) within the floodplain, a flood study shall be performed in accordance with FEMA Guidelines and Specifications for Flood Hazard Mapping Partners. The construction of a single-family residence shall be exempt from this requirement. A single-family residential subdivision that is less than ten lots shall also be exempt from this requirement.

Policy A4-3.7: Wetlands. Development within, adjacent to, or near wetlands shall be limited as follows:

- No new development shall be located within fifty feet (50 ft.) of the furthest upland extent of any wetlands or water body.
- No development shall be allowed within wetlands.
- Wetland impacts shall only be allowed when providing access to a parcel will result in unavoidable wetlands impacts and the denial of said impacts would result in a taking. Impacts shall be properly mitigated through the appropriate agency with jurisdiction.
- Residential densities may be transferred from the land area within wetlands to the land area outside wetlands at a rate of one dwelling unit per twenty acres (1 du/20 ac). There shall be no transfer of non-residential intensity. Land area within wetlands shall not be included in the calculation of floor area ratio.
- For parcels that are entirely within wetlands and that were created prior to the 1991 Lake County Comprehensive Plan, the maximum residential density shall be one dwelling unit per twenty acres (1 du/20 ac), and only one dwelling unit shall be allowed on any parcel. Non-residential development shall be prohibited on parcels that are entirely within wetlands.
- Wetlands and upland buffers shall be maintained in their natural and unaltered state. However, controlled burns, selective thinning, and ecosystem restoration and maintenance are permissible activities within the wetlands and upland buffers, provided they are performed in accordance with current Silvicultural Best Management Practices published by the Division of Forestry. Any isolated wetlands of less than one acre shall be exempt from these requirements.

Policy A4-3.8: Protection of Listed Species. Any new development application within the Green Swamp shall include a field study for listed species (flora or fauna identified as endangered, threatened, or special concern by the US Fish and Wildlife Service and/or the Florida Fish and Wildlife Commission). If it is determined that listed species are located on the parcel, a habitat management plan shall be prepared and implemented as part of the development. Said management habitat plan shall be reviewed and approved by the US Fish and Wildlife Service and/or the Florida Fish and Wildlife Commission.

Policy A4-3.9: Containment. Any land use within the Green Swamp that proposes to store and/or sell materials such as sand, peat, soil, and/or rock, or similar new or recycled materials, must provide adequate containment and storage. Land uses that propose to store products such as petroleum-based materials, metals or metallic materials, asphalt, paints, or other similar materials, must provide an impervious base for the materials and curbing as required so that there is no discharge of run-off or contact water from the materials. Vehicle or equipment repair areas must provide an enclosed space or an impervious base with secondary containment as required so that there is no discharge of any liquids to groundwater.

Policy A4-3.10: On-Site Sewage Disposal System (Septic Systems). The City shall adopt an onsite sewage treatment and disposal system evaluation and assessment program for onsite sewage disposal systems which exist or that are constructed within the Green Swamp that meets the following regulations, to the extent such regulations do not deviate from the requirements of § 381.00651(3) and (6):

- No new on-site sewage disposal system (septic system), or any component thereof, including, but not limited to, septic tanks, dosing tanks, and drainfields, shall be located within one hundred feet (100 ft.) of the furthest upland extent of any wetlands or water bodies.
- At least once every five (5) years, every parcel owner with one or more on-site sewage disposal system within the Green Swamp shall have all septic tanks cleaned and inspected in accordance with the requirements of the Lake County Department of Health. The City of Mascotte shall coordinate with the Department of Health to require that the septic tank be cleaned, that the mound, drainfield, septic tank, and other components of the on-site sewage disposal system shall be in good working order and in compliance with the standards of Chapter 64, FAC, and the standards described herein. As necessary, a fee to be paid by parcel owners shall be assessed to cover the costs of administering this program. The parcel owner shall make all repairs that are necessary to bring the septic tank system in compliance with all the requirements herein.

Policy A4-3.11: Sediment and Erosion Control. General construction activities are permitted within the Green Swamp. All development permits shall be conditioned upon an applicant obtaining all necessary state and federal permits before commencement of development.

Policy A4-3.12: Stormwater Management. Within the Green Swamp, stormwater management systems shall meet the following requirements:

- Stormwater quality best management practices shall be required to treat the greater runoff volume from either the first one inch (1 in.) of rainfall over the entire parcel (less floodplain and wetlands) or the first two and one-half inches (2-1/2 in.) of rainfall over the impervious surfaces.
- Stormwater management systems located within areas that have soils designated as Hydrologic Soil Group "A" (HSG A) must specifically retain and infiltrate the run-off from

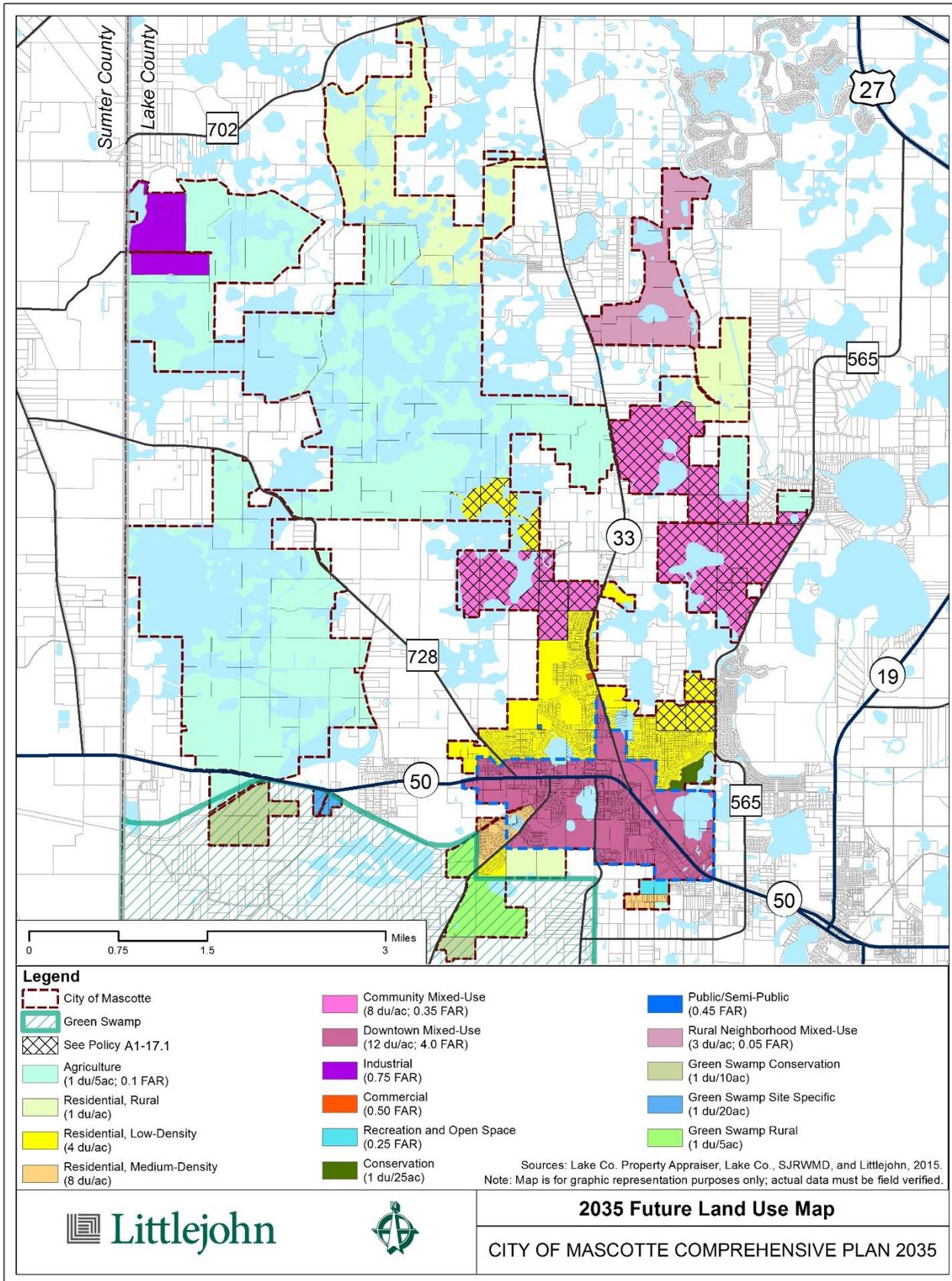
either the first three inches (3 in.) of rainfall or the mean-annual, 24-hour rainfall event, whichever is greater, over directly-connected impervious surfaces.

- Runoff volume discharged from impervious surfaces within non-residential developments must be treated through a filtering or cleansing device or other best management practice that specifically removes a minimum of sixty percent (60%) of oils and greases from the stormwater discharge.
- Residential developments shall designate a specific entity that is responsible for the maintenance and operation of the stormwater management system for the development.
- Each owner of a non-residential parcel shall be responsible for the maintenance and operation of the stormwater management system on that parcel.

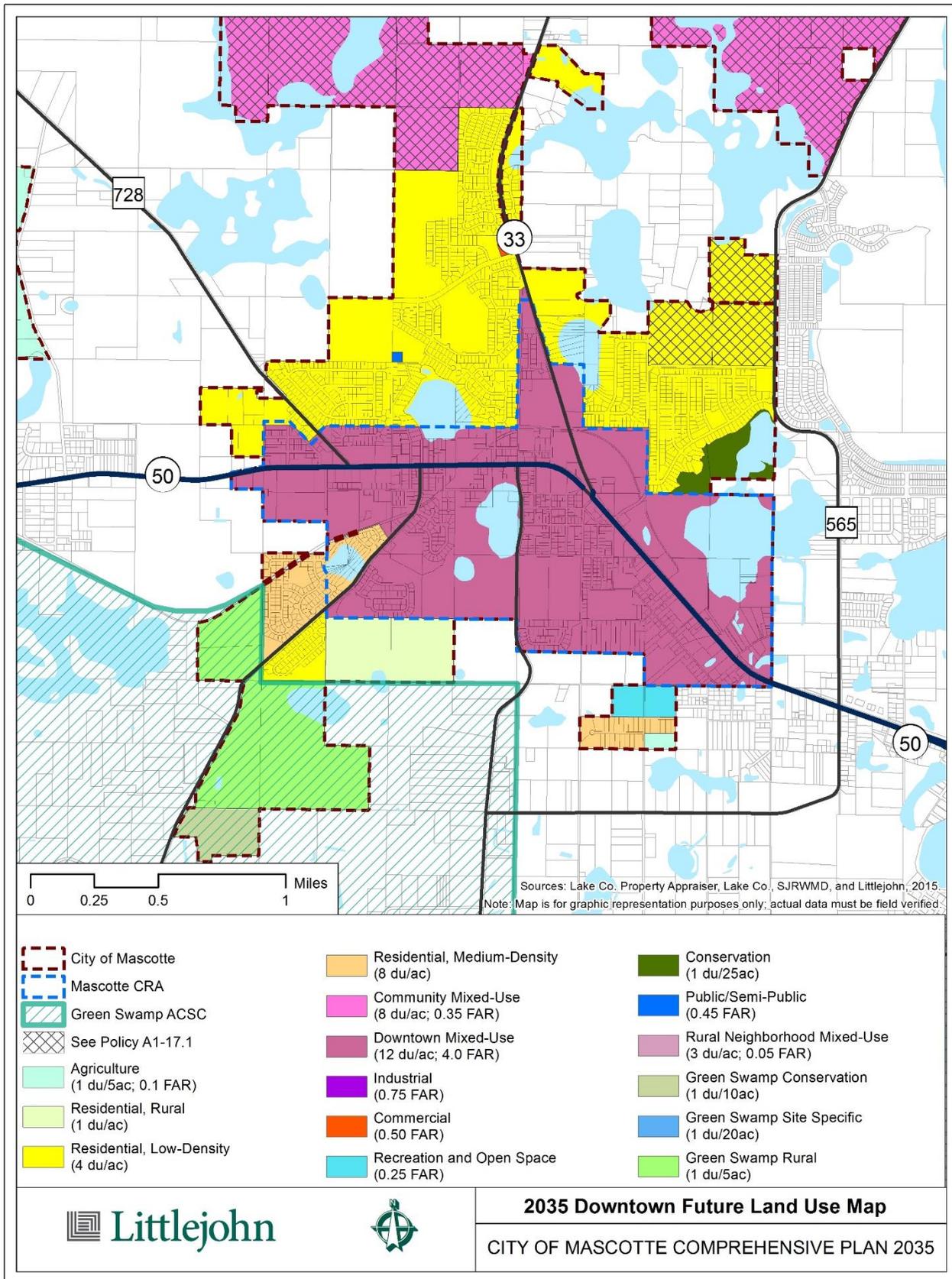
Policy A4-3.13: Irrigation and Landscaping. Within the Green Swamp, the irrigated area of any parcel shall be limited as follows:

- The irrigated area of any single-family lot shall not exceed ten thousand square feet (10,000 sf).
- The irrigated area of any non-residential developments shall not exceed the size of the building footprint of the primary building.
- Irrigation of agricultural uses shall be regulated by the appropriate water management district.
- For non-agricultural uses, fertilizer may be applied no more than four times per year and may not be applied during the months of June, July, August, and September.

MAP A - 1: FUTURE LAND USE MAP



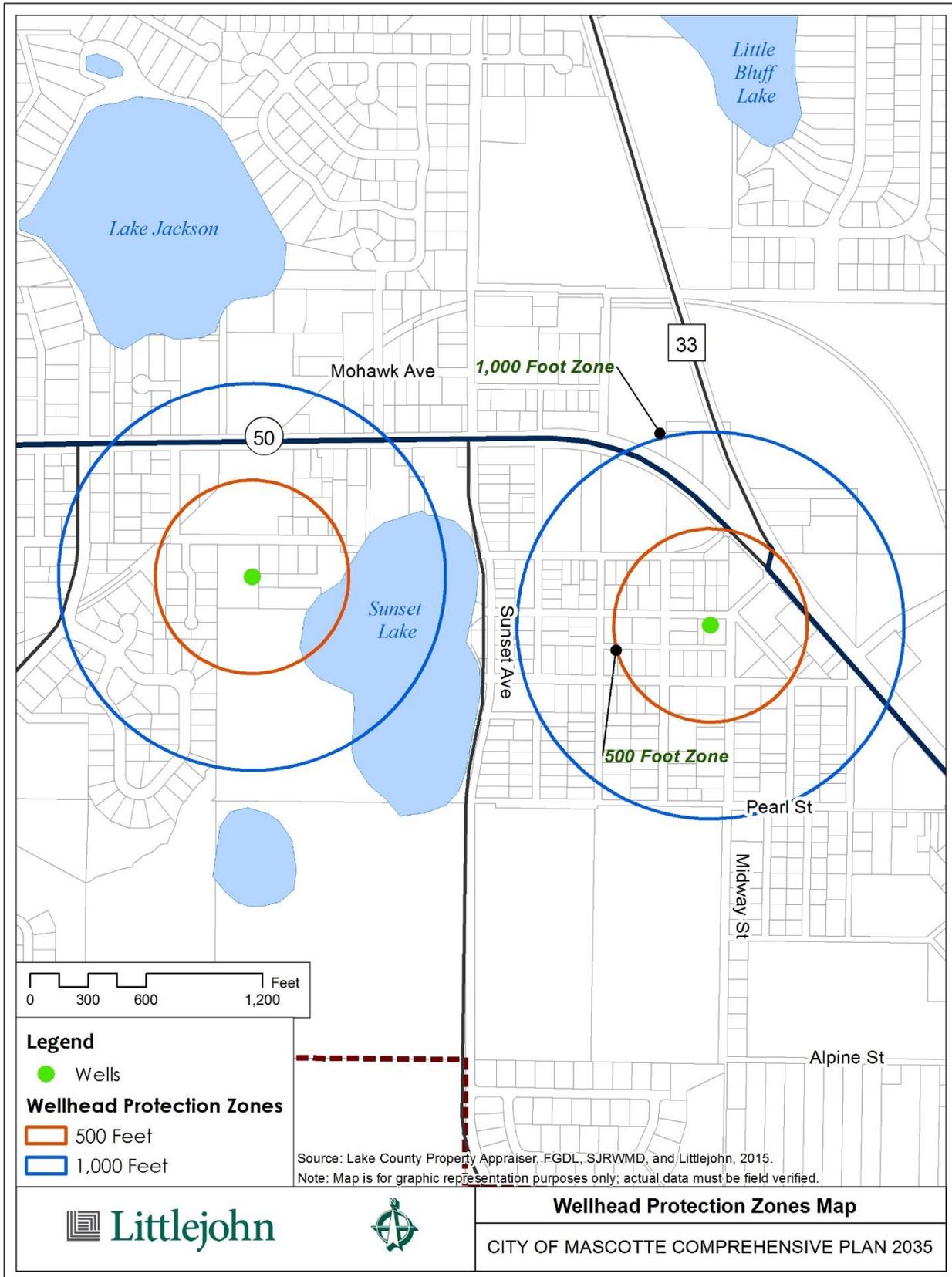
MAP A - 2: FUTURE LAND USE MAP - DOWNTOWN AREA



2035 Downtown Future Land Use Map

CITY OF MASCOTTE COMPREHENSIVE PLAN 2035

MAP A - 3: WELLHEAD PROTECTION ZONES



ELEMENT B - HOUSING

Goal B1: Provision of Housing. To ensure an adequate supply of a wide range of housing types, at various levels of affordability, to accommodate the needs of the residents of Mascotte through the year 2035.

Objective B1-1: Housing Supply. *Assist the private sector to provide approximately 573 new dwelling units of various types, sizes, and costs by 2025, plus an additional 722 units between 2025 and 2035 necessary to house the City's anticipated population through the planning horizon. The City shall create an environment that allows the private sector to provide both the number of housing units and the type of housing units required for the expected growth of the City, including affordable housing, multi-family housing, and housing for seniors.*

Policy B1-1.1: The City's Future Land Use Map shall include adequate amounts of lands to accommodate the projected housing growth.

Policy B1-1.2: Ensure that necessary infrastructure capacity for the new dwelling units, population, and the secondary non-residential development expected from an increase in the housing stock and population.

Policy B1-1.3: The City shall regularly review ordinances, codes, regulations, and the permitting process to eliminate excessive requirements and to encourage private sector participation in meeting housing needs, including affordable housing needs.

Policy B1-1.4: The City shall, through the Land Development Code, encourage the development/redevelopment of housing that will integrate divergent choices of housing across all neighborhoods.

Policy B1-1.5: The City shall regularly review the regulatory and permitting process to determine whether there is a need to streamline the process.

Policy B1-1.6: The City shall continue to assist developers of residential dwelling units by providing technical and administrative support regarding permitting and regulations to maintain a housing production capacity level sufficient to meet the demand. Technical assistance includes, but is not limited to, assistance meeting the development review requirements of the City and other regulatory agencies; referral to appropriate agencies for information and assistance in meeting infrastructure standards and requirements imposed by the City; and provision of data regarding housing needs and conditions.

Policy B1-1.7: The City shall allow mobile home parks in certain residential zoning districts where adequate public facilities and services are available. Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads; and they should be located within reasonable proximity to community facilities.

Policy B1-1.8: The City shall allow manufactured homes in residentially zoned areas, provided that such housing is compatible with surrounding development and meets applicable building code regulations.

Policy B1-1.9: The City shall utilize Crime Prevention through Environmental Design (CPTED) principles in order to increase the safety of housing developments.

Policy B1-1.10: The City shall continue providing adequate supporting infrastructure, i.e. paved streets, drainage, potable water, and sanitary sewer when available, throughout the City to enhance and complement the housing stock.

Policy B1-1.11: The City shall cooperate with private and non-profit participants involved in the housing production and housing renovation.

Policy B1-1.12: The City shall maintain a database of building permit activity, and shall organize it efficiently to keep information on new housing units, conversions and demolitions by type, and tenure characteristics.

Objective B1-2: Relocation. *The City shall coordinate with the appropriate agencies to offer relocation assistance to city residents who are displaced by Federal, State, or local government programs and projects. The displacing agency shall be responsible for providing assistance, which includes, but is not limited to, financial means and methods.*

Policy B1-2.1: When residents are displaced by City actions, though public development or redevelopment, the City shall attempt to ensure the residents are able to relocate to standard, affordable housing.

Policy B1-2.2: The City shall require that zoning or structure use changes be evaluated as to their impact on citizens residing in the structure and the area.

Policy B1-2.3: The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents, before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program which will displace households,
- Costs associated with the displacement of such households, and
- An assessment of the household's needs and the impact of the relocation on the household, including:
 - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
 - The adequacy of public transit, if applicable at the time, to serve the displaced household.

Objective B1-3: Affordable Housing. *The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, particularly the low and moderate-income households.*

Policy B1-3.1: The City shall review and revise its Land Development Code to remove constraints on the development of affordable housing projects, where such constraints are not supported by a valid concern for the health, safety, or welfare of the community.

Policy B1-3.2: The City shall provide technical assistance to non-profit agencies to plan and develop and renovate affordable housing. Technical assistance includes, but is not limited to, assistance with meeting the development review requirements of the City and of other regulatory bodies, referral to appropriate agencies (including City agencies and other agencies) for information and assistance in meeting infrastructure standards and requirements.

Policy B1-3.3: The City shall pursue public-private partnerships with non-profit agencies to assist very low and low-income families with the maintenance of and renovations to existing owner-occupied housing.

Policy B1-3.4: On a case-by-case basis, the City shall evaluate all infrastructure charges and fees to determine whether adjustments can be made for affordable housing projects or projects that include an affordable housing component. The City should also encourage the County to assist in this effort as the provision of housing needs benefits the larger area as well as the City itself.

Policy B1-3.5: Promote the refurbishment of existing housing structures by providing incentives and/or credits to homeowners for "sweat equity" rehabilitation within neighborhoods

in need, by defining the criteria for such incentives and/or credits in the City's Land Development Code.

Policy B1-3.6: Promote mixed uses, which include provisions for a wide variety of housing types and prices, in large developments (greater than 50 residential units).

Policy B1-3.7: Continue allowing a wide range of housing types, such as cluster homes, single-family attached, zero lot line homes, through the Land Development Code.

Policy B1-3.8: To support affordable housing, Community Redevelopment Area funds shall be made available for programs and incentives aimed at the creation and renovation of new affordable and multi-family units.

Policy B1-3.9: Efficiently plan and operate utility systems to provide for cost effective service operations.

Objective B1-4: Special Needs Households. *The City shall ensure that adequate sites in residential areas are available for special needs populations, such as the elderly and disabled.*

Policy B1-4.1: The City shall include in the Land Development Code adequate standards for the location of community residential homes, including group homes, in residential areas in accordance with applicable Florida Statutes.

Policy B1-4.2: The City shall utilize the development review process to review any proposed projects or City Code amendments that impact housing for special need populations.

Policy B1-4.3: The City shall continue to support organizations that assist elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include technical assistance and alternative design standards and code requirements.

Policy B1-4.4: The City shall continue to ensure compliance with Federal and State laws on accessibility.

Policy B1-4.5: In an effort to address problems of housing for lower income elderly residents and other households with special housing needs, the City shall allow for the placement of retirement communities and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

Policy B1-4.6: The City shall adopt, as needed, Land Development Code revisions that allow the development of innovative retirement housing including adaptive construction techniques, "Granny Cottages", and accessory apartments.

Policy B1-4.7: The City shall support programs that address elderly housing policies through the area Council on Aging, and State and Federal efforts.

Policy B1-4.8: The City shall maintain a working relationship with the State of Florida Agency for Health Care Administration (AHCA), Lake County Health agencies, and organizations with an interest in the housing of disadvantaged populations, including consideration of subsidy programs offered by these agencies.

Goal B2: Preservation. Encourage the preservation of decent, safe and sanitary housing for the present and future residents of Mascotte.

Objective B2-1: Housing Units. *The City shall continue to assist in extending the life of the existing housing stock, to stabilize neighborhoods and create community pride.*

Policy B2-1.1: The City shall encourage the renovation of substandard housing units.

Policy B2-1.2: The City shall consider applying for housing rehabilitation grant funds and subsidy programs such as:

- Community Development Block Grant (CDBG) funds administered by the U.S. Department of Housing and Urban Development, through Lake County.
- Florida Neighborhood Housing Services grant administered by the Florida Department of Community Affairs. (Chapter 420.429, F.S.).
- Florida Small Cities CDBG Program Funds administered by the Florida Department of Community Affairs. (Chapter 290.0401- 290.049. F.S.).

Policy B2-1.3: The City shall encourage low-income residents to apply for housing rehabilitation assistance individually or through the programs managed by the County.

Policy B2-1.4: The City shall continue implementing code enforcement activities to reduce the amount of substandard housing and preserve the available housing stock.

Policy B2-1.5: The City shall condemn and require demolition of those units which are determined by the Building Official to not be suitable for rehabilitation by public, private, or "sweat equity" means. This policy is to be initiated with caution and proper consideration when applied to units which are owner-occupied and when condemnation would cause undue hardship to the residents of the structure.

Objective B2-2: Neighborhoods. *The City shall promote housing opportunities for new households in already established neighborhoods and ensure the stabilization of all neighborhoods through the following policies, when applicable.*

Policy B2-2.1: Identify neighborhoods that are in need of rehabilitation or are experiencing instability based on any and all of, but not limited to, the following criteria:

- Proliferation of crime,
- A large percentage of substandard housing units,
- Fragmentation of land uses, and
- Poor or deteriorating infrastructure, including water, drainage, traffic and pedestrian systems.

Policy B2-2.2: The City shall consider neighborhood plans and programs, which strive to reduce or eliminate destabilizing neighborhood conditions, and include in such plans and programs activities which include, but are not limited to, greater levels of code enforcement, implementing neighborhood watch programs, "Safe Neighborhoods" programs, and Community Development Block Grant programs.

Policy B2-2.3: Provide for a high level of resident and owner participation in any plan or program implemented for the purpose of improving and/or stabilizing neighborhoods.

Policy B2-2.4: Investigate funding sources for these plans and programs, which may include but are not limited to, special taxing districts, "Safe Neighborhoods Act" funding, and Community Development Block Grant Funding.

Policy B2-2.5: Promote and support home ownership within older neighborhoods by providing incentives and/or credits to home owners for "sweat equity" rehabilitation within targeted neighborhoods.

Policy B2-2.6: The City shall continue enforcing the regulations prohibiting the expansion of non-compatible uses within residential neighborhoods.

Policy B2-2.7: The City shall require buffering and screening of residential neighborhoods from nearby incompatible uses by using landscape buffer yards or transitional uses.

Objective B2-3: Historic Preservation. *The City shall preserve and protect historically significant structures and sites, in accordance with the provisions of this plan.*

Policy B2-3.1: The City shall pursue available grants and alternative funding to expand the local knowledge and awareness of existing historic and archaeological sites and structures.

Policy B2-3.2: The City shall annually request an updated list of historical site, properties, and buildings from the Division of Historical Resources, Master Site File.

Policy B2-3.3: The City shall consider the need to create a historic preservation ordinance and a local register of historic places.

Policy B2-3.4: The City shall continue to encourage property owners to rehabilitate and renovate their historically significant structures by supplying them with technical assistance and information regarding any available state and federal grants.

Policy B2-3.5: The City shall assist property owners of historically significant housing in submitting their properties for inclusion in local or National registers.

Objective B2-4: Infill. *The City shall promote infill development by supporting alternative development standards where necessary and feasible.*

Policy B2-4.1: The City shall develop a vacant residential parcel map and database utilizing, if possible, the Lake County Property Appraiser's Office as a base. Such a system should include the size, location, physical characteristics, utilities, zoning, and ownership data.

Policy B2-4.2: The City shall make available the vacant land database and map to interested developers and/or builders.

ELEMENT C - CAPITAL IMPROVEMENTS

Goal C1: Provide attainable fiscal means to ensure the timely and necessary installation and maintenance of public facilities needed to meet the demands of residents and business establishments within the city limits of Mascotte through the year 2020.

Objective C1-1: Capital Improvement Schedule. To ensure that the necessary facilities and infrastructure will be in place to meet Levels of Service established within the Comprehensive Plan, the City shall formally adopt the Capital Improvement Schedule as shown in the following table:

Five-Year Capital Improvements Schedule

Items by Department	Funding Source	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Public Works						
Street Resurfacing Projects	Impact Fees	\$50,000	\$50,000			
Street Resurfacing Projects	Other			\$50,000	\$50,000	\$50,000
Asphalt Rejuvenation Program	Impact Fees	\$20,000	\$20,000			
Asphalt Rejuvenation Program	Discretionary			\$20,000	\$20,000	\$20,000
Sidewalk Program	Impact Fees	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Replace Trucks	Discretionary		\$30,000	\$30,000	\$30,000	
Parks & Recreation						
Upgrade Playground: Civic Center	Discretionary	\$30,000				
Upgrade Playground: Communicasa	Discretionary			\$30,000		
Upgrade Playground: Mascotte Recreational Complex	Discretionary					\$30,000
Water						
Reroof Knight St WTP	Current Revenues	\$15,000				
Replace Generator: Knight St WTP	Discretionary		\$215,000			
Lower Floridan Well	Other				\$500,000	
Upper Floridan Aquifer Monitoring Well	Current Revenues					\$9,100
Replace Trucks	Current Revenues	\$30,000	\$30,000	\$30,000	\$30,000	
Backhoe Replacement	Current Revenues			\$60,000		
Sewer						
Portable Generator	Current Revenues		\$30,000			
Leveraged Funds for CDBG	Discretionary	\$41,000				
New Truck	Current Revenues		\$30,000			
Stormwater Department						
Atlantic Avenue Flood Resolution	Current Revenues	\$40,300				
Palmwood Avenue Erosion Issue	Current Revenues		\$82,200			
MS4 Program	Current Revenues	\$4,000	\$2,600	\$1,400	\$1,400	

Policy C1-1.1: Capital projects shall be defined as those projects identified within the other elements of the Comprehensive Plan that are necessary to meet established levels of service, increase the capacity or efficiency of existing infrastructure, replace failing infrastructure or enhance facilities and infrastructure, and generally have a cost exceeding \$10,000.

Policy C1-1.2: Components of Capital Improvement Schedule. Capital projects for the following facilities and infrastructure shall be included and funded as part of the City's Capital Improvement Schedule:

- Transportation
- Stormwater Management (Drainage)
- Sanitary Sewer
- Solid Waste
- Potable Water
- Parks and Recreation

Policy C1-1.3: Priorities in Allocating Capital Improvements. When allocating priorities for scheduling and funding capital improvement needs identified within the Comprehensive Plan, the City shall assign the highest priority to capital improvement projects listed in the Five-Year Schedule of Improvements for purposes of eliminating existing deficiencies.

Policy C1-1.4: Criteria. Capital projects shall be prioritized according to the following criteria (in no particular order):

- Whether the project is necessary to meet established levels of service.
- Whether the project increases the efficiency of existing facilities or infrastructure.
- Whether the project represents a logical extension of facilities within the utility service area.
- Whether the project is coordinated with major projects of other agencies.
- Whether the project implements the policies of the Comprehensive Plan as they pertain to concurrency requirements.
- Whether the project eliminates a public hazard.

Policy C1-1.5: The City shall adopt a capital improvements schedule every year as part of the annual budgeting process.

Objective C1-2: Coordination with Other Agencies. The City shall coordinate with other State and Local Agencies in the planning, funding, and construction of Capital Improvements.

Policy C1-2.1: The City hereby adopts into the Capital Improvements Schedule, by reference, the Florida Department of Transportation “Five-Year Work Program”, as amended, and the Lake-Sumter Metropolitan Planning Organization “Transportation Improvements Program (TIP)”, as amended.

Policy C1-2.2: The City adopts into the Capital Improvements Schedule, by reference, the St. Johns River Water Management District “District Water Supply Plan”, as amended, and the City of Mascotte “Ten-Year Water Supply Plan”, as amended.

Policy C1-2.3: The City adopts into the Capital Improvements Schedule, by reference, the Lake County School District “District Facilities Work Program”, as amended.

Objective C1-3: Level of Service (LOS). *The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.*

Policy C1-3.1: The minimum peak hour volume Level of Service (LOS) Standard for arterials and collectors roads shall be “C”.

Policy C1-3.2: The level of service for residential Sewer is 80 gallons per day per capita or 240 gallons per day per Equivalent Residential Unit (ERU).

Policy C1-3.3: The level of service for non-residential Sewer is 0.10 gallons per day per square foot of floor area.

Policy C1-3.4: The level of service for Solid Waste is 6.00 pounds per day per capita.

Policy C1-3.5: The level of service for Potable Water is 106 gallons day per capita.

Policy C1-3.6: The level of service for total Park acreage is 4 acres per 1,000 residents.

Policy C1-3.7: The level of service (LOS) standards for the drainage system facilities developed within the City of Mascotte are noted in the following table:

• Flood Protection	25 year, 24 hour event
• Open Channels and culverts external to development	25 year
• Open Channels and culverts internal to development	10 year
• Cross Drains	25 year
• Storm Sewers	10 year
• Major Detention/ Retention Structures	25 year (SJRWMD)
• Minor Detention/ Retention Structures	25 year
• Retention w/ Percolation or Detention w/ filtration	25 year

Policy C1-3.8: Compatibility. In coordination with other City departments, the City Manager shall evaluate land use amendments to determine the compatibility of those amendments with the adopted level of service standards and to ensure adequate funding is available when improvements are necessary pursuant to such land use amendments.

Policy C1-3.9: Thresholds. Capital projects shall use the following thresholds to target initiation and budgeting of construction and/or purchase of capital facilities to meet projected future needs based on adopted level of service (LOS) standards:

- Roadways - Volumes are at 90% of adopted LOS capacity (as long as projects do not conflict with the Long Range Transportation Plan adopted by the Lake-Sumter Metropolitan Planning Organization).
- Sewer - 75% of available capacity is being utilized.
- Water - 75% of available capacity is being utilized.
- Recreation and Open Space - Park lands when 95 % of available land area is utilized or when 90% of the population exists in areas in need of new park acreage.

Policy C1-3.10: Funding Sources. The City shall pursue adequate funding sources for the construction of capital projects identified in the Capital Improvement Schedule.

Policy C1-3.11: Adequate Funding. The following procedures shall be utilized to ensure adequate funding for transportation capital projects:

- The City shall continue to participate in Lake-Sumter Metropolitan Planning Organization activities to advocate for the consideration of transportation improvements within the City to be included in the Long-Range Transportation Plan.
- 100% of State revenue sharing motor fuels tax funds shall be reserved specifically for traffic related maintenance and capital improvements.

- 100% of net proceeds, after payment of existing bond obligations, of the Lake County Local Option Gasoline Tax shall be reserved specifically for traffic related maintenance and capital improvements.
- 100% of the total proceeds from the Lake County Local Option Sales Tax shall be reserved for traffic related capital improvements.
- Funds collected from the Transportation Impact Fee shall be reserved for transportation capital projects.

Policy C1-3.12: Adequate Funding. The following procedures shall be utilized to pursue adequate funding for stormwater management (drainage) capital projects:

- 100% of the total proceeds from the Stormwater Utility Fund shall be reserved for stormwater management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy C1-3.13: Adequate Funding. The following procedures shall be utilized to pursue adequate funding for sanitary sewer capital projects:

- Maintain a reserve account restricted for sanitary sewer related capital projects.
- A portion of funds collected from the Utility Enterprise Fund shall be reserved to complete sanitary sewer capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- Wastewater impact fees.

Policy C1-3.14: Adequate Funding. The following procedures shall be utilized to pursue adequate funding for potable water capital projects:

- A portion of funds collected from the Infrastructure Surtax Fund shall be reserved to complete potable water capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- Water impact fees.

Policy C1-3.15: Adequate Funding. The following procedures shall be utilized to pursue adequate funding for parks and recreation capital projects:

- Grants shall be pursued and used for the completion of parks and recreation capital projects.
- The Code of Ordinances shall continue to contain provisions for all new developments to provide parks and recreation lands and/or facilities and/or fees-in-lieu-of improvements.
- Park impact fees.

Objective C1-4: Capital Improvement Evaluation. *All City capital projects shall be evaluated to determine if they meet the prioritization criteria and consistency with adopted level of service standards and/or public need.*

Policy C1-4.1: Evaluation Criteria. Requests for capital projects shall be evaluated for their consistency with adopted level of service standards.

Policy C1-4.2: Inventory Hazards. The City shall continue to maintain an inventory of any existing hazards within the City by using the hazards analysis and hazards mitigation criteria established within the Lake County Comprehensive Emergency Management Plan and shall also identify any grant sources available to mitigate the hazards listed on the hazard inventory.

Policy C1-4.3: Capital Requests. Requests for capital projects shall be evaluated for their impact on the City budget.

Policy C1-4.4: Compatibility. All capital projects shall be reviewed as to their compatibility and timing in relation to capital projects being implemented or planned by Lake County, the Florida Department of Transportation, the St. Johns River Water Management District, the Lake County School District, the Lake-Sumter Metropolitan Planning Organization, the Florida Department of Environmental Protection, and/or any other government agency.

Policy C1-4.5: The City should use reasonable methods to track capital projects of any agency, which may be in conflict or may enhance the City's capital projects.

Policy C1-4.6: Debt Management. The City shall adopt procedures which address the management and utilization of debt for the purposes of capital project financing, and the City will use line of credit borrowing or bond anticipation notes for specific construction projects and issue revenue pledged debt at construction completion only if current funds do not provide adequate funding to pay for construction.

Objective C1-5: Repair and Replacement. All City departments shall prioritize capital projects to provide for the repair and/or replacement of identified facilities.

Policy C1-5.1: Department Priorities. As part of the annual budget process, all City departments shall identify and prioritize capital facilities in need of refurbishment or replacement and submit those facilities for funding in the Capital Improvement Schedule.

Objective C1-6: New Development. The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted level of service standards, through the assessment of impact fees or developer contributions, dedications, or construction of capital facilities necessary to serve new development as required in other Elements of this Plan.

Policy C1-6.1: Evaluation of New Development Impacts. All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of new facilities required that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues the development will contribute, including impact fees, user fees, and future taxes.

Policy C1-6.2: Developer's Agreements. When applicable, the City shall utilize developer's agreements to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and/or Chapter 163 Florida Statutes, following the procedures set forth in Florida Statutes.

Policy C1-6.3: Phased Development. To ensure adequate capacity allocations for all developments, the City may require any development to use developer's agreements and/or require development to be phased.

Policy C1-6.4: Proportionate Impact Fees. City shall continue to use impact fees for transportation, water, wastewater, parks, and police and fire to ensure new developments contribute their proportionate share of capital project funding necessary to service new development.

Policy C1-6.5: Developer Responsibilities. New developments shall be responsible for installing all internal water and sewer systems, traffic circulation systems, and internal

recreation/open space facilities within their development. In addition, connections of internal systems to the City's designated major water and sewer trunk systems and traffic circulation network shall be the financial responsibility of the developer.

Objective C1-7: Concurrency. *The City shall conduct a concurrency evaluation as part of the review of all proposed developments within the City of Mascotte for their impact upon the City's municipal services.*

Policy C1-7.1: The concurrency evaluation system shall measure the potential impact of any proposal for a development permit or order upon the established minimum acceptable levels of service for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities, unless the development permit or order is exempt from the review requirements of this section. Transit and public transportation facilities are exempted from concurrency evaluation.

Policy C1-7.2: Concurrency evaluation shall be based on professionally-acceptable techniques, methodologies, and procedures.

Policy C1-7.3: No development permit or order which contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation.

Policy C1-7.4: Transportation improvements, as determined by the concurrency evaluation, required by proposed developments may be satisfied by the following methods:

- The developer in good faith offers to enter into a binding agreement to pay for or construct its proportionate share of required improvements in a manner consistent with Florida Statutes.
- The proportionate-share contribution or construction is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility.

The proportionate share process shall be implemented in the Land Development Code.

Policy C1-7.5: Land Acquisition. The City shall include any declared land acquisition, including land acquired for parks, recreation and open space, within the Capital Improvement Schedule.

Policy C1-7.6: Facilities Inventory and Reporting. The City Manager shall maintain an inventory of the available capacity within the roads, potable water, sanitary sewer, solid waste, and parks and recreation public facility categories

Policy C1-7.7: Each year, the City Manager shall prepare a report for the City Council containing the current capacity within each public facility category, including any encumbrances or deficiencies.

Policy C1-7.8: The annual report shall also identify any public facilities that will require improvements to maintain adopted levels of service and recommend a schedule of improvements to avoid any reduction in the approval of development orders.

Policy C1-7.9: Any identified transportation facility, including roadways, that requires improvements to maintain adopted levels of service shall be added to the Capital Improvement Schedule.

Policy C1-7.10: The City shall encourage development in areas that already include the necessary infrastructure, such as the following:

- Infill within the downtown core,
- Near existing, proposed, or potential transit and public transportation facilities, and

- In other areas where impacts would be de minimis.

ELEMENT D - TRANSPORTATION

Goal D1: Provide a safe, efficient and convenient transportation system for motorized and non-motorized users of the Mascotte transportation network through the year 2035.

Objective D1-1: *Level of Service. The City shall adopt and adhere to level of service standards for arterial and collector streets.*

Policy D1-1.1: The City shall use the most recent FDOT Generalized Peak Hour LOS criteria as general basis for the City's level of service standards.

Policy D1-1.2: The minimum peak hour volume Level of Service (LOS) Standard for arterials and collectors roads not on the State Highway System shall be "C". Roadways on the State Highway System shall follow the LOS standards set by FDOT.

Policy D1-1.3: A lower LOS may be acceptable immediately before or after special events where the impacts of such events on the roadway are infrequent.

Policy D1-1.4: The City anticipates that all roadways will meet the LOS standards through the year 2035. However, the City will continue to promote alternative transportation methods, particularly public transportation, in an effort to reduce vehicular travel on roadways.

Policy D1-1.5: As part of the Lake-Sumter Metropolitan Planning Organization Long Range Transportation Plan, the City shall support context sensitive improvements to State Road 50 (from County Road 33 west), County Road 565 North, and County Road 565 South.

Policy D1-1.6: The City shall independently monitor State Road 50 (from County Road 33 west to the city limits), County Road 33, and County Road 565 North to ensure no further Level of Service deterioration.

Policy D1-1.7: The City shall continue to implement the Midway Avenue relocation plan in cooperation with the Lake County School Board to provide better access to Mascotte Elementary Charter School.

Policy D1-1.8: The City shall continue to coordinate with the Lake-Sumter MPO regarding needed improvements to County Road 33, from State Road 50 to the Underpass Road.

Policy D1-1.9: The City shall continue to partner with local developers, Lake-Sumter Metropolitan Planning Organization, Lake County and other government agency to construct new corridors to relieve arterial and collector road congestion.

Objective D1-2: *Roadway Network. The City shall undertake measures designed to assist in the free flow of traffic along major roads and strive to maintain and improve the LOS on those roadways if at any time they operate at a lower LOS than the adopted standard.*

Policy D1-2.1: The City shall coordinate with Lake-Sumter Metropolitan Planning Organization on a traffic management system (signal synchronization) for all future signalization along State Road 50, from the west city limits to the east city limits.

Policy D1-2.2: The City shall coordinate with Lake County and the Florida Department of Transportation on all connections and access points of driveways and roads to county and state roadways, respectively.

Policy D1-2.3: The City shall maintain a record of traffic counts and traffic related accidents for all roadways in the City's network, and update those records on an annual basis.

Policy D1-2.4: The City shall continue to monitor all collector and arterial roadway access deficiencies, and shall devise methods to alleviate those deficiencies.

Policy D1-2.5: The City shall update their disaster preparedness plan by addressing evacuation procedures, the need for signage, and the availability and need of shelters.

Policy D1-2.6: The City shall coordinate with the development community to identify new east-west corridors to relieve congestion and provide improved connectivity within future development in the northern part of the city.

Objective D1-3: Future Land Use, Housing and Population. *The City shall coordinate the transportation system with the adopted Future Land Use Map series and shall ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.*

Policy D1-3.1: The City shall review roadway improvements, new construction and roadway extensions proposed by other agencies for consistency with the Future Land Use Map series of the Comprehensive Plan.

Policy D1-3.2: Applications for future land use amendments to more intensive designations shall be accompanied by a traffic study analyzing the impacts of the development allowed by the new category on the citywide transportation system.

Policy D1-3.3: During the development review process, the City shall review all Future Land Use and zoning map amendments to determine the impact of the amendment on the LOS for all roadways directly and indirectly affected by the amendment.

Policy D1-3.4: The Transportation Element shall be reviewed and updated as needed with each annexation and amendment to the Future Land Use Element.

Objective D1-4: Intergovernmental Coordination. *The City transportation system shall be coordinated with the work plans and programs of Lake County, FDOT, the Florida Transportation Plan, the Florida Department of Environmental Protection, and the Lake-Sumter Metropolitan Planning Organization.*

Policy D1-4.1: The City shall coordinate its future transportation needs by attending, when necessary, public hearings on the FDOT's Five-Year Transportation Plan and the Lake-Sumter Metropolitan Planning Organization Long-Range Transportation Plan.

Policy D1-4.2: The City shall review subsequent versions of the FDOT Five-Year Transportation Plan and the Lake-Sumter Metropolitan Planning Organization Long-Range Transportation Plan, in order to update or modify this element, as necessary.

Policy D1-4.3: Utilization of County and State Numerical Indicators. The City shall use County and State numerical indicators for measuring the achievement of City mobility goals. Numerical Indicators shall include:

- Modal Splits;
- Annual Transit Trips Per Capita; and
- Automobile Occupancy Rates.

Objective D1-5: Rights-of-Way. *The City shall provide for the protection of existing and future right-of-way (ROW).*

Policy D1-5.1: The City shall develop a priority listing of needed ROW for the purpose of orderly and economical land acquisition.

Policy D1-5.2: The City shall compile and maintain a listing of existing and projected needs for ROW within the urban area.

Policy D1-5.3: The City shall require additional building setbacks for new construction on roadway corridors identified as needing additional ROW.

Policy D1-5.4: The City shall establish standards for donation/dedication of ROW by developers.

Policy D1-5.5: Corridors with inadequate ROW shall be inventoried and the City shall coordinate with Lake County for reservation of adequate ROW.

Policy D1-5.6: The City shall require that roadways be dedicated to the public when there is a compelling public interest for the roadways to connect with existing public roadways.

Policy D1-5.7: New subdivisions shall be required to “stub-out” to adjoining undeveloped lands to promote road connectivity, and to connect to existing roadways that are “stubbed-out” at their boundaries.

Policy D1-5.8: The City shall establish access management standards in the Land Development Code to ensure appropriate access to the City’s transportation system. Standards may include the requirement of joint-use driveways and/or cross access easements to access sites.

Policy D1-5.9: The City shall preserve the movement function of the major thoroughfare system by requiring development of parallel roads or cross access easements to connect developments as they are permitted along major roads.

Policy D1-5.10: To the extent feasible, new roadways shall be aligned with the existing street network and be designed to follow the same urban fabric that exists within the City.

Objective D1-6: Multi-modal System. The City shall promote alternative modes of transportation to provide a safe and efficient multi-modal system and to provide for a possible reduction of individual motor vehicle travel.

Policy D1-6.1: In cooperation with the Lake-Sumter Metropolitan Planning Organization, the City shall pursue the development and construction of a transit hub near State Road 50 and County Road 33. The City shall coordinate with the Central Florida Regional Transit Authority (Lynx) to establish fixed bus route service to and from the City.

Policy D1-6.2: All new major roadways shall be designed as complete transportation corridors incorporating bicycle and pedestrian features, and planning for transit features to start creating a true multi-modal system.

Policy D1-6.3: The City should provide adequate ROW and construct bicycle ways along corridors to be specified in the bicycle plan.

Policy D1-6.4: Sidewalks shall be mandatory on all new roadway construction.

Policy D1-6.5: New residential developments with densities of one or more dwelling units per acre shall provide sidewalks on both sides of every street.

Policy D1-6.6: The City shall improve existing sidewalks and other pedestrian facilities. Priority will be given to those pedestrian facilities in the downtown core, high pedestrian activity areas, projected heavy recreational use areas, and along roadways between residential areas and schools.

Policy D1-6.7: The City will encourage wider sidewalks in high pedestrian/bicycle traffic areas.

Policy D1-6.8: Sidewalks shall be constructed, concurrently with new development by the developer.

Policy D1-6.9: Intersections shall be made pedestrian-friendly by limiting the crossing width; use of adequate lighting; adequate timing for traffic signals; and the provision of facilities for persons with disabilities.

Policy D1-6.10: The City shall require developers to construct internal trails for developments greater than 50 residential units. Said trail systems shall connect to the Lake County trail system and be consistent, when feasible, with the adopted Lake County Master Trail Plan.

Policy D1-6.11: The City shall develop citywide standards for maximum number of parking spaces to encourage walking, bicycling, ridesharing, and shared parking, and to keep the impervious surface area to a minimum.

Policy D1-6.12: The City shall require that new development be compatible and further the achievement of the Transportation Element. Requirements for compatibility may include, but are not limited to:

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

Policy D1-6.13: The City shall include landscaping and streetscaping as roadway design components in order to enhance the aesthetic and safety of the road for all users.

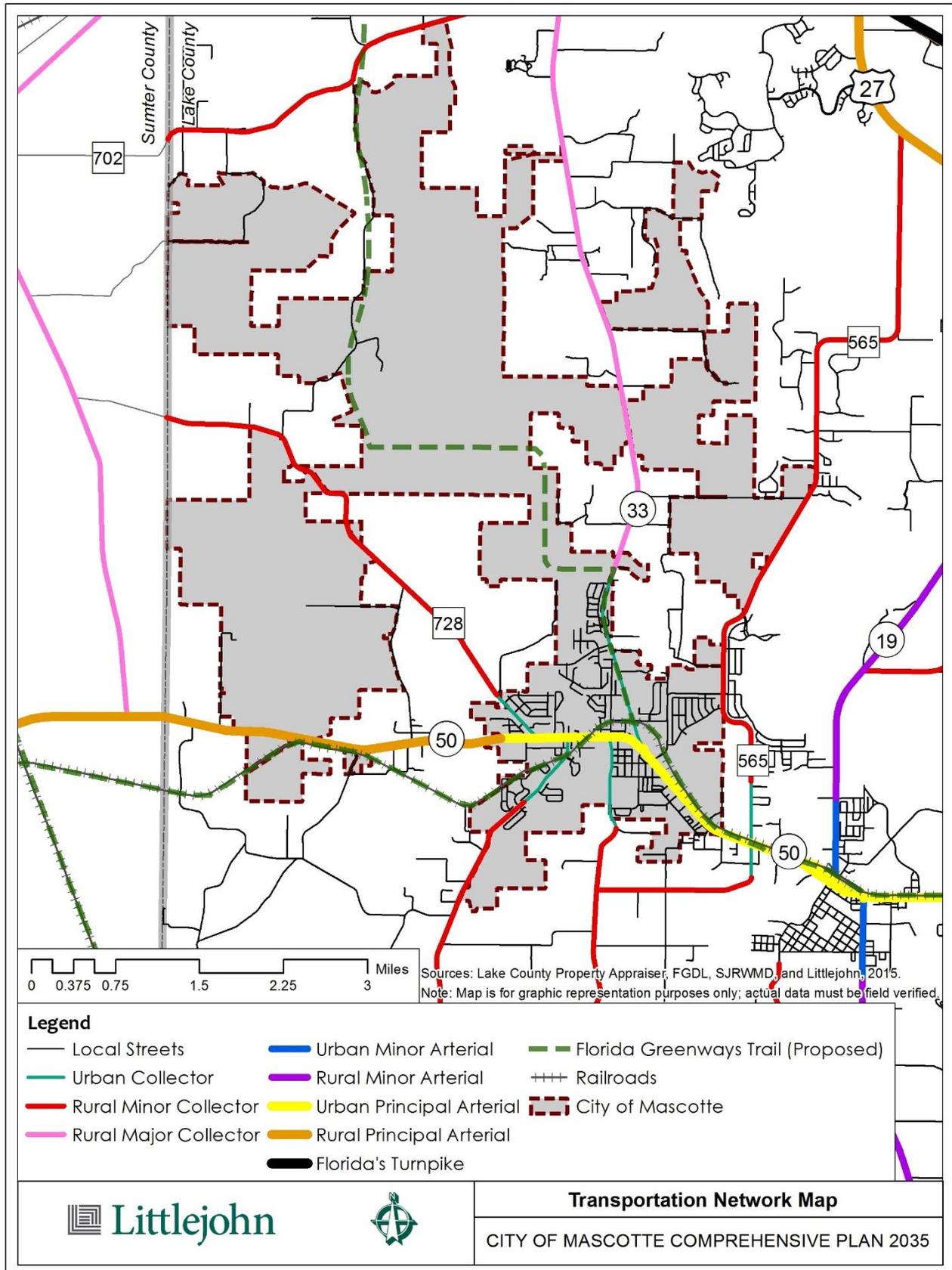
Policy D1-6.14: The City shall continue to pursue grant opportunities for median landscaping and road beautification.

Policy D1-6.15: Adequate pedestrian circulation and safety shall be considered as a required component of roadway system management, with implementation and required construction.

Policy D1-6.16: Way Finding. The City shall implement mechanisms to give direction and prevent confusion for all types of transportation system users.

Policy D1-6.17: Capital Improvements Schedule. The City shall implement a capital improvement plan, methods of funding, and fiscal controls for all major traffic and roadway projects.

MAP D - 1: FUTURE TRANSPORTATION NETWORK (2035)



ELEMENT E - PUBLIC FACILITIES

Goal E1: To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all city residents and non-residential establishments within the City of Mascotte and within the City's service area through the year 2035.

***Objective E1-1: Maintain Level of Service.** Based upon adopted level of service standards, the City shall annually adopt programs and activities to correct existing deficiencies in the central potable water system.*

Policy E1-1.1: The City's Level of Service for potable water supply shall be 106 gallons per person per day.

Policy E1-1.2: When evaluating well capacity, the City shall use a peak factor of 200% of the average daily demand (ADD) in the calculation of the system's ability to meet the level of service standard.

Policy E1-1.3: When evaluating system high service pumping capacity, the City shall use a peak demand rate of 1.0 gpm per equivalent residential connection in the calculation of the system's ability to meet the level of service standard.

Policy E1-1.4: The City's central potable water system infrastructure shall be based on the following:

- Wellfield capacity shall be rated at the average daily demand and assuming the largest well-being out of service, as well as rated at maximum day demand with all wells operational,
- Water storage capacity should be at least 25 percent of the maximum day demand volume,
- High service pump capacity shall at least be equal to the peak hour demand or the maximum day demand plus largest fire flow, whichever is greater, and assuming the largest high service pump being out of service, and
- The backbone distribution system shall be designed for a minimum of forty (40) pounds per square inch (psi) delivery pressure.

Policy E1-1.5: The City will maintain its potable water treatment facilities in optimum condition by the implementation of a preventive maintenance program.

Policy E1-1.6: The City shall maintain a Potable Water System Master Plan, which shall be updated every five (5) years.

Policy E1-1.7: The City shall review water fee methodology and user rates annually during the budget process to ensure adequate funding for treatment, storage and distribution facilities.

Policy E1-1.8: The City shall develop a system of review of individual customer water meters to ensure proper readings of those meters.

Policy E1-1.9: The City shall institute a replacement or "change out" schedule for water meters in the field to ensure replacement at least every fifteen (15) years.

Policy E1-1.10: 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 potable water facilities shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection.

Objective E1-2: *Future Needs. Based upon population projections, the City shall ensure the supply and treatment of safe potable water to meet the adopted level of service standards.*

Policy E1-2.1: Based upon the adopted level of service the City will plan for replacement, expansion and extension of potable water facilities to meet future demands concurrent with new development.

Policy E1-2.2: The City will plan for adequate future treatment facilities, which at a minimum will meet all Federal and State drinking water criteria.

Policy E1-2.3: The City shall implement the capital improvement schedule for potable water facilities adopted in the Capital Improvements Element and the annual Capital Improvements Plan.

Policy E1-2.4: The City shall continue to monitor groundwater supply conditions in conjunction with the St. Johns River Water Management District, and in the event that additional water supplies are considered for development, the current District Water Supply Plan will be considered.

Policy E1-2.5: The City shall encourage and require the interconnection and looping of existing and proposed segments of the potable water distribution system as needed.

Objective E1-3: *Service Area Development. The City shall adopt a service area boundary for potable water and shall discourage leapfrog development and urban sprawl.*

Policy E1-3.1: The City's potable water service area shall be defined by the corporate limits of the City and those other areas located outside the corporate limits, which are established by the City's Chapter 180 Boundary and the Interlocal Service Boundary Agreement.

Policy E1-3.2: Before providing potable water service to properties located in unincorporated Lake County, the City shall require that the property owners receiving service execute and record an annexation agreement approved by the City Commission.

Policy E1-3.3: The City may provide wholesale potable water service to other cities and Lake County by written agreement.

Policy E1-3.4: The City shall be the provider of potable water to residents and non-residential establishments within the City's service area.

Policy E1-3.5: The City shall continue to maximize the use of the existing potable water treatment facilities connected to the central water system.

Policy E1-3.6: The City shall discourage urban sprawl through the following activities:

- The City shall require any new development within the City limits, regardless of the number of units or size of proposed development, to connect to the City's central potable water system for water service; and,
- The City will coordinate with Lake County to encourage that all new development within 1,000 feet of the City limits to connect to the central potable water system.
- The City shall only provide service to those areas included in the City's delineated utility service area;
- When reviewing applications for development orders within the City limits, the City shall consider impact on the environment, including the ability to be served by the City's existing water facilities.

Objective E1-4: Water Conservation. *The City shall maintain initiatives to conserve potable water resources, which ensure that existing level of service standards for potable water, do not fluctuate higher than twenty (20) gallons per person per day.*

Policy E1-4.1: Maintain an inverted water rate structure to ensure conservation of potable water and to provide an incentive for the use of treated wastewater for irrigation purposes should the City choose to implement a central sewer system.

Policy E1-4.2: Whenever possible and feasible, and in cooperation with the cities of Leesburg and Groveland through existing interlocal agreements, the City will establish and maintain a reclaimed wastewater effluent program whereby wastewater is treated to standards consistent with Florida Department of Environmental Protection (FDEP) requirements for “unrestricted public access” irrigation of private and public areas, so that potable water is not used for irrigation in areas where reclaimed water is available for such irrigation.

Policy E1-4.3: The City shall maintain specific requirements for the use of low consumption plumbing devices in the Code of Ordinances.

Policy E1-4.4: The City shall adhere to St. Johns River Water Management District emergency water shortage restrictions when mandated by the District.

Policy E1-4.5: The City shall require fifty (50) percent of the required landscaping area, as indicated in the Land Development Code, be drought tolerant plant materials.

Policy E1-4.6: The City shall maintain a leak detection program in order to discover and eliminate wasteful losses of potable water from the City’s central water supply and distribution system.

Policy E1-4.7: The City shall explore all financially feasible alternative water supply options that can be implemented by the City.

Policy E1-4.8: The City shall use all available lower quality sources of water in place of higher quality sources for landscape irrigation when technically, economically, and environmentally feasible.

Policy E1-4.9: The City shall participate in water conservation public information programs and shall encourage the use of water conserving plumbing fixtures and drought-resistant native vegetation for landscaping.

Policy E1-4.10: The City shall encourage the use of low impact development (LID) principles to minimize impacts to the nature environment and facilitate water conservation.

Goal E2: Provide adequate delivery and distribution of potable water to meet fire protection demand within the City of Mascotte and the City’s service area.

Objective E2-1: Fire Protection Capabilities. *The City shall continue to monitor, evaluate, repair and replace the existing water delivery and distribution system to ensure the system can deliver needed gallon per minute flows to meet fire protection demands.*

Policy E2-1.1: The City shall maintain an active water system and fire hydrant mapping and numbering program.

Policy E2-1.2: The City shall establish and maintain a hydraulic model of the City’s water distribution network such that the City’s water distribution system can be routinely analyzed with respect to fire flow delivery capabilities.

Policy E2-1.3: The City shall extend water distribution mains to areas within the City’s service area and provide adequate fire protection service to residents and non-residential

establishments located within the service area provided the residents/developers participate in the costs.

Policy E2-1.4: Fire flow levels of service shall be based upon delivery pressures of twenty (20) psi residual and minimum fire flows of 500 gpm for residential and 1,500 gpm for non-residential and multi-family developments.

Goal E3: Implement and promote stable working relationships with other governmental agencies to ensure protection of the quality and quantity of its water sources.

Objective E3-1: Intergovernmental Coordination. *The City shall coordinate with adjacent jurisdictions and applicable state and federal agencies to protect the quality and quantity of water sources.*

Policy E3-1.1: The City shall meet annually with adjacent governments, private utilities, and state and federal agencies to coordinate the provision of potable water series and service area boundaries.

Policy E3-1.2: The City shall coordinate with adjacent jurisdictions and applicable regional, state, and federal agencies to educate the community about conservation, suitable use, and protection of the quality and quantity of its water sources.

Policy E3-1.3: The City shall review and update the Water Supply Facilities Work Plan and supporting data and analysis within eighteen months of the update of the SJRWMD district water supply plan and will amend this element as necessary to incorporate any applicable policies.

Policy E3-1.4: The City shall issue no development orders or development permits with first consulting with the City of Mascotte's Public Services to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior issuing a certificate of occupancy or its functional equivalent.

Policy E3-1.5: The City will participate in the development of updates to SJRWMD's water supply assessment and District Water Supply Plan and other water supply development-related initiatives facilitated by SJRWMD that affect the City.

Goal E4: To provide an effective system of wastewater collection, transmission, treatment, and disposal to meet the needs of all City residents and non-residential establishments within the City of Mascotte service area while protecting the environment and public health.

Objective E4-1: Maintain Level of Service. *Based upon adopted levels of service standards, the City shall annually adopt programs and activities to facilitate implementation of a wastewater utility to serve newer, higher density development as well as areas where septic systems are failing.*

Policy E4-1.1: Residential. The City's adopted level of service for sanitary sewer capacity shall be 80 gallons per capita per day or 240 gpd per ERU for residential development.

Policy E4-1.2: Non-residential. The City's adopted minimum level of service shall be 0.10 gallons per day per square foot of floor area for non-residential development.

Policy E4-1.3: When evaluating collection force main and lift station capacity, the City shall use a peak factor of 3.0 times the average daily flows (ADF).

Policy E4-1.4: All improvements and/or additions to sanitary sewer facilities shall be compatible and adequate to meet the adopted level of service standards.

Policy E4-1.5: All land use amendments shall require an analysis of the impact of such amendment on the adopted level of service standard and existing sanitary sewer facilities.

Policy E4-1.6: All expansions and other improvements of commercial and industrial uses that increase the demand on public infrastructure and require permitting shall comply with the adopted levels of services.

Policy E4-1.7: The City shall comply with bond covenants, if any, to ensure the maintenance and operations of facilities, and to provide recommendations for system maintenance and improvements.

Policy E4-1.8: The City shall encourage continuing education of operating staff to ensure proficiency with respect to optimization of sanitary sewer maintenance and operation processes.

Policy E4-1.9: Sanitary sewer facilities shall be replaced and existing deficiencies shall be corrected based upon the following priorities:

- Any project correcting an immediate threat to the health, safety, or welfare of the City's residents will receive priority over the expansion of a facility or the correction or replacement of a non-threatening facility.
- Any project that will correct an existing deficiency will receive priority over a project to expand the system.
- Projects that will result in the system exceeding the adopted level of service will be denied.

Objective E4-2: *Sanitary Sewer System. The City shall ensure that, when available, the City's sanitary sewer collection, conveyance, treatment, and disposal system is adequate to service the future land uses within the City's service area.*

Policy E4-2.1: The City shall, if available, provide sanitary sewer collection and conveyance services within the service area adopted as part of the Chapter 180 Service Boundary and the Interlocal Service Boundary Agreement. Wastewater treatment and disposal service shall be provided by the City of Leesburg and the City of Groveland through existing interlocal agreements. For purposes of this Comprehensive Plan, reference to "the City's sanitary sewer system," "central sewer system," and other similar terms means, collectively, wastewater treatment and disposal services provided to the City by the cities of Leesburg or Groveland and wastewater collection and conveyance services of the City of Mascotte.

Policy E4-2.2: The City shall, through existing interlocal agreements with the City of Leesburg and the City of Groveland, pursue the extension of sanitary sewer collection and conveyance systems within the service area.

Policy E4-2.3: In accordance with the Interlocal Service Boundary Agreement, the City shall notify the County of requested sewer service within unincorporated Lake County.

Policy E4-2.4: Regulations for sewer allocation vested rights and the period of vesting will be defined in the City's Code of Ordinances.

Policy E4-2.5: Following a determination of concurrency for sanitary sewer, and to ensure reserved capacity and adequate sanitary sewer facilities are in place prior to the impact of development, the City shall require payment of applicable sewer impact fees upon development approval prior to application for building permits.

Policy E4-2.6: For proposed new development, the City shall require either connection to the central sewer system based on the following criteria, or the installation of septic tanks.

- New residential subdivisions and commercial developments shall be required to connect to the City’s central sewer system when available. “Available” is defined by the City’s Code consistent with §§ 381.0065 and 381.00655, Florida Statutes. If the central sewer system is not available, septic tanks shall be installed, and dry lines may be required if the City and a developer enter into a development agreement requiring dry lines. Mandatory connection shall thereafter be required when the City sewer system is available.
- Individual properties will be required to connect when the City sewer system is available.

Policy E4-2.7: The City shall, when feasible, extend the sanitary sewer collection and conveyance system to provide service within the downtown core. The first priority shall be existing non-residential uses; the second priority shall be existing residential uses.

Policy E4-2.8: The City shall, when feasible, extend the sanitary sewer collection and conveyance system to previously-constructed residential developments that have “dry-line” systems installed.

Policy E4-2.9: The City shall coordinate the utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing utility lines, roads and sewers.

Policy E4-2.10: The City, in cooperation with the City of Leesburg and the City of Groveland through existing interlocal agreements, shall pursue the implementation of a reclaimed water system as deemed feasible.

Policy E4-2.11: In accordance with the Interlocal agreements, the City shall coordinate sewer connections, capacity needs, and future extensions with the cities of Groveland and Leesburg.

Objective E4-3: Maximize Existing Facilities. The City shall maximize the use of existing sanitary sewer facilities within its service area and shall promote compact efficient growth patterns.

Policy E4-3.1: The City shall seek to maximize the use of existing sanitary sewer infrastructure facilities in order to minimize urban sprawl by requiring new development to pay the total costs for the placement of infrastructure necessary to service the development, thus making infill development more cost effective.

Policy E4-3.2: The City’s Code of Ordinances shall incorporate means and methods to require connection to the City’s sanitary sewer system for existing development, once it becomes available, for those properties that lie within the service area.

Policy E4-3.3: When connection to the sanitary sewer system is feasible, the City will prohibit new development within the service area from utilizing septic tanks and prohibit the use of package wastewater treatment plants where central sewer service is available.

Policy E4-3.4: Within the City’s municipal boundaries, when existing central sanitary sewer service is determined to be unavailable to new development, the City may require the new development to extend the central sewer system at the developer’s expense to service subject property, subject to the following conditions:

- The connection between the new development and the existing sanitary sewer line must be along a legally dedicated right-of-way or recorded easement; and
- The existing line to be connected to must have available, unreserved capacity.

Policy E4-3.5: Maintain adequate sanitary sewer impact fees and user rates to ensure adequate funding for expansion, repair and/or replacement of collection and transmission systems.

Policy E4-3.6: The City shall review sewer user rates annually or as otherwise needed to ensure that the fees charged cover the cost of supplying the service.

Objective E4-4: Septic Tanks. *When feasible, the City shall mandate connection to the central sewer system, for any proposed new development and 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 E4-4.1: All septic tank systems shall be in compliance with Chapter 64E-6, Florida Administrative Code.

Policy E4-4.2: Development of new residential and non-residential projects on soils that are not suitable for septic tank systems will be required to provide central sanitary sewer systems.

Policy E4-4.3: The City shall coordinate with the Lake County Health Department to ensure that any development proposed in the City's service area will be required to connect to the City's sanitary sewer system when available at the times prescribed by the City's Code and pursuant to §§ 381.0065 and 381.00655, Florida Statutes. If the City's sanitary sewer system is not available, dry lines may be required if the City and a developer enter into a development agreement requiring dry lines.

Policy E4-4.4: The City will coordinate with the Lake County Health Department to require central sewer for developments in the City's service area that have soils unsuitable for septic tank systems.

Policy E4-4.5: The City will routinely coordinate information between the City and the Lake County Health Department and Lake County Building Department regarding failing septic tanks within the City and the City's service area.

Policy E4-4.6: The City shall monitor and keep a database of building permits requested for repair or replacement of existing septic tank and drain field systems within the City.

Goal E5: Provide a stormwater management system of appropriate capacity to protect public health, safety and welfare of the citizens of the City of Mascotte, and to meet current and future stormwater management demand, as well as decreasing inadequacies in the stormwater drainage system and water quality conditions.

Objective E5-1: Development Impacts. *The City shall protect natural resources and the existing municipal stormwater network from the impacts of development and construction.*

Policy E5-1.1: The City will continue collection of a stormwater utility fee to provide funding for the maintenance and operations of stormwater facilities within the City of Mascotte. The City shall review/update the stormwater utility fee every three to five years to accommodate current inflation and increased construction costs.

Policy E5-1.2: The City shall review detailed calculations for new projects prepared by a registered professional engineer which show that retention and detention will be accomplished to meet the adopted level of service, and that there will be no negative impacts to downstream water quality or quantity.

Policy E5-1.3: The City shall review the characteristics and limitations of soil types for new projects with regard to percolation and infiltration.

Policy E5-1.4: The City shall review the impact proposed stormwater systems will have on adjacent native vegetation and/or wetlands.

Policy E5-1.5: The City shall require that erosion and sediment control practices be utilized to protect water bodies, wetlands, and watercourses from siltation during construction activities.

Policy E5-1.6: The City shall require adequate easements for stormwater system maintenance and conveyance.

Policy E5-1.7: New development and redevelopment shall be required to accommodate upland flow that presently discharges through the site.

Policy E5-1.8: Necessary measures shall be taken to protect and maintain the natural drainage features within the City limits of Mascotte.

Policy E5-1.9: The cumulative effects of drainage from small developments, as it affects the overall drainage system, will be addressed during the site plan approval phase.

Policy E5-1.10: Drainage from new developments shall not adversely impact the natural drainage features within the City.

Policy E5-1.11: All new developments with a density greater than one unit per acre shall provide curb and gutter drainage systems.

Objective E5-2: Stormwater Master Plan. The City shall maintain a Stormwater Master Plan which establishes high water elevations, addresses existing deficiencies, and coordinates the construction of new and replacement facilities.

Policy E5-2.1: The City shall maintain a detailed inventory and analysis of the existing publicly owned and managed drainage facilities within its municipal boundaries in the City's Stormwater Master Plan.

Policy E5-2.2: The City shall update the Stormwater Master Plan every 5 years. Areas that have been annexed into or adjacent to the service area since the time of the last study shall also be included in this analysis.

Policy E5-2.3: The Stormwater Master Plan shall include review of stormwater quality discharged into surface water bodies and recommendations for needed improvements.

Policy E5-2.4: The Stormwater Master Plan shall establish priorities for stormwater system replacements, insuring correction of existing drainage facility deficiencies, and providing for future facility needs.

Policy E5-2.5: After completion, the City shall rely on the Stormwater Master Plan to prepare the City's annual budget for funding of stormwater facility replacement and deficiency upgrades.

Policy E5-2.6: The City shall utilize the Stormwater Master Plan for preparation of the 5-year Capital Improvement Plan to correct existing deficiencies and prepare for future stormwater demands.

Policy E5-2.7: New developments shall design stormwater management systems to meet the rules and criteria established by the City of Mascotte, the St. Johns River Water Management District, the Florida Department of Transportation, and Lake County (as applicable), and the East Central Florida Regional Planning Council.

Policy E5-2.8: The minimum acceptable Flood Protection Level of Service standards for the City of Mascotte shall be met in order to protect from flooding that would result from a 25-year, 24-hour storm event.

Objective E5-3: Correcting Facility Deficiencies. The City shall ensure that surface water management system deficiencies are corrected and that natural drainage features are protected.

Policy E5-3.1: The City shall coordinate with Lake County, Lake County Water Authority, and SJRWMD to encourage maintenance of conveyance and treatment features.

Policy E5-3.2: The City shall educate and inform citizens of their responsibility regarding maintenance and protection of stormwater collection systems.

Objective E5-4: Flood Control. *The City shall achieve and maintain the following adopted stormwater management level of service standards that shall meet or exceed state and federal regulations for stormwater quality and quantity.*

Policy E5-4.1: All new development and redevelopment shall provide stormwater retention, infiltration, and/or detention systems.

Policy E5-4.2: The level of service (LOS) standards for the drainage system facilities developed within the City of Mascotte shall be as follows:

- Open Channels and culverts external to development 25 year
- Open Channels and culverts internal to development 10 year
- Cross Drains 25 year
- Storm Sewers 10 year
- Major Detention/ Retention Structures 25 year (SJRWMD)
- Minor Detention/ Retention Structures 25 year
- Retention w/ Percolation or Detention w/ filtration 25 year

Policy E5-4.3: Stormwater treatment shall be required to serve the development through a stormwater treatment system, which is site-specific. Regardless of the area served, the stormwater treatment system must provide a level of treatment, which meets the requirements of the Florida Administrative Code (F.A.C.), the City of Mascotte Code of Ordinances and the criteria of the St. Johns River Water Management District.

Policy E5-4.4: Pollutant retardant structures that separate oils and greases from runoff shall be designed for all new commercial and industrial type projects.

Policy E5-4.5: Whenever feasible, natural systems shall be used in lieu of structural alternatives.

Policy E5-4.6: At a minimum, the existing stormwater management systems and current levels of service shall be maintained.

Objective E5-5: Intergovernmental Coordination. *The City of Mascotte shall educate citizens and coordinate with all applicable jurisdictions to address stormwater issues of mutual concern and to provide adequate levels of service.*

Policy E5-5.1: The Stormwater Master Plan shall be developed and updated in coordination with Lake County and other regulatory agencies, such as the, the St. Johns River Water Management District, and the Florida Department of Transportation.

Policy E5-5.2: The Stormwater Master Plan process will include public participation review of the plan by affected citizens and City Advisory Committees.

Policy E5-5.3: The City shall maintain a complaint monitoring system to log complaints and initiate work orders for corrective actions.

Policy E5-5.4: The City will support St. Johns River Water Management District's programs and stormwater regulations.

Policy E5-5.5: The City shall coordinate with the County, and the St. Johns River Water Management District to identify areas that require immediate flood protection and to investigate areas that lack water quality treatment.

Objective E5-6: Floodplain. *The City shall restrict development within the 100-year floodplain to those uses, which will not adversely affect the capacity of the floodplain to store water.*

Policy E5-6.1: The City Code of Ordinances shall require compensating storage volumes for floodwater displaced by development. Compensating storage volumes shall be provided above the high water table elevation and below the elevation of the 100-year flood.

Policy E5-6.2: The City shall require the finished floor elevation of all structures shall be protected from flooding through provisions included in the Land Development Code.

Policy E5-6.3: Where feasible, the floodplain shall be reserved for conservation, open space and recreational uses to preserve the natural flow of runoff.

Policy E5-6.4: The City shall strive to protect and /or acquire land with natural depressions within its Urban Service area.

Goal E6: To provide, maintain, and protect, the surficial and Floridan aquifers to ensure that recharge of the natural groundwater aquifer occurs in a manner which maintains sufficient quality and quantity of the public water supply to meet current and future demands.

Objective E6-1: Natural Recharge Protection and Conservation. *The City of Mascotte shall coordinate with other agencies and adopt measures in the Code of Ordinances that will ensure preservation of natural recharge to the City's groundwater resource and conservation of our potable water sources.*

Policy E6-1.1: Coordination. The City shall adhere to regulations and mapping established by St. Johns River Water Management District to protect areas of high recharge.

Policy E6-1.2: Coordination. 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 E6-1.3: Coordination. The City shall coordinate with the SJRWMD on preparation of the regional Aquifer Protection Plan.

Policy E6-1.4: Education. The City shall educate residents on the benefits of water conservation and shall expand water conservation efforts.

Policy E6-1.5: Site Determination. For any application for development approval, the City shall require site specific determinations of whether a site lies within a prime aquifer recharge area as defined St. John's River Water Management District.

Policy E6-1.6: Wellfield Protection. The City shall protect wellfields by establishing a "primary protection zone" which shall include all land within a 500 foot radius of any existing wellhead and a "secondary protection zone" which includes all land within a 1,000 foot radius of any public wellhead. Development other than wellfield facilities or passive recreation shall be prohibited within the primary protection zone. Within the secondary protection zone the following land use activities shall be prohibited: sanitary landfills, animal feedlots, wastewater treatment facilities, petroleum and pesticide storage facilities, incinerators, and all other activities that store, handle, or generate hazardous materials or wastes. Above-ground or below-ground pipes which store or transfer pollutants or other contaminants as well as open drainage cuts below the seasonal high water table shall also be prohibited within the secondary protection zone.

Objective E6-2: Best Management Practices. *The City shall recognize the best management practice of promoting conservation of water.*

Policy E6-2.1: The City shall promote low or no water native landscaping, the use of solid waste compost, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy E6-2.2: Stormwater. The City shall require that development within prime aquifer recharge areas maintain pre-development net retention to protect ground and surface water quality (Agricultural activities that use Best Management Practices adopted by US Natural Resources Conservation Service and the Florida Department of Environmental Protection are exempted).

Policy E6-2.3: The City shall require detention of stormwater runoff in compliance with state and water management requirements.

Policy E6-2.4: The City will maintain a leak detection and repair program for its potable water utilities.

Policy E6-2.5: The City shall pursue new techniques and innovative programs that will protect and conserve the City's potable water resources including, but not limited to, Low Impact Development (LID) principles, green design principles, or protection of vulnerable wetland systems that may be impacted by consumptive withdrawals.

Goal E7: To provide efficient and safe solid waste disposal facilities and collection services on a regular basis for all City residents and commercial establishments within the City of Mascotte to protect the environment and public health.

Objective E7-1: Solid Waste Disposal. *The City shall coordinate the disposal of solid waste throughout the planning horizon in a safe and efficient manner.*

Policy E7-1.1: Level of Service. The City's minimum level of service for municipal solid waste shall be 6.00 pounds per person per day, which will be utilized to plan for future demand.

Policy E7-1.2: Franchise Administration. The City Manager shall be responsible for franchise administration and coordination of billing matters.

Policy E7-1.3: Standards. All solid waste disposal contracted or performed by the City of Mascotte shall be operated in a manner that complies with all applicable city, regional, state and federal solid waste disposal standards throughout the planning period.

Policy E7-1.4: Mandatory Collection. Solid waste collection shall be mandatory for all residential and non-residential land uses within the City corporate limits through the use of contracted haulers and/or the City.

Policy E7-1.5: Monitoring. Throughout the planning period the City shall continue to monitor complaints regarding residential and commercial solid waste collection by the contracted hauler to ensure that the most efficient, orderly, sanitary and environmentally sound service is being provided.

Objective E7-2: Collection. *The City shall continue to provide for solid waste collection services to city residents and commercial establishments throughout the planning horizon.*

Policy E7-2.1: Alternative Evaluation. The City shall evaluate cost-effective collection alternatives, including the potential use of private or contracted haulers, to provide solid waste collection services to city residents and non-residential establishments throughout the planning horizon.

Policy E7-2.2: Equipment. The City, or the selected private provider, will provide adequate equipment to maintain a level of service standard for solid waste collection of 6.0 pounds per capita per day.

Policy E7-2.3: Collection Schedule. The City shall ensure the collection of refuse from residences at least twice each week.

Objective E7-3: Recycling. *The City shall require a reduction in municipal solid waste final disposal in landfill facilities by maintaining and promoting its recycling program.*

Policy E7-3.1: Curbside Pick-up. The City shall continue to have a collection process in place for curbside pickup of newspapers, glass, plastics, tin and aluminum.

Policy E7-3.2: Yard Waste. The City shall continue to have a collection process in place for curbside pickup of yard waste.

Policy E7-3.3: Waste Stream Reduction. The City of Mascotte will promote the efforts of Lake County towards the reduction of the solid waste stream.

Policy E7-3.4: Coordinate with Lake County. The City shall endeavor to coordinate with Lake County with respect to Solid Waste Management and Waste Recycling Programs.

Policy E7-3.5: Hazardous Waste. The City shall coordinate with the County to monitor and control the disposal of hazardous wastes in accordance with State law.

Policy E7-3.6: Amnesty Day. The City will help the County promote and support the County's Amnesty Day Programs.

ELEMENT F - PUBLIC SCHOOL FACILITIES

Goal F1: Ensure and maintain a public school system that offers a high quality educational environment, provides accessibility for its students, and ensures adequate school capacity to accommodate enrollment demand in the City.

***Objective F1-1: Level of Service.** Level of Service (LOS) standards shall be adopted through the incorporation of public school facilities level of service standards for each Lake County School Board School Concurrency Service Area. The City shall coordinate with the District School Board of Lake County to address school facility deficiencies within the period covered by the Five-Year Schedule of Capital Improvements and the long-term planning period.*

Policy F1-1.1: 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.

Policy F1-1.2: The LOS shall be consistent with the Interlocal Agreement for the Coordination of Planning Activities and based upon permanent capacity as determined by the FISH, the following LOS standards are established for each School Concurrency Area (SCA):

- 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 F1-1.3: The adopted LOS standard shall become applicable to the City no later than June 1, 2008.

Policy F1-1.4: 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.

Policy F1-1.5: 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 F1-1.6: In accordance with 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 the Interlocal Agreement. Amendments of 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. Amendment 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 F1-2: Evaluation of Development Proposals. *Ensure that comprehensive plan amendments and other land use decisions are simultaneously evaluated with school capacity availability within the City.*

Policy F1-2.1: 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 §163.3177(6)(a), F.S.

Policy F1-2.2: 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 F1-3: Educational Facilities. *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 F1-3.1: 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 comprehensive plan. Pursuant to §1013.33, 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 be school facility;
- Preferences for urban and urbanizing areas; and
- Provide for allowances for rural sites as deemed necessary and appropriate under certain circumstances.

The City will coordinate its comprehensive plan and adopted Future Land Use Map with the Lake County School Board's future conditions/long-range public school facilities map.

Policy F1-3.2: The City shall coordinate with the School District to evaluate and located potential sites where the co-location of schools with other public facilities, such as parks, libraries, and community centers can be selected.

Objective F1-4: Land Use. *Enhance community design through effective school facility design and siting standards and encourage the siting of school facilities so that they are compatible with the surrounding land use.*

Policy F1-4.1: The City shall closely coordinate with the School Board in order to provide consistency between the City's comprehensive 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 F1-4.2: 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 F1-4.3: 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 comprehensive plan.

Policy F1-4.4: 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.

Goal F2: It is the goal of the City to establish a process for the implementation of school concurrency by providing for capacity determination standards, applicability standards, and proportionate share mitigation.

Objective F2-1: Capacity Determination. Establish capacity determination standards.

Policy F2-1.1: The School Board shall determine whether adequate school capacity exists for a proposed development based on LOS standards.

Policy F2-1.2: The School District shall conduct 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 F2-2: Availability Standards. Establish availability standards.

Policy F2-2.1: The City shall not deny a subdivision plat or site plan for the failure to achieve and maintain the adopted level of service for the 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 Board's five 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 F2-2.2: If the School District determines that adequate capacity will not be in place or under construction within three (3) years after the issuance of final subdivision or site plan approval according to the Lake County School Board's five year Capital Improvement Plan at the time of approval and mitigation is not an acceptable alternative, the School District shall issue a School concurrency Determination stating that capacity is not available. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation is an option, the development will remain active pending the conclusion of mitigation negotiations.

Objective F2-3: Proportionate Share Mitigation. Establish Proportionate Share Mitigation.

Policy F2-3.1: The City will establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted LOS standard consistent with the adopted Lake County School Board's financially feasible Capital Improvement Plan.

Policy F2-3.2: In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted LOS standards would otherwise be exceeded, the following options listed below, for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Capital Improvements Program and which will maintain the adopted LOS standards, shall include but not limited to:

- 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.
- Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted LOS standard consistent with the adopted Lake County School Board's financially feasible Capital Improvement Plan.

Policy F2-3.3: 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 F2-3.4: Mitigation shall be directed to projects on the school Board's financially feasible Capital Improvement Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the relevant local government, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the school agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Capital Improvement Program. This development agreement shall include landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy F2-3.5: The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be calculated by multiplying 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 full-market value.

Policy F2-3.6: The process to determine proportionate share mitigation obligation shall be as follows:

Step 1: Determine the number of students to be generated by the development.

Number of Dwelling Units in the proposed development (by unit type)

MULTIPLIED BY

Student Generation Rate (by type of DU and by School Type provided by the school board)

EQUALS

Number Students Stations needed to serve the proposed development

Step 2: Comparing the available capacity to the number of student stations calculated in Step 1 to assess the need for mitigation.

Available Capacity within Service Area

MINUS

The Number of new Students Stations needed to accommodate the proposed development

EQUALS

The shortfall (negative number) or surplus (positive number) of capacity to serve the development

Step 3: Evaluating the available capacity in contiguous service areas.

If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step still results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.

Step 4: Calculating proportionate share mitigation.

Needed additional Student Stations from Step 3 (deficit)

MULTIPLIED BY

Average cost per Student Station

Policy F2-3.7: 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.

ELEMENT G - OPEN SPACE AND RECREATION

Goal G1: Provision of Open Space, Parks, and Recreation. To provide adequate open space, parks, and recreation facilities to serve the needs of all Mascotte residents.

Objective G1-1: *Level of Service Standards for Parks.* To ensure adequate lands are provided for parks, the City shall utilize level of service standards for parks and other criteria specific to population, park size and location. For purposes of implementing this Objective, the City may utilize parklands under the jurisdiction of Lake County and public parks provided within residential developments.

Policy G1-1.1: The level of service (LOS) standard for parks shall be as follows:

- Overall Parkland: four (4) acres per 1,000 residents. This standard includes both passive and active City parks and recreational facilities, and includes Community, Neighborhood, and Mini-parks.

Policy G1-1.2: The City of Mascotte shall utilize the following guidelines for determining the type and location for parklands:

- Community Park - A facility designed to serve the needs of more than one neighborhood. This facility type shall serve a minimum of 5,000 City residents and is located no greater than three (3) miles from those residents. The minimum size of any new community parks should be five (5) acres. Typical facilities found in community parks are designed to serve the entire family and typically include both passive and active recreation opportunities such as playground areas, recreation buildings, sports fields, paved multipurpose courts, picnic areas, open or free play areas, swimming pools, and landscaping.
- Neighborhood Park - A facility that serves an entire neighborhood or area with a minimum of 2,500 city residents and is located no greater than three-fourths (3/4) of a mile from those residents. The minimum size of a neighborhood park should be two (2) acres. Typical facilities provided include playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, and landscaping.
- Mini-Park - A small park serving a concentrated or limited population of 500 to 2,500 residents within a radius of up to six (6) blocks. A minimum size of one-quarter (1/4) acre for each stand-alone park is recommended. Mini-parks primarily offer passive recreation and typical facilities provided include playground areas, benches, open space, picnic tables, and landscaping.

Policy G1-1.3: The Land Development Code shall address standards for park development and improvements. Standards shall include buffering, landscaping, parking, and the amount of area available for facilities.

Policy G1-1.4: Those lands identified in this element as “Parks” shall perpetually be held in public ownership for recreation purposes.

Policy G1-1.5: The City shall include any declared land acquisition for recreational space within the Capital Improvement Schedule.

Policy G1-1.6: The City shall explore the potential for the construction of public boat launches (for non-motorized watercraft) on the shores of Dukes Lake, Sunset Lake, Little Bluff Lake and Big Bluff Lakes.

Policy G1-1.7: To maximize the use of existing and future sites, the City shall evaluate the feasibility of providing lights at active-based parks. However, no lights shall be installed if they would have a negative impact on a residential neighborhood.

Objective G1-2: Parks and Recreation Master Plan. *The City shall prepare and maintain a Parks and Recreation Master Plan to identify future additions of activity-based recreational facilities to existing and future parks.*

Policy G1-2.1: The City shall prepare and maintain a Parks and Recreation Master Plan indicating the status of activity-based recreational facilities in the City.

Policy G1-2.2: The City shall use the State recommended standards for recreational facilities (fields and courts) as guidelines for the provision of facilities within existing and new City parks. These facilities are not required to be budgeted and constructed.

Policy G1-2.3: The Parks and Recreation Master Plan shall include areas for general open space (other than water bodies).

Policy G1-2.4: The Parks and Recreation Master Plan shall include an implementation plan indicating which activity-based recreational facilities will be added to existing and future parks in the City.

Policy G1-2.5: Consistent with the Capital Improvements Schedule process, the City of Mascotte shall budget for acquisition and actively negotiate to obtain property to ensure adequate park space in the future.

Policy G1-2.6: The City shall coordinate with the Florida Department of Environmental Protection to identify available grant funds for recreation and open space land acquisition and for development of recreation facilities.

Policy G1-2.7: The City shall actively pursue coordination with Lake County to ensure the County Future Land Use Map provides for areas to be reserved for neighborhood and community parks in the area of Mascotte.

Policy G1-2.8: Maximize the use of existing recreation space by promoting recreation activities and programs.

Objective G1-3: LOS Updates. *The City shall review and, if necessary, update the Parks level of service standards every five years.*

Policy G1-3.1: The City Manager shall provide a written report every five (5) years justifying or proposing amendments to the level of service standards for parks and recreation facilities.

Policy G1-3.2: At the time the first written report is prepared, the City shall consider the need to adopt detailed level of service standards for specific activity-based recreational facilities (fields and courts).

Policy G1-3.3: Minimum land requirements needed to comply with the above LOS standard shall be monitored and evaluated at least once a year.

Objective G1-4: Park Maintenance. *The City shall maintain and improve all City parks in a manner that is consistent with the recreation needs of the City residents, and maximizing the potential of the individual facilities.*

Policy G1-4.1: The City's parks and recreational facilities shall be renovated and/or upgraded as needed to provide improved recreational opportunities.

Policy G1-4.2: The City shall continue to maintain existing lights for evening recreation activities.

Policy G1-4.3: The City shall maintain an inventory of the location, size, condition and amenities available at each public park. This inventory shall be updated every year.

Objective G1-5: Accessibility. All recreation and open space areas shall be evaluated as to the accessibility to all Mascotte residents regardless of physical condition, age, or economic condition as outlined in the Uniform Federal Accessibility Standards.

Policy G1-5.1: All city parks and open space shall be located so as to provide unobstructed access, when reasonably possible, through the following procedures:

- Existing facilities shall be evaluated and improved if necessary.
- Any new roadway or sidewalk construction required to access future sites shall be improved to Land Development Regulation engineering standards.

Policy G1-5.2: Any park undergoing renovation shall incorporate wheelchair and bicycle access.

Policy G1-5.3: Bicycle racks shall be provided at all recreation sites. The type and quantity of such facilities shall be determined by the City's Parks and Recreation Coordinator.

Objective G1-6: Private Parks and Recreation Facilities. The City shall coordinate the provision of open space by private interests.

Policy G1-6.1: Park dedication requirements for residential development (see Policy A2-1.6), whether in the form of land or cash in-lieu of land, shall be addressed by the City at the time of the development review process.

Policy G1-6.2: Impact fees for recreation, parks and open space shall be evaluated every 5 (five) years to determine the appropriate fee to be charged to the development community.

Objective G1-7: Joint Use of Facilities. The City shall continue to coordinate with developers and other agencies to avoid duplication of recreation facilities, including provisions for joint use of private, as well as school board, recreation facilities to meet the recreation demands of the City's citizens.

Policy G1-7.1: The City shall coordinate ways and means for private developers to provide public recreation facilities within their developments.

Policy G1-7.2: The City shall utilize the level of service review to recommend recreation improvements located within private development.

Policy G1-7.3: The City shall strengthen coordination with the Lake County School Board, to allow the use of school board facilities by the general public.

Policy G1-7.4: To avoid duplication of services, the City shall coordinate recreation planning activities with local and State governments.

Policy G1-7.5: The City shall review updates of the Countywide Parks and Recreation Master Plan, as they are done, and make the necessary updates to this element to achieve consistency.

Policy G1-7.6: The City shall pursue an interlocal agreement with Lake County for the purpose of using Lake County parks for organized recreation activities for Mascotte residents.

ELEMENT H - CONSERVATION

Goal H1: To protect, maintain, and conserve the natural resources of Mascotte for continued environmental quality and the well-being of all citizens.

***Objective H1-1: Air Quality.** The City shall maintain and enhance air quality.*

Policy H1-1.1: On an annual basis, the City shall obtain a revised list of any identified air pollution generators in and surrounding Mascotte from the Florida Department of Environmental Protection.

Policy H1-1.2: The City of Mascotte shall protect air quality by complying with or exceeding air standards established by the Florida Department of Environmental Protection.

Policy H1-1.3: Mascotte shall coordinate with Lake County and other local municipalities to prevent land uses adjacent to the City which would adversely impact air quality within Mascotte based on future land use compatibility.

Policy H1-1.4: The City of Mascotte shall require the highest air quality standards of industrial, commercial, and agricultural activities occurring in and around the City.

Policy H1-1.5: The City shall participate in air quality public information programs and shall encourage alternative forms of transportation.

***Objective H1-2: Groundwater Resources.** The City shall conserve, use best management techniques, and protect future and existing groundwater resources for potable water usage.*

Policy H1-2.1: The City shall require the installation of water conserving devices in all new construction, such as water conserving water closets, showerheads, faucets, etc. within its building codes.

Policy H1-2.2: To reduce groundwater consumption and runoff related to landscape irrigation, the City shall require new development to plant and/or preserve native drought-resistant vegetation for landscaping.

Policy H1-2.3: The City shall also promote the upgrade of existing commercial and residential landscaping to native drought-resistant species through education and pursuing matching grant programs.

Policy H1-2.4: The City shall support, assist and otherwise cooperate with, the Central Florida Water Initiative and the St. Johns River Water Management District in the implementation of the District's Water Shortage Plan.

Policy H1-2.5: The City shall notify the St. Johns River Water Management District of the presence of any abandoned free-flowing artesian wells identified within its jurisdiction and to record their existence.

Policy H1-2.6: The City, in cooperation with the City of Leesburg and the City of Groveland through existing interlocal agreements, shall pursue providing the implementation of a reclaimed water system as deemed feasible for non-potable water for irrigation.

Policy H1-2.7: The City shall not allow sink formations to be filled or excavated, and no debris placed adjacent to the sink, until the Florida Sink Hole Research Institute, or a surrogate state agency, has completed a site investigation to determine appropriate actions to protect property and groundwater quality.

Policy H1-2.8: The City shall prevent the storage of chemicals in the 100-year floodplain and in areas of high aquifer recharge.

Policy H1-2.9: The City shall participate in water conservation public information programs and shall encourage the use of water conserving plumbing fixtures and drought-resistant native vegetation for landscaping.

Policy H1-2.10: To ensure an adequate supply of potable water, the City shall evaluate the implementation of the Florida Water StarSM program for all new construction.

Policy H1-2.11: The City shall continue participation with the planning and development of the Central Florida Water Initiative Regional Water Supply Plan.

Policy H1-2.12: During the development of alternative water supply projects, the City shall continue to be engaged with the Central Florida Water Initiative and shall evaluate each project to determine its benefit to the City's water resource needs.

Policy H1-2.13: Within 18 months of the approved and updated Regional Water Supply Plan, the City shall incorporate alternative water supply projects that have been identified and determined beneficial by the City into the comprehensive plan.

Objective H1-3: Wetlands. *The City shall maintain and enforce Land Development Code that include performance criteria designed to protect and conserve wetlands from physical and hydrologic alterations as well as specifically direct incompatible land uses away from wetlands. These Policies within this Objective shall not apply to the Green Swamp Area of Critical State Concern.*

Policy H1-3.1: The City shall include in the LDR a requirement that any development that contains land meeting the definition of a wetland, as defined in Florida Statutes, shall conduct a wetland delineation. A delineation of the upland wetland boundary shall be established based upon an onsite field survey by a professional biologist or registered engineer provided by the applicant and coordinated with the St. Johns River Water Management District, the Florida Department of Environmental Protection, and/or the US Army Corps of Engineers. Furthermore, the development shall through a comprehensive planning process identify the types, values, functions, size, conditions, and specific locations of the wetlands on the site.

Policy H1-3.2: The City shall require that all new development obtain a stormwater management permit and, as necessary, other required permits from the St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP) and the U.S. Army Corps of Engineers (ACOE).

Policy H1-3.3: The City will coordinate with SJRWMD, FDEP, and the ACOE regarding all stormwater management and other required permit applications.

Policy H1-3.4: The City shall require and enforce an undisturbed buffer, twenty-five (25) feet in width, adjacent to all wetlands and lakes. The area of wetlands in question shall include all contiguous wetlands located on the site and adjacent to the site. Buffers without native vegetation shall be revegetated with indigenous habitat to protect the quality of the adjacent isolated wetland, wetland system, lake, river or stream.

Policy H1-3.5: Wetlands shall be protected from physical or hydrologic alterations in order to maintain natural functions of the wetlands and lakes. No development shall be permitted in wetlands other than open space, restricted access to the property (where unavoidable, and kept to minimum width), bird sanctuary, natural preserve, or other similar land uses approved by the City pursuant to Land Development Code designed to carry out the intent of the Comprehensive Plan. The City shall continue to enforce existing regulations that address the following issues:

- Criteria and stipulations for protecting wetlands and managing the development review criteria;
- Protection of wetlands and fragile transition areas;

- Compensatory mitigation where proposed upland development presents a potential hazard to wetland functions.

The City's existing regulations require uses and activities in wetlands to comply with design and performance criteria which also regulate retention of natural drainage characteristics, minimization of alteration or modification, stormwater, and wetland buffers.

Policy H1-3.6: Transition areas shall be defined as the area separating wetland areas and their undisturbed buffers, from upland areas and in which development activities may be regulated to protect wetlands. The transition zone is an area having a direct groundwater or surface water influence. The transition area provides a buffer between wetlands and upland development or other land alteration activities. The purpose of the transition zone is to ensure the continuing function of respective wetland communities. The City shall retain the right to prohibit development within the wetland transition area. The boundary of a wetland transition area shall be established by field investigation. At a minimum the following uses shall be prohibited within the wetland transition areas:

- All industrial uses;
- Sanitary landfills;
- Wastewater treatment facilities;
- Incinerators;
- Animal feedlots;
- Petroleum or pesticide storage facilities;
- Above-ground or below-ground pipes (such as, gas/petroleum lines) for pollutants or contaminants;
- Any land use that stores, handles, or generates hazardous material or waste.

Policy H1-3.7: The City shall enforce performance criteria designed to protect and preserve wetlands, wetland transition areas and water management areas. The City shall enforce its stormwater management and wetland preservation regulations to provide for the dedication of conservation easements or reservations where the City finds that the dedication is reasonable in order to protect the value and function of a wetland or to further the objective of stormwater management plan.

Objective H1-4: *Wetlands within the Green Swamp Area of Critical State Concern. Within one year of the adoption of this Objective, the City shall further protect wetlands within the Green Swamp Area of Critical State Concern by enacting land development code regulations that implement the following Policies.*

Policy H1-4.1: Upland Buffer. No new development shall be located within fifty feet (50 ft.) of the furthest upland extend of any wetlands or water body.

Policy H1-4.2: Wetland Impacts. Wetland impacts shall only be allowed when there is no other alternative, such as when providing access to a parcel will result in unavoidable wetlands impacts and the denial of said impacts would result in a taking. Impacts shall be properly mitigated through the appropriate agency with jurisdiction.

Policy H1-4.3: Unaltered State. Wetlands and upland buffers shall be maintained in their natural and unaltered state. However, controlled burns, selective thinning, and ecosystem restoration and maintenance are permissible activities within the wetlands and upland buffers, provided they are performed in accordance with current Silvicultural Best Management Practices published by the Division of Forestry. Any isolated wetlands of less than one acre shall be exempt from these requirements.

Policy H1-4.4: Wetland Delineations. An application for development within the Green Swamp Area of Critical State Concern must include a wetlands delineation or statement that no wetlands are located on the parcel. The delineation or statement shall be prepared by a

professional biologist or registered engineer provided by the applicant and coordinated with the St. Johns River Water Management District, the Florida Department of Environmental Protection, and/or the US Army Corps of Engineers. Furthermore, an application for development shall identify the types, values, functions, size, conditions, and specific locations of the wetlands on the site.

Objective H1-5: Surface Water. *The City shall protect surface water from all known and identifiable pollution sources.*

Policy H1-5.1: The City shall require new developments to use the best stormwater management techniques to control sediments, silt, and pollution carried by urban runoff before discharging into open waters

Policy H1-5.2: The design of stormwater management systems, including low impact development (LID) projects, shall meet the rules and criteria established by the City of Mascotte, the St. Johns River Water Management District, the Florida Department of Transportation (if applicable), and the East Central Florida Regional Planning Council.

Policy H1-5.3: On an annual basis, the City shall identify those components of the Mascotte drainage system that may be contributing to the overall degradation of surface water quality, and develop a priority listing for the mitigation of components.

Policy H1-5.4: The City shall not allow on-site sanitary sewer systems to directly discharge into any lake, nor shall a system use surface waters for back-up or overflow discharge.

Policy H1-5.5: The City shall pursue funding sources which are available from the State of Florida to acquire land along lakefront areas for recreation or conservation purposes

Policy H1-5.6: The City shall participate in the Florida Lake Watch Program with Lake County.

Policy H1-5.7: The City shall manage development along lake shoreline areas and lakefront littoral region through the establishment of both a Shoreline Protection and a Lakefront Littoral Zone. Both Zones shall be established as part of any new surface water management system, which consists of lakes and designated wetland areas. The Land Development Code shall provide appropriate development setbacks to preclude encroachment into these zones.

Objective H1-6: Floodplains. *The City shall ensure long-range protection of the functionality of the City's floodplains. The Policies within this Objective shall not apply to the Green Swamp Area of Critical State Concern.*

Policy H1-6.1: Regulations for development within the floodplains and floodways will be maintained in the City's Land Development Code to prevent flooding.

Policy H1-6.2: On-site waste disposal systems shall be located outside of the floodplain to avoid impairment to them or contamination from them during flooding.

Policy H1-6.3: The City shall prohibit septic tanks, wastewater treatment plants, and spray fields within the 100 Year Flood Zone.

Policy H1-6.4: Where feasible, the floodplain shall be reserved, undisturbed, for conservation, open space and passive recreational uses to preserve the natural flow of runoff.

Policy H1-6.5: When development is proposed within the Flood Zone, to maintain reasonable use of and value of property, compensatory mitigation shall be required to maintain its natural flow regime.

Policy H1-6.6: The 100 Year Flood Zone 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.

Objective H1-7: Floodplain within the Green Swamp Area of Critical State Concern. *Within one year from the adoption of this Objective, the City shall further protect the floodplain within the Green Swamp Area of Critical State Concern by enacting land development code regulations that implement the following Policies.*

Policy H1-7.1: Definition and Determination. Floodplain (or known as “flood hazard area”) shall be defined as that area that lies within Zone A or Zone AE as delineated by the FEMA Flood Insurance Rate Map.

Policy H1-7.2: Development. For parcels that include land both outside the floodplain and within the floodplain, no development shall be allowed within the floodplain.

Objective H1-8: Wildlife and Vegetation Protection. *The City shall appropriately use and protect wildlife and native wildlife habitat.*

Policy H1-8.1: The City shall work closely with the Florida Fish and Wildlife Conservation Commission (FFWCC) and private landowners to increase the public’s knowledge of habitat protection and best management practices to protect endangered and threatened species, as well as species of special concern.

Policy H1-8.2: The City shall notify the Florida Game and Fresh Water Fish Commission to the presence of any roosting, nesting, or frequented habitat areas for endangered or threatened wildlife occurring within its jurisdiction.

Policy H1-8.3: The City shall coordinate during the development review process with the appropriate state and federal agencies for technical assistance in environmental issues regarding wildlife, and native wildlife habitat.

Policy H1-8.4: The City shall regulate the following activities in areas identified as being environmentally sensitive and in areas containing endangered and/or threatened wildlife, to ensure that such areas are preserved:

- The removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, or materials of any kind;
- The changing of existing drainage characteristics, sedimentation patterns, flow patterns, or flood retention characteristics;
- The disturbance of the environmentally sensitive area’s water level or water table by drainage, impoundment, or other means;
- The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- The placing of fill or the grading or removal of material that would alter topography;
- The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- The conduct of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

Policy H1-8.5: Native Vegetation Protection regulations shall mandate fair and equitable restoration and/or compensatory mitigative measures in order to compensate for loss of vegetation and to enhance stabilization of fragile slopes and/or lake shorelines

Policy H1-8.6: The City shall encourage new developments to protect existing native vegetation in common areas and buffer zone.

Policy H1-8.7: The City shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zone.

Policy H1-8.8: The City shall cooperate with and assist Federal and State environmental and wildlife preservation agencies in their efforts 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 H1-8.9: The City shall coordinate with the Lake County Water Authority to control any aquatic weed, algae blooms, or other aquatic plant proliferation occurring within the City's lakes.

Policy H1-8.10: The City, through its Land Development Code will ensure the protection of areas of native vegetation, wildlife habitat, and endangered and threatened species.

Policy H1-8.11: Developers shall be required to identify wildlife habitat, and endangered and threatened species as part of the development review process, and shall be required to submit mitigation measures for review as part of the City's development review process.

Policy H1-8.12: Annually, the City shall maintain updated maps from FFWCC showing the locations of habitat for endangered and threatened species and species of special concern, and unique natural areas.

Policy H1-8.13: The City shall coordinate with Lake County to ensure the protection of environmentally sensitive areas that cross jurisdictional boundaries.

Objective H1-9: Soil Management. *The City shall appropriately manage soils data and protect against soils erosion and uses inconsistent with soils.*

Policy H1-9.1: The City's Land Development Code shall continue to require that all site developments properly install and maintain erosion and sedimentation control devices, and that developers submit an erosion and sediment control plan before start of construction.

Policy H1-9.2: All disturbed soil areas will be permanently stabilized upon completion of development activities, in order to reduce soil erosion.

Policy H1-9.3: Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

Policy H1-9.4: The City shall notify the local office of the U.S. Soil Conservation Service of any major soil erosion problems that may occur within the City's jurisdiction.

Policy H1-9.5: The City shall maintain soils records to be used in determining appropriate development usage.

Policy H1-9.6: The City shall not allow septic tanks in soils that do not adequately percolate.

Objective H1-10: Mining. *The City shall regulate mining activities to prevent incompatible land uses from locating adjacent to each other.*

Policy H1-10.1: As no significant deposits of valuable minerals are present within the City of Mascotte, the City shall not encourage mining activities.

Policy H1-10.2: Major wind current patterns shall be considered for locating mining activities to ensure that dust particles and odors do not negatively impact adjacent land uses.

Policy H1-10.3: Mining, borrow pits, or any other resource extraction (including sand mining, peat mining, limerock mining, and phosphate mining) shall be prohibited in the Green Swamp Area of Critical State Concern.

Objective H1-11: Hazardous Waste. *The City shall coordinate with the appropriate agencies to ensure that sources of hazardous waste are identified and monitored.*

Policy H1-11.1: The City shall continue to utilize the Lake County fire and emergency management services and the State Emergency Response Commission for Hazardous Materials, for its monitoring of hazardous waste generators within the City.

Policy H1-11.2: The City shall coordinate with Lake County to provide and promote citizen education programs and materials regarding hazardous waste and the proper method of disposal of common household hazardous waste materials.

Policy H1-11.3: The City shall reserve all rights and privileges to deny development of any commercial or industrial activity that is a threat to the quality of ground water or to the health and safety of City residents.

Objective H1-12: Historical, Archeological and Cultural. *The City shall conserve significant sites and protect existing historical structures.*

Policy H1-12.1: The City shall coordinate with the State Division of Historic Resources in continuing to identify, protect, analyze, and explain the City's historical, archaeological, and cultural resources. Such efforts shall include determination of their worth and vulnerability, as well as determination of specific applicable preservation management policies.

Policy H1-12.2: The City shall prohibit development activities in or adjacent to historic archaeological sites that depreciate or eliminate their historical value.

Policy H1-12.3: The City shall promote and support local efforts, including those fostered by the Lake County Historical Society, to effectively pursue registration of historically significant sites under Federal and State certified historical master files.

ELEMENT I - INTERGOVERNMENTAL COORDINATION

Goal I1: Implement and promote stable working relationships with other governmental agencies to ensure efficient, effective, and thorough delivery of governmental services.

Objective I1-1: *Coordination of Plans.* The City of Mascotte Comprehensive Plan shall strive to be consistent with the growth management plans of applicable agencies, such as the State Plan, the East Central Florida SRPP, Lake-Sumter Metropolitan Planning Organization's Long Range Transportation Plan, the Interlocal Service Boundary Agreement, and Lake County's Comprehensive Plan.

Policy I1-1.1: Coordinate with affected governmental agencies on the review of development applications in a manner consistent with the Interlocal Service Boundary Agreement entered into with other cities and the County pursuant to Part II, Chapter 171, Florida Statutes.

Policy I1-1.2: Review the Comprehensive Plans of Lake County and other local municipalities to determine the impact of those adopted plans on the future growth and development of the City of Mascotte; such review shall occur on an annual basis, and whenever major Plan changes are made by those jurisdictions.

Policy I1-1.3: Participate in the ECFRPC's Strategic Regional Policy Plan review and update process as mandated by State Statute.

Policy I1-1.4: Continue coordination in planning efforts with Lake County, Groveland, and Leesburg through the sharing of relevant planning data and analysis, notification of development occurring within the City, and review of the impacts, including land use compatibility and impacts on City levels of service standards, of proposed development on adjacent local governments during the City's development review process.

Policy I1-1.5: Coordinate with the water resource protection efforts of the SJRWMD's Water Shortage Plan.

Policy I1-1.6: Gain standing and representation on Lake County Comprehensive Plan land use amendments, which would prove not to be consistent with the Future Land Use Element of the City's Comprehensive Plan.

Policy I1-1.7: Participate in the Long Range Transportation Plan process with the Lake-Sumter Metropolitan Planning Organization.

Policy I1-1.8: The City shall provide the following information and services to affected local governments and agencies:

- Provide planning data and analysis when requested,
- Review the actions of other local governments as to the impact of such actions on City levels of service, and
- Notification to affected local governments and governmental agencies of pending City actions regarding the provision of services and comprehensive plan amendments.

Policy I1-1.9: The City, as part of the development review process, shall provide the County and adjacent municipalities, the opportunity to comment on the siting of facilities with region wide significance.

Policy I1-1.10: *Informal Mediation Process.* The City shall coordinate with the County and adjacent municipalities to establish an informal mediation process for solving local intergovernmental coordination problems among local governments and other units of government providing services but not having regulatory authority over the use of land.

Policy I1-1.11: Formal Mediation Process. Where formal mediation fails to resolve local conflicts, the City shall determine if the issue warrants intervention of an unbiased mediation forum. Such mediation shall be granted to the East Central Florida Regional Planning Council, unless it is evident that the ECFRPC will not represent a fair or unbiased mediator. Upon such determination, the City shall coordinate with the Florida Department of Community Affairs to resolve intergovernmental conflict with another Regional Planning Council serving as the mediator.

Policy I1-1.12: Resolution through other means. Where Informal and Formal Mediation Processes fails to resolve local conflicts, The ECFRPC's conflict resolution process will be used for any disputes that cannot be otherwise resolved.

Objective I1-2: Joint Planning Areas. *The City will continue to coordinate and if needed complete execution of agreements with adjacent local governments to improve land use compatibility between the respective governments.*

Policy I1-2.1: The City will continue to pursue Joint Planning opportunities with Lake County outlining the following:

- Establishment of a joint planning area for the purpose of annexation and identification of infrastructure service areas.
- The City would not exercise municipal jurisdiction over any lands unless they are annexed. The County Comprehensive Policy Plan would control those lands until annexed.
- Agreement to coordinate the provision of utilities to avoid duplication/overlap of facilities and services.
- Agreement to establish procedures for annexation, so that upon approval of an annexation ordinance, the City's comprehensive plan and Land Development Code shall apply. Concurrent with the annexation, the City may establish an initial zoning and rezone the annexed property consistent with the City comprehensive plan and the interlocal agreement.
- Agreement to apply, where possible, to City development standards.

Policy I1-2.2: The City shall coordinate with Lake County, other municipalities within Lake County, Sumter County, and the City of Center Hill, through interlocal agreements, if necessary, to improve the notification process regarding new development proposals within one mile of the common boundary that may impact the other jurisdiction in the provision of public facilities.

Objective I1-3: Informal Coordination. *The City will appoint representatives to attend meetings regarding growth management, schools, parks, infrastructure and other related issues to coordinate on the City's behalf and maintain records of correspondence at such meetings.*

Policy I1-3.1: The City will strive to increase interaction with the ECFRPC, such as attendance at council meetings.

Policy I1-3.2: The City will attend and coordinate efforts through the Lake County Planner's Forum.

Policy I1-3.3: The City will coordinate land use amendment impacts with other local municipalities.

Policy I1-3.4: The City will coordinate with Lake County in an effort to compare the respective Land Use Code, and where there are inconsistent regulations, work towards eliminating such inconsistency, to the extent possible.

Objective I1-4: School Coordination. *The City will participate in full cooperation and coordination with the Lake County School Board, as needed, to coordinate planning activities and maximize the use of available public funds.*

Policy I1-4.1: The City of Mascotte shall continue to coordinate with the School Board for Public School Facility Planning as required through the Interlocal Service Agreement.

Policy I1-4.2: The City shall continue to coordinate with the Lake County School Board to provide planning for adequate sites and infrastructure for future public education facilities within the City of Mascotte, through the following activities:

- The School Board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.
- The School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.
- The City shall provide to the 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.
- The City shall allow a member of the School Board to sit on the Local Planning Agency and comment on proposals that have the potential to increase density.
- Take part in the Lake County Educational Concurrency Review Committee established by the County, School Board and municipalities that shall meet at least annually but more often if needed, and will hear reports and discuss issues concerning school concurrency.
- 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 to discuss issues concerning school concurrency. These issues shall include but not be limited to land use, school facilities planning, including such issues as population and the student projections, level of service, capacity, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The School Board staff shall be responsible for making meeting arrangements.
- During pre-development program planning and school site selection activities, the City shall coordinate with the Lake County School Board to collocate schools with other public facilities, such as parks, libraries, and community centers to the maximum extent possible.

Objective I1-5: Annexation Coordination. *The City will prioritize and manage annexations that are going to provide for the most effective implementation of public services and provide opportunities to prevent sprawling development patterns.*

Policy I1-5.1: All annexation policies shall be consistent with the Interlocal Service Boundary Agreement entered into with other cities and the County pursuant to Part II, Chapter 171, Florida Statutes.

Objective I1-6: Transportation Coordination. *The City shall coordinate transportation issues with affected governmental agencies and jurisdictions to aid in meeting the objectives of other elements of this Plan.*

Policy I1-6.1: The City will coordinate transportation planning efforts with the Lake-Sumter Metropolitan Planning Organization.

Policy I1-6.2: On an annual basis, the City will notify the Lake-Sumter Metropolitan Planning Organization of population changes in the City to coordinate the voting opportunities of the Lake-Sumter Metropolitan Planning Organization's Elected Body board.

Policy I1-6.3: The City shall actively participate in the Florida Department of Transportation's 5-Year Transportation Improvement Program by submitting data that would impact S.R. 50 for inclusion in the program on an annual basis.

Objective I1-7: Infrastructure Coordination. *The City shall coordinate infrastructure issues with affected governmental agencies and jurisdictions to aid in meeting the objectives of other elements of this Plan.*

Policy I1-7.1: Subject to the utilities policies within the Interlocal Service Boundary Agreement entered into with other cities and the County pursuant to Part II, Chapter 171, Florida Statutes, the City of Mascotte shall notify Lake County of any requests for utility service connections or extensions within unincorporated Lake County.

Policy I1-7.2: The City will request Lake County to notify the City of Mascotte of any requests for development of lands within the unincorporated portion of the City's utility service area.

Policy I1-7.3: Subject to the utilities policies within the Interlocal Service Boundary Agreement entered into with other cities and the County pursuant to Part II, Chapter 171, Florida Statutes, the City shall continue to coordinate with the City of Groveland, City of Leesburg, and Lake County regarding the utility service area boundaries.

Policy I1-7.4: Infrastructure Level of Service Coordination. The City shall exchange information with such entities on issues impacting concurrency and level of service throughout the process of developing the concurrency management system and especially in the determination of effective levels of service.

Policy I1-7.5: Subject to the fire hydrant policies within the Interlocal Service Boundary Agreement entered into with other cities and the County pursuant to Part II, Chapter 171, Florida Statutes, the City shall coordinate with Lake County on the installation of fire hydrants on City water mains that are located within unincorporated Lake County.

Objective I1-8: Conservation Coordination. *The City shall coordinate conservation issues with affected governmental agencies and jurisdictions to aid in meeting the objectives of other elements of this Plan.*

Policy I1-8.1: Continue coordination with Federal, State, Regional, and private environmental agencies to ensure adequate technical support for all environmental issues in which the City requires technical expertise.

Policy I1-8.2: The City shall continue to participate and support programs and projects of State, Regional, and County agencies which seek to preserve environmentally sensitive lands, promote usable open space for all citizens, preserve habitats for endangered species, and protect groundwater supplies, potable water supplies, and surface water quality.

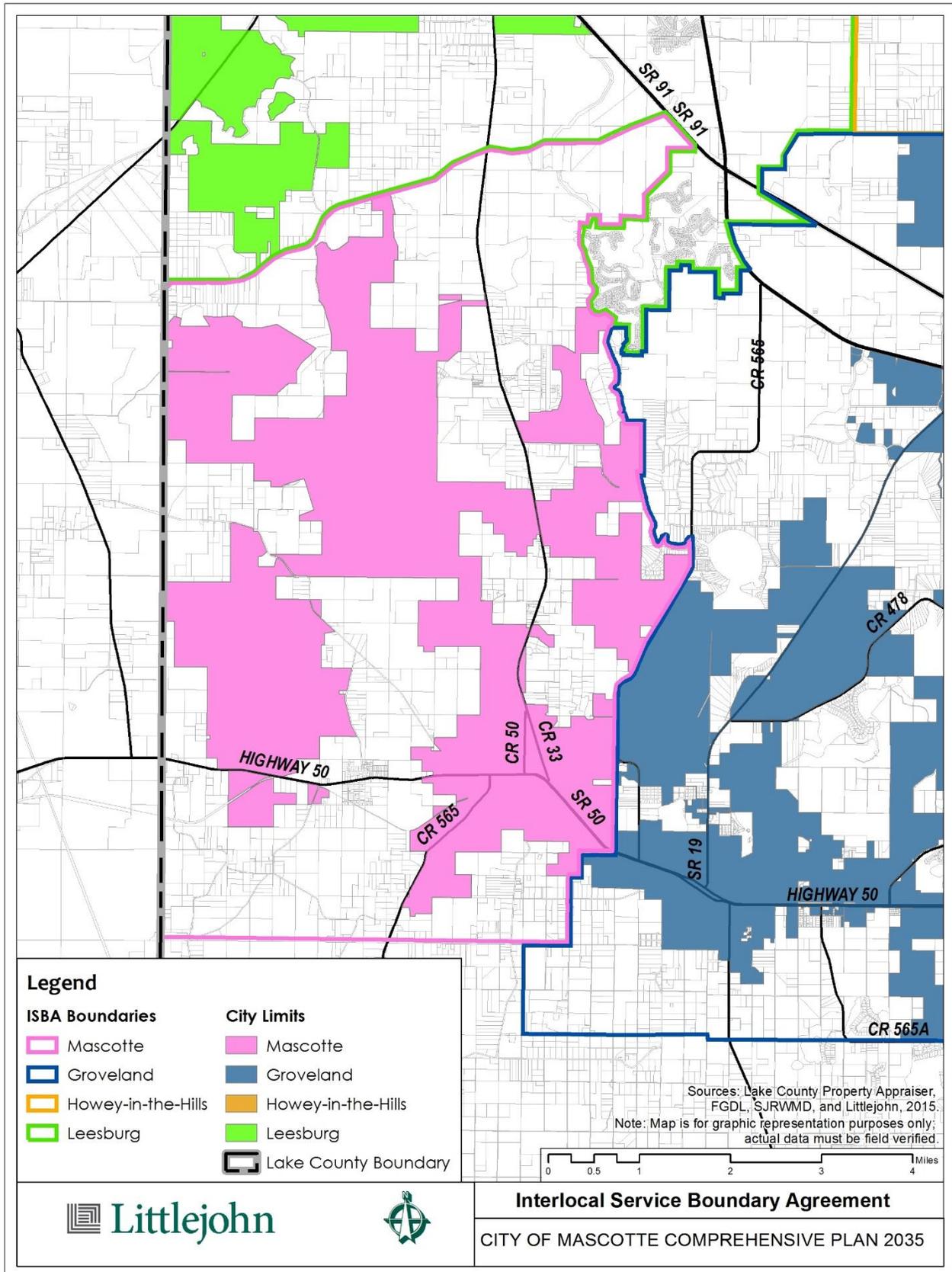
Objective I1-9: Parks and Recreation Coordination. *The City shall coordinate parks and recreation issues with affected governmental agencies and jurisdictions to aid in meeting the objectives of other elements of this Plan.*

Policy I1-9.1: Coordinate with Lake County to recommend the provision of adequate land use acreage on the County and City Future Land Use Maps for regional, community and neighborhood park recreational space.

Policy I1-9.2: If opportunities arise, implement and maintain interlocal agreements with the Lake County School Board and Lake County for the provision and maintenance of shared recreational facilities within the City.

Policy I1-9.3: Coordinate greenways and trails with the County and State, and pursue funding mechanisms for implementation of these needed improvements.

MAP I - 1: INTERLOCAL SERVICE BOUNDARY AGREEMENT



MAPS ADOPTED PREVIOUSLY