FRUITLAND PARK CITY COMMISSION
LOCAL PLANNING AGENCY MEETING AGENDA

February 27, 2014

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, FL 34731

7:15 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

December 12, 2013

4. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the city commission at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action. Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the city commission. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the city commission addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are generally limited to three minutes.

QUASI-JUDICIAL PUBLIC HEARING

5. First Reading – Ordinance 2014-002 – Comprehensive Plan Amendment – "The Villages of Fruitland Park – DRI"

Motion to consider the recommendation from the Planning and Zoning Board.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO CREATE A NEW FUTURE LAND USE DESIGNATION WITHIN THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN ENTITLED "THE VILLAGES OF FRUITLAND PARK-DRI"; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO FLORIDA STATUTES 163.3184(3) AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY RURAL TO THE VILLAGES OF FRUITLAND PARK DRI ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 780 ± ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF CR 466-A AND NORTH OF PINE RIDGE DAIRY ROAD; PROVIDING FOR SEVERABILITY; DIRECTING THE

CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE, AFTER APPROVAL, TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE. (The second public hearing will be held on April 24, 2014.)

6. OTHER BUSINESS

7. ADJOURNMENT

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least three (3) days prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

AGENDA ITEM NUMBER
3

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**LPA Meeting Minutes**				
For the Meeting of:	February 27, 2014				
Submitted by:	Esther Coulson, City Clerk				
Date Submitted:	February 20, 2014				
Are Funds Required:			Yes	X	No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Draft Regular LPA Meeting Minutes				
Description of Item: Discussion and approval of the December 12, 2013 Local Planning Agency draft meeting minutes.					
Action to be Taken: Approve as submitted.					
Staff's Recommendation: Approval, if there are no amendments or corrections by the city commission.					
Additional Comments:					

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

FRUITLAND PARK LOCAL PLANNING AGENCY MEETING MINUTES
December 12, 2013

The Local Planning Agency meeting of the Fruitland Park was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, December 12, 2013 at 7:15 pm.

Members Present: Mayor Christopher Bell; Commissioners John L. Gunter, Jr., Christopher Cheshire, and Sharon Kelly.

Members Absent: Vice Mayor Albert O. Goldberg.

Also Present: Interim City Manager Rick Conner, Police Chief Terry Isaacs, City Treasurer Tannette Gayle, Community Development Director Charlie Rector, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Bell called the meeting to order at 8:00 pm.

Mr. Scott Gerken, City Attorney, outlined the process of the Local Planning Agency (LPA) whereby the city commission sits as the LPA -- who is in charge of the City of Fruitland Park's Comprehensive Plan setting forth the growth plan for the city -- reviews the plan at a public hearing taking input from the public on their thoughts, and whenever there is a change, makes a recommendation to the city commission.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. ROLL CALL

The city clerk called the roll and a quorum was declared present.

4. APPROVAL OF MINUTES (City Clerk)

On motion of Commissioner Kelly, seconded by Commissioner Gunter and unanimously carried, the city commission approved the following minutes as submitted:

- **January 26, 2012**
- **January 12, 2012**
- **September 24, 2009**
- **February 26, 2009**
- **January 8, 2009**
- **October 9, 2008**
- **September 25, 2008**
- **June 12, 2008**
- **May 8, 2008**
- **January 10, 2008**
- **September 27, 2007**
- **August 23, 2007**

DRAFT

- **April 26, 2007**
- **April 12, 2007**
- **August 24, 2006**
- **September 23, 2004**
- **April 12, 2001**

QUASI-JUDICIAL HEARING

Upon the city attorney's recommendation and **by unanimous consent, the Local Planning Agency took the following item out of order on this evening's agenda.**

6. FIRST READING AND QUASI-JUDICIAL PUBLIC HEARING – ORDINANCE 2013-014 –Property Rezoning - North of Poinsettia Avenue and North of Spring Lake Road - Single-Family Medium Density (R-2) to Planned Unit Development (PUD) - Master Development Agreement - Petitioner: Jonathan Penner

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING APPROXIMATELY 14.27 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF POINESETTIA AVENUE AND NORTH OF SPRING LAKE ROAD FROM SINGLE FAMILY MEDIUM DENSITY (R-2) TO THE DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (City Attorney/Community Development Director) (The second reading and public hearing will be held on January 9, 2014 at 7:00 p.m.)

Mr. Gerken swore in the individuals who intend to give testimony on the items on this evening's agenda.

Mr. Rector referred to the proposed ordinance and the rezoning of 9.06 acres to be developed into apartment complex. He received objections from the property owner (has a list).

Mayor Bell called for interested parties to be heard.

Earlier in the meeting, Mr. Mario Waye, City of Fruitland Park resident, referred to a previous Planning and Zoning Board meeting, expressed concerns on the proposed use where the surrounding area is currently occupied by single family residents (primarily senior citizens), and noted that there are no commercial properties nearby. He voiced problems with the potential impact of increased traffic on Poinsetta Avenue which is a county roadway and the potential safety issue as it relates to students attending school in the area.

Mr. Waye relayed the telephone calls and documentation expressing concerns in this regard and the attempts made in objection to the proposed use. He pointed out that the traffic study previously carried out ought to include Poinsetta Avenue and noted the potential impact due to increased traffic. Mr. Waye requested consideration of the neighborhood.

Mr. Waye noted that the subject item reflects approximately 14.27 acres and questioned the request to rezone 9.06 acres.

By unanimous consent, the Local Planning Agency closed the public hearing.

In concurring with Mr. Waye's comments, Mr. Rector confirmed that the 14.27 acres is the total property and is not part of the 9.06 acres being developed; stated that the request to rezone the property is 9.06 acres, and indicated that the remaining property will remain unbuilt (the retention area will remain so that whatever development takes place will intercept with the lake run-off).

Mr. Rector recognized that the traffic report was addressed at the previous Planning and Zoning Board meeting; pointed out his subsequent research that Lake County approved the traffic report for up to 174 apartment units, and that the potential improvements shown in the traffic report include the 3.85 mile radius of Poinsetta Avenue and Berckman Street.

Mr. Rector reviewed the Spring Lake Road Conceptual Site Plan which reflects the subject property immediately to the east is annexed as PUD which allows for designated multifamily and single family uses.

Mayor Bell announced the absence of Vice Mayor Goldberg who has been hospitalized and requested that the city commission consider him in their thoughts.

After discussion, Mr. Gerken explained that the master development agreement for the entire 14 acres will remain undeveloped and will be considered for approval at the January 9, 2014 public hearing.

Following further deliberations, **a motion was made by Commissioner Cheshire and seconded by Commissioner Gunter that the Local Planning Agency recommend the approval of proposed Ordinance 2013-014 as amended to read "9.06 acres" and not "14.27 acres".**

Mayor Bell called for a roll call vote on the motion with the city commission members voting as follows:

Commissioner Kelly	**No**
Commissioner Gunter	**Yes**
Commissioner Cheshire	**Yes**
Mayor Bell	**Yes**

Mayor Bell declared the motion carried on a three to one (3-1) vote.

5. First Reading – Public Hearing - Ordinance 2013-012 – Comprehensive Plan Amendment –Future Land Use Designation - North of Poinsettia Avenue and North of Spring Lake Road - Petitioner: Jonathan Penner

(The LPA agenda (item shown above) is incorrect; however, the following notice for this evening's meeting was advertised correctly.)

Second Reading – Ordinance 2013-010 – Small Scale Comprehensive Plan Amendment Amending the Future Land Use Designation from Lake County Urban Medium Density to Institutional on the Future Land Use Map of the City of Fruitland Park - Petitioner: Countryside Baptist Church

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT AMENDING THE FUTURE LAND USE DESIGNATION FROM COUNTY URBAN MEDIUM DENSITY TO INSTITUTIONAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 3.60± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF US 27/441; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (City Attorney/Community Development Director). (The first reading was held on November 21, 2013.)

There being no comments from the public and **by unanimous consent, the Local Planning Agency closed the public hearing.**

Mr. Rector described the location and proposed designated use of the subject property; relayed the Planning and Zoning Board's recommendation of approval, and indicated that the Community Development staff does not oppose the item.

A motion was made by Commissioner Cheshire and seconded by Commissioner Gunter that the Local Planning Agency approve the Planning and Zoning Board's recommendation of approval to enact Ordinance 2013-010 as previously cited.

Mayor Bell called for **a roll call vote on the motion with the city commission members voting as follows:**

Commissioner Gunter	**Yes**
Commissioner Kelly	**No**
Mayor Bell	**Yes**
Commissioner Cheshire	**Yes**

Mayor Bell declared the motion carried on a three to one (3-1) vote.

7. NEW BUSINESS

There were no new business to come before the LPA at this time.

8. ADJOURNMENT

On motion made, seconded by and unanimously, the meeting adjourned at 8:31 pm.

Signed _____
Esther B. Coulson, City Clerk

Signed _____
Christopher Bell, Mayor

AGENDA ITEM NUMBER
5

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**Ordinance 2014-002**				
For the Meeting of:	February 27, 2014				
Submitted by:	Charlie Rector, CDD				
Date Submitted:	February 21, 2014				
Are Funds Required:			Yes	X	No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Proposed Ordinance 2014-002; Exhibit A, Map (Proposed and Existing), and Exhibit B, Future Land Use Element				
Description of Item: The Villages of Lake-Sumter Inc.'s application for a comprehensive plan amendment for the Villages of Fruitland Park Development of Regional Impact (DRI).					
Action to be Taken: Approve staff's recommendation.					
Staff's Recommendation: Transmit the comprehensive plan amendment to the state agencies for review.					
Additional Comments:					

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

ORDINANCE 2014-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO CREATE A NEW FUTURE LAND USE DESIGNATION WITHIN THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN ENTITLED 'THE VILLAGES OF FRUITLAND PARK-DRI'; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO FLORIDA STATUTE 163.3184(3) AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY RURAL TO THE VILLAGES OF FRUITLAND PARK DRI ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 780 ± ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF CR 466-A AND NORTH OF PINE RIDGE DAIRY ROAD; PROVIDING FOR SEVERABILITY; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE, AFTER APPROVAL, TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Darrin Taylor, as Applicant, on behalf of The Villages of Lake-Sumter, Inc. as Owner, has submitted an application requesting that approximately 780 acres of real property generally located south of CR 466-A and north of Pine Ridge Dairy Road within the city limits of the City of Fruitland Park be assigned a land use designation under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the City of Fruitland Park City Commission finds and determines that the City's Future Land Use Element of the City's Comprehensive Plan should be amended to accommodate the uses and development proposed by the Applicant, on behalf of the Owner; and

WHEREAS, the City of Fruitland Park City Commission accordingly desires to amend the City of Fruitland Park's Comprehensive Plan to create a new future land use designation of "The Villages of Fruitland Park DRI" under the Comprehensive Plan for the City of Fruitland Park and to incorporate the associated objectives and policies to such category; and

WHEREAS, the required notice of the proposed comprehensive plan amendments has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendments to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1: The City of Fruitland Park Future Land Use Element of the City's Comprehensive Plan is hereby amended to create a new future land use designation of "The Villages of Fruitland Park DRI," and to include the associated objectives and policies as set forth on Exhibit "B," attached hereto and incorporated herein by reference.

Section 2: The following described property consisting of approximately 780 ± acres generally located south of CR 466-A and north of Pine Ridge Dairy (the "Property"), and more particularly described as follows:

LEGAL DESCRIPTION: THAT LAND LYING IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

> BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, RUN N00°42'56"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 1,327.16 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID WEST LINE, RUN S89°13'33"E, ALONG THE NORTH LINE OF SAID SOUTH 1/4 A DISTANCE OF 852.36 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4271, PAGE 1960 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,489.39 FEET AND A CHORD BEARING AND DISTANCE OF S80°18'19"E, 468.53 FEET; THENCE ALONG SAID LINE THE FOLLOWING TWO COURSES: EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°05'57", A DISTANCE OF 470.48 FEET; THENCE S89°21'18"E, 675.67 FEET; THENCE CONTINUE ALONG THE EASTERLY EXTENSION THEREOF, DEPARTING SAID BOUNDARY, S89°21'18"E, 663.90 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG SAID EAST LINE, S00°44'25"W, 8.38 FEET; THENCE DEPARTING SAID EAST LINE, N89°21'10"W 22.00 FEET TO THE WEST LINE OF THE EAST 22.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG SAID WEST LINE S00°44'25"W, 287.58 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3202, PAGE 129, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EXTENSION AND THE BOUNDARY OF SAID LANDS THE FOLLOWING TWO COURSES: S89°18'58"E, 727.40 FEET; THENCE N00°38'44"E, 295.93 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4271, PAGE 1960; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3202, PAGE 129, RUN S89°14'18"E, ALONG SAID BOUNDARY LINE, THE EASTERLY EXTENSION THEREOF AND AGAIN ALONG SAID BOUNDARY LINE A DISTANCE OF 2179.52 FEET TO A POINT ON THE EAST LINE OF THE WEST 210.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID BOUNDARY LINE, RUN S00°42'41"W, ALONG SAID EAST LINE A DISTANCE OF 1,271.43 FEET TO THE NORTHEAST CORNER OF THE WEST 210.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE S00°47'54"W, ALONG THE EAST LINE OF THE WEST 210.00 OF THE NORTHWEST 1/4 OF SAID SECTION 8 A DISTANCE OF 595.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 595.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, N89°39'50"W, ALONG SAID SOUTH LINE A DISTANCE OF 10.00 FEET TO THE

EAST LINE OF THE WEST 200.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, S00°47'54"W, ALONG SAID EAST LINE A DISTANCE OF 589.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 160.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, S89°40'49"E, ALONG SAID NORTH LINE A DISTANCE OF 611.54 FEET; THENCE DEPARTING SAID NORTH LINE, S00°46'30"W, 425.68 FEET; THENCE S31°15'56"W, 733.08 FEET; THENCE S00°47'54"W, 35.45 FEET; THENCE S43°54'50"E, 75.41 FEET; THENCE S49°19'38"E, 80.87 FEET; THENCE S45°31'17"E, 45.42 FEET; THENCE S57°57'35"E, 31.06 FEET; THENCE S27°16'42"E, 46.23 FEET; THENCE S36°00'06"E, 62.89 FEET; THENCE S26°28'20"E, 49.91 FEET; THENCE S32°28'21"E, 80.27 FEET; THENCE S29°57'55"E, 60.93 FEET; THENCE S75°47'10"E, 99.18 FEET; THENCE S07°22'59"E, 55.03 FEET; THENCE S04°58'53"E, 28.31 FEET; THENCE S03°51'23"E, 57.52 FEET; THENCE S03°23'32"W, 15.26 FEET; THENCE S75°48'45"W, 38.64 FEET; THENCE S12°05'00"W, 92.40 FEET; THENCE S24°08'42"W, 41.93 FEET; THENCE S11°20'47"W, 21.80 FEET; THENCE S00°21'45"W, 90.73 FEET; THENCE S40°46'06"W, 53.01 FEET; THENCE S53°05'55"W, 104.34 FEET; THENCE S49°53'36"W, 70.59 FEET; THENCE S48°18'47"W, 37.84 FEET; THENCE S61°43'23"W, 48.54 FEET; THENCE S62°49'12"W, 50.56 FEET; THENCE S59°14'26"W, 52.64 FEET; THENCE S70°58'32"W, 38.87 FEET; THENCE S35°38'27"W, 2,364.05 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID SOUTH LINE, N89°06'25"W, 425.00 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID SOUTH LINE, RUN S00°39'15"W, ALONG THE EAST LINE OF SAID NORTH 1/2 A DISTANCE OF 663.97 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID EAST LINE, RUN N89°07'29"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 A DISTANCE OF 1,339.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID SOUTH LINE, RUN N00°38'09"E, ALONG THE WEST LINE OF SAID NORTH 1/2 A DISTANCE OF 664.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7: THENCE DEPARTING THE WEST LINE OF SAID NORTH 1/2, RUN N00°46'30"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1,320.73 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID WEST LINE, RUN N88°56'57"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 A DISTANCE OF 2,644.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID SOUTH LINE, RUN N00°36'09"E, ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 1,329.81 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4, N00°40'16"E, 2,658.38 FEET TO THE POINT OF BEGINNING CONTAINING 777.60 ACRES±

Parcel Alternate Key No.'s - 1288363, 1288479, 1288487 and a portion of 1288703

Shall be assigned a land use designation of The Villages of Fruitland Park DRI, under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference.

Section 3: The City Clerk is hereby directed to transmit a copy of this Ordinance to the state land planning agency upon adoption.

Section 4: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 5: The City Manager or his designee, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Fruitland Park.

Section 6: If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 7: This Ordinance shall become effective thirty one (31) days after adoption. If this Ordinance is challenged within 30 days after adoption, this Ordinance shall not become effective until the state land planning agency or the Administration Commission, respectively issues a final order determining that the large scale comprehensive plan is in compliance.

Section 8: The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of Florida within seven (7) days after its passage on second and final reading.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2014.

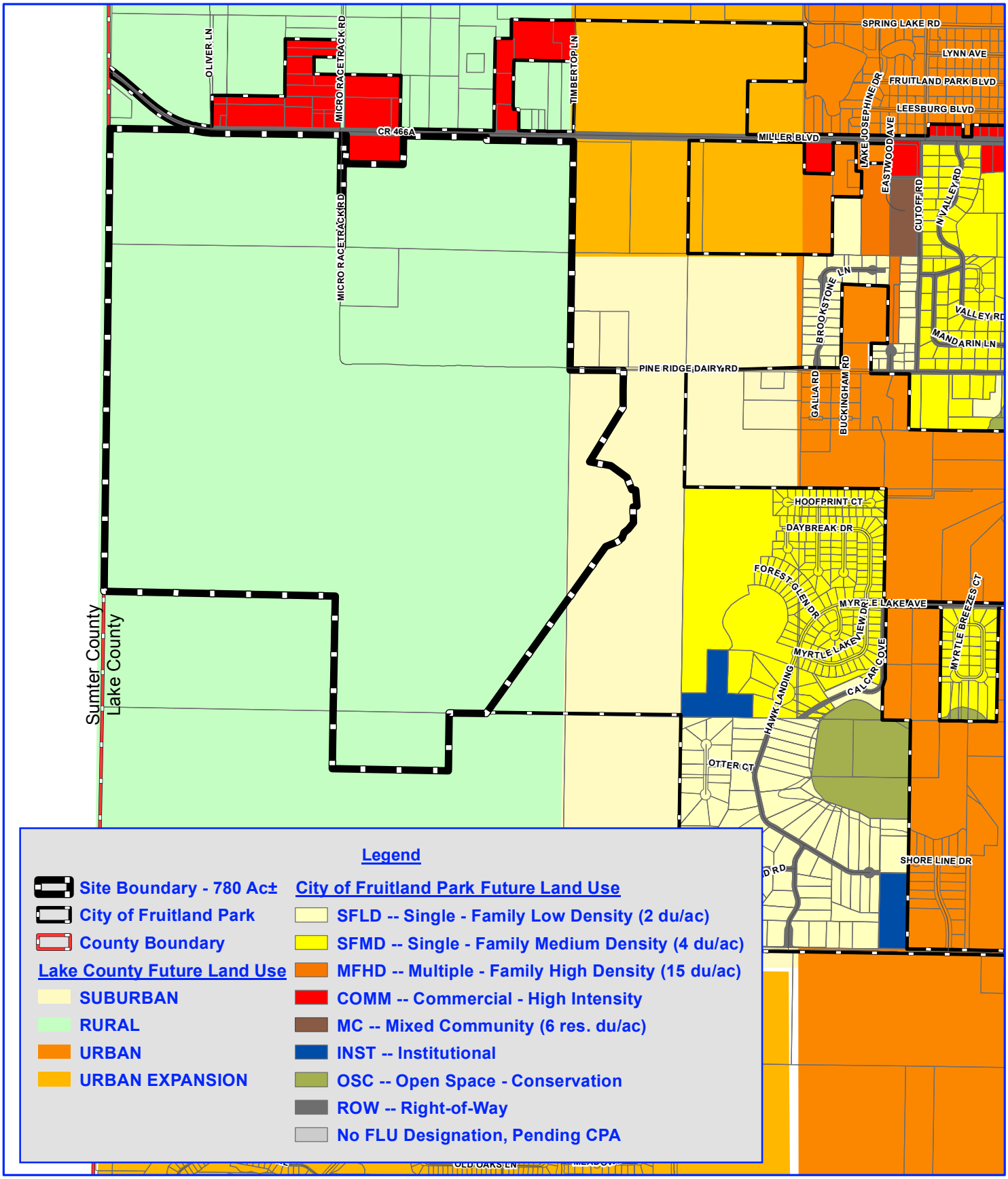
_____
Chris Bell, Mayor
City of Fruitland Park, Florida

ATTEST:
_____
Esther Coulson, CMC, City Clerk

Approved as to Form:
_____
Scott Gerken
City Attorney

Vice Mayor Goldberg	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Cheshire	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Gunther	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Kelly	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Mayor Bell	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)

Passed First Reading _____
Passed Second Reading_____
(SEAL)



N W E S

500 0 500 1,000 Feet

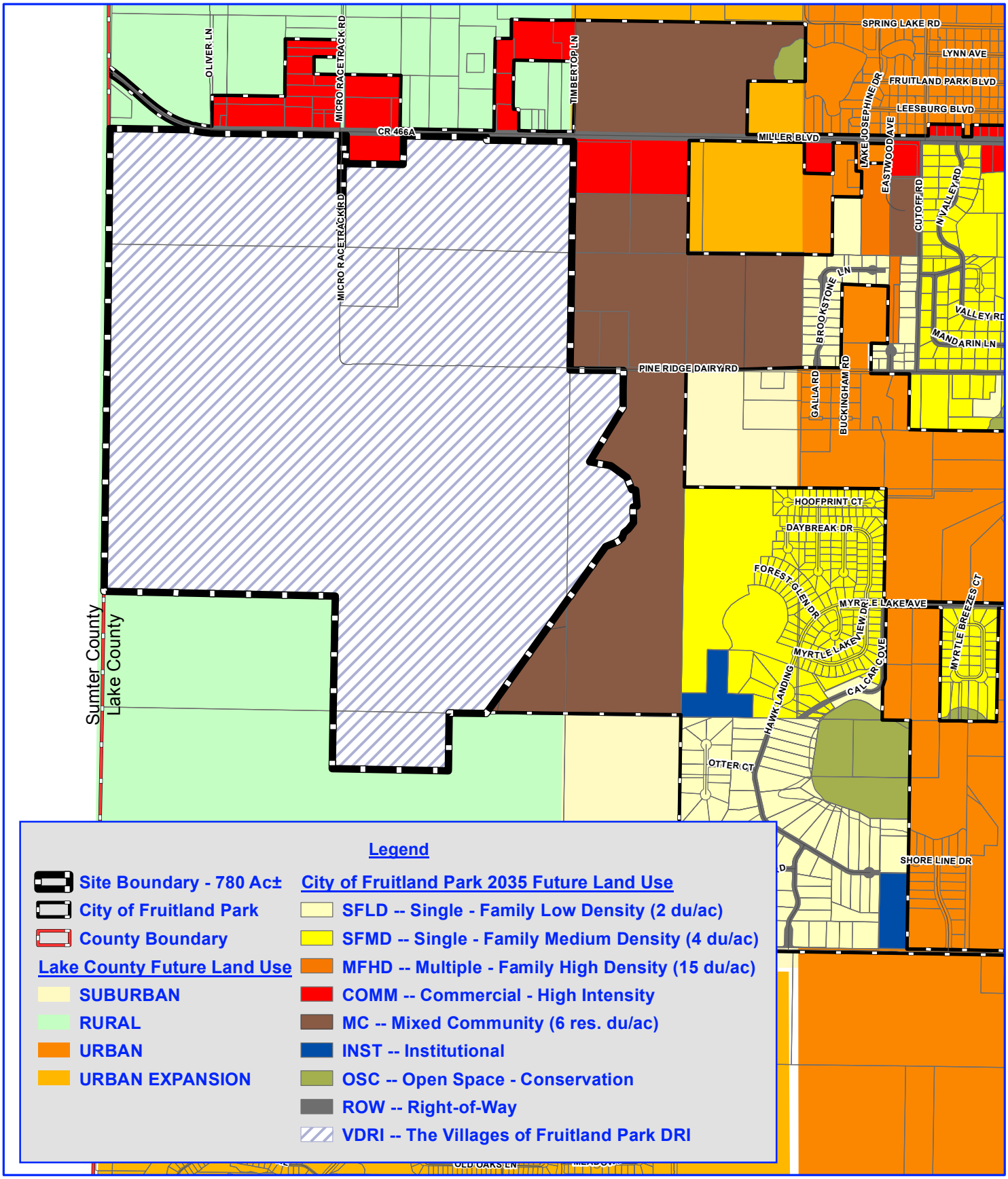
1 inch = 1,500 feet

City of Fruitland Park
The Villages of Lake-Sumter, Inc.

Lake County, Florida
Existing Future Land Use

Project: 398-14-01
File: Existing FLU.mxd
Name: The Villages
PM: Sherie Lindh
Date: February 4, 2014
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



N W E S

500 0 500 1,000 Feet

1 inch = 1,500 feet

City of Fruitland Park
The Villages of Lake-Sumter, Inc.

Lake County, Florida
Proposed Future Land Use

Project: 398-14-01
File: Proposed FLU.mxd
Name: The Villages
PM: Sherie Lindh
Date: February 4, 2014
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

CHAPTER 1

FUTURE LAND USE ELEMENT

City of Fruitland Park Comprehensive Plan

Goals, Objectives and Implementing Policies

This section stipulates goals, objectives and policies for implementing the desired future land use of the City of Fruitland Park.

GOAL 1: LAND USE. INSURE THAT THE CHARACTER AND LOCATION OF LAND USES PROMOTE CONSERVATION OF RESOURCES, EFFICIENCY AND CONCURRENCY IN THE PROVISION OF PUBLIC FACILITIES AND SERVICES, MAXIMIZATION OF ECONOMIC BENEFITS FOR EXISTING AND FUTURE CITIZENS, AND COMPLIANCE WITH ADOPTED MINIMUM LEVELS OF SERVICE STANDARDS, AND CONCOMITANTLY MINIMIZE DETRIMENTAL IMPACTS TO HEALTH, SAFETY, AND WELFARE WHICH MAY BE JEOPARDIZED BY ENVIRONMENTAL DEGRADATION, NUISANCES AND IMCOMPATIBLE LAND USES.

> OBJECTIVE 1-1: <u>PLANNING FOR RESIDENTIAL QUALITY AND NEIGHBORHOOD COHESIVENESS</u>. The city shall designate and promote sufficient area on the 2010 Future Land Use Map for quality residential development and neighborhood cohesiveness, and require the availability of adequate facilities, to support demands necessitated by existing and future housing development and associated population.

Policy 1-1.1: <u>Adequate Residential Land Area</u>. The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services. A minimum of 937 acres shall be allocated for allowing residential land uses on the Future Land Use Map. Residential acreage allocated on the Future Land Use Map shall be sufficient to attract development to the City rather than outside the City limits.

Policy 1-1.2: <u>Allowance for Open Space</u>. The City, incorporated within the Land Development Regulations provisions which require residential open space in new developments. Such provisions include are not limited to a minimum of 25% open space for residential land uses, maximum percentages of lot coverage for other land uses, and requiring proposed development to incorporate such requirements into all development review submittals.

Policy 1-1.3: Mitigation of Impacts from Adjacent Development. The Land Development Regulations standards require adjacent development and redevelopment to provide sufficient buffers and screening for purposes of mitigating impacts to adjacent residential land uses. Such standards are based on the type of zoning of the subject property as well as the adjacent property. The zoning districts determine the width and the amount of landscaping that is required.

The City minimizes potential adverse impacts created by non-residential land uses located adjacent to residential uses by requiring the provision of landscaping, buffering, or other appropriate screening techniques.

Policy 1-1.4: Existing Incompatible Land Use Activities Located within Residential Districts Delineated on the Future Land Use Map. The Land Development Regulations include standards for the transition of incompatible land uses located within the designated residential land districts. These standards include limitations to the expansion of such incompatible uses and provisions for discontinuing the incompatible use if that use should cease for a specified period of time.

Policy 1-1.5: Access to and Circulation within Residential Areas. Transportation systems within designated residential areas delineated on the Future Land Use Map shall be designed to accommodate traffic conditions that further public safety and limit nuisances. Access to residential areas shall comply with policies established within the Traffic Circulation Element that address access management. The design of new residential subdivisions must include the dedication of right-of-way to enable pedestrian access to adjacent residential subdivisions, unless the distance between the furthest lot from the subdivision entrance is less than 1320 feet to the nearest public entrance to the adjacent residential subdivision.

Policy 1-1.6: Transition of Residential Densities. The City shall pattern the transition of residential densities on the Future Land Use Map toward higher densities in areas accessible to employment and commercial areas and away from environmentally sensitive areas, while directing lower density residential development in areas close to environmentally sensitive areas.

Policy 1-1.7: Availability of Facilities to Support Residential Land Uses. Residential densities shall be compatible with available public facilities and their capacity to serve development. Residential areas designated on the Future Land Use Map shall be allocated according to a pattern that promotes efficiency in the provision of public facilities and services, and furthers the conservation of natural resources. Public facilities shall be required to be in place concurrent with in the impacts of new residential development.

OBJECTIVE 1.2: PLANNING FOR CONSERVATION OF ENVIRONMENTALLY SENSITIVE LANDS. OTHER NATURAL RESOURCES AND HISTORICALLY SIGNIFICANT SITES. The City shall manage and control existing and future land uses located within or adjacent to environmentally sensitive lands, other significant natural resources, and historically significant sites, by continuing to enforce protection standards within

the Comprehensive Plan and Land Development Regulations. The measure of successful management of these resources shall be the amount of land protected each year as a result of the development review process.

Policy 1-2.1: Wetlands. The City has incorporated provisions within the Land Development Regulations that require all unaltered wetlands to be placed within conservation easements with the excepting of alteration as allowed in Policy 5-2.4, Conservation element. Any such alteration shall be permitted by the appropriate jurisdictional agency and shall be mitigated with the result of no net loss of natural functional value. Wetlands placed in conservation easements may be utilized for passive recreation activities and shall include but not be limited to elevated boardwalks, nature trails, hiking, bird watching and picnicking. Wetlands are lands which are identified by being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and non contiguous or isolated wetlands to waters, water bodies and watercourses. Wetlands include but are not limited to Cypress, Hardwood Swamp, Bayhead, Hydric Hammock, Shrub Swamp, Shrub Bog, Deep Marsh, Freshwater Marsh, Shallow March and Wet Prairie. An upland buffer of sufficient width which will be determined on an individual basis based upon the wetland size, hydrologic functions, human impacts, plant diversity and integration with other ecosystems will be required.

Policy 1-2.2: Floodplains and Stormwater Management. The City has incorporated provisions within the Land Development Regulations that prohibit development within the 10 year floodplain and allow limited development within the 100 year floodplain as permitted by the St. Johns River Water Management District (SJRWMD) provided that compensating storage is provided and structures located within the 100 year floodplain shall have the first floor elevation at least 18" above the floodplain elevation. The following activities shall be prohibited within the 100 year floodplain:

- septic tanks and the storing of hazardous waste material;
- roads, bridges, and other similar public facilities should not be located within the floodplains, except where no reasonable alternative exists.

The stormwater regulations shall insure that adequate stormwater management or drainage facilities maintain pre-development conditions, provide adequate facilities as may be necessary to insure that the stormwater runoff rate and the quantity shall not be increased, nor adversely affect existing surface water flow pattern, insure that sediment from runoff will not enter natural drainageway and all systems shall be functionally independent of planned but unbuilt phases of the development project.

Policy 1-2.3: Aquifer Recharge. The City has incorporated provisions within the Land Development Regulations that prohibit non-residential land uses which are likely to generate toxic, hazardous or industrial waste in high recharge areas, unless otherwise approved by the Florida Department of Environmental Protection (FDEP), from utilizing septic tanks and where such uses are allowed, must be served by a central sanitary sewer system.

Policy 1-2.4: Sinkholes. The City has incorporated within the Land Development Regulations provisions which require setbacks from sinkholes. The setback criteria will be based on a case by case basis as determined appropriate by a geotechnical engineer and/or the Florida Sinkhole Research Institute.

Policy 1-2.5: Lake Front and Wetland Littoral Zone. The City protects lakefront and wetland littoral zones through the provisions of Policy 5-2.3, Conservation Element. Such provisions are also incorporated into the Land Development Regulations.

Policy 1-2.6: Vegetative Communities and Wildlife Habitats. The City has incorporated provisions within the Land Development Regulations that require all developments to place a percentage of the natural upland communities and native vegetation as defined in the Florida Natural Areas Inventory (FNAI) in conservation easements as specified in Policy 5-1.4.1, Conservation Element. The set aside requirement may be credited toward meeting the Open Space and Landscaping requirements.

(1) designate the area as conservation open space, precluding the encroachment or intrusion of any development other than passive recreation or conservation facilities; or

(2) provisions within the Land Development Regulations require developments to preserve portions of developable upland areas for environmental preservation. The development review process shall determine the extent to which preservation for vegetative communities and wildlife habitats shall be protected from development.

Policy 1-2.7: Historically Significant Sites. Any structure, building, or site which is deemed historically significant and is placed on the Florida Master File or the National Register of Historic Places shall be identified on the Future Land Use Map Series. There is one historically significant site within the City of Fruitland Park's Joint Planning Area (JPA), as of January 1996. (Holy Trinity Episcopal Church.)

OBJECTIVE 1.3: PLANNING FOR COMMERCIAL ACTIVITIES. The 2010 Future Land Use Map shall continue to allocate sufficient land area to accommodate commercial activities that provide goods and services demanded by local and area-wide markets, with consideration to fiscal and environmental impacts to the City of Fruitland Park.

Policy 1-3.1: Criteria for Identifying Marketable Commercial Sites. The location and distribution of commercial land use categories delineated on the Future Land Use Map shall be determined according to the following criteria:

a. Access and vicinity to U.S. 27/441; ease of access and egress to and from major thoroughfares to commercial sites; ability to achieve a functional internal circulation and off-street parking system,

b. Access to County Roads 466A and 25A; ease of access to collector thoroughfares to commercial sites; ability to achieve a functional internal circulation and off-street parking system;

c. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor, and generation of hazardous waste of products;

d. Impact to the conservation and preservation of natural resources;

e. Demand on existing and planned public services, utilities, water resources and energy resources;

Policy 1-3.2: General Pattern of Commercial Land Use.
Commercial land use shall be permitted in three Future Land Use categories. Higher intensive commercial activities shall be confined to the Commercial Land Use category, while wholesale commercial activities shall be permitted in the Industrial Land Use category, and lower intensive commercial activities shall be permitted in the Mixed Community Land Use category designated on the Future Land Use Map. Higher intensive commercial activities shall be directed toward the existing commercial business district located along U.S. 27/441. The Commercial Land Use category shall serve to prevent high intensive commercial from dispersing throughout the rest of the City.

Policy 1-3.3: Access to Commercial Land Uses. Access to commercial sites shall utilize adjacent streets adjoining U.S. 27/441, County Road 466A and County Road 25A where such streets serve to provide safe ingress\egress to the site. Such use of existing streets shall not be designed to direct traffic into residential areas.

Commercial development pursuing access to U.S. 27/441 shall be required to obtain all access management (curb cut) permits from the FDOT, while commercial development pursuing access to County Road 466A and County Road 25A shall be required to obtain all access management (curb cut) permits from the County in accordance with the County's rules and regulations and not prior to a site plan being approved by City staff.

Policy 1-3.4: Mitigation of Impacts to Adjacent Land Uses. The Land Development Regulations require commercial developments and redevelopments to provide sufficient buffers and screening for purposes of mitigating impacts to adjacent residential or public facility land uses. These standards are based on the type of zoning of the subject property as well as the adjacent property. The zoning districts of each shall determine the width and the amount of landscaping that will be required of buffers between incompatible land uses.

Policy 1-3.5: Availability of Facilities to Support Commercial Development. The density and intensity of commercial uses, as specified on Table 1-4, Future Land Use Element, shall be compatible with the ability of public facilities to provide adequate service according to the

adopted levels of service standards. The City will not approve additional commercial land uses than those which can support adopted minimum level of service standards.

Policy 1-3.6: Provision of Open Space. New development shall be required to maintain a portion of commercial sites as open space. The Land Development Regulations specify the proportion of land which shall be retained for open space.

> OBJECTIVE 1-4: PLANNING FOR PUBLIC FACILITIES AND INSTITUTIONAL ACTIVITIES. The City shall assure that adequate public facilities are in place concurrent with the impact of new development through the designation of adequate institutional land uses on the 2010 Future Land Use Map and the Programmed Improvements in the Adopted Capital Improvements Element of the Comprehensive Plan. The criteria for meeting concurrency shall be specified in the Concurrency Management System.

Policy 1-4.1: Coordinate Public Facilities with Land Use. The City shall extend public facilities to existing and proposed land use activities, as shown on the Future Land Use Map, which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the Comprehensive Plan that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the City's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards.

Policy 1-4.2: Coordinate Public Facilities and Services with Concurrency Management System. The timing and location of public facilities shall be coordinated through the Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

Policy 1-4.3: Protection of Potable Water Wellfields. The City has incorporated within the Land Development Regulations provisions that prohibit activities/land uses within the following wellfield protection zones.

- Within all zones any nonresidential land use which stores, handles, produces or uses any regulated substance is prohibited,

- The location of septic systems within two hundred (200) feet of a public water supply well, unless otherwise approved by FDEP or HRS;

- The location of stormwater areas, as defined by SJRWMD, within three hundred (300) feet of a public water supply well, unless otherwise approved by SJRWMD,

- The location of wastewater treatment plant effluent discharges including but not limited to percolation ponds, surface water discharge, spray irrigation, or drainfields within five hundred (500) feet of a public supply well, unless otherwise approved by FDEP,

- The location of a landfill and/or collection center within five hundred (500) feet of a public supply well;

- The location of feed lots or other commercial animal facilities within five hundred (500) feet of a public supply well;

- The location of mining and/or excavation of waterways of drainage facilities which intersect the water table within one thousand (1000) feet of a public supply well, unless otherwise approved by SJRWMD; and

- The location of underground or above ground stationary tanks containing regulated substances, including fuel storage tanks, within five hundred (500) feet of a public supply well.

The Land Development Regulations also include provisions for exemptions based on the following criteria:

1) The application of pesticides, herbicides, fungicides, and rodenticide if application is in strict conformity with EPA regulations and in strict conformity with Chapters 5E-2 and 5E-9 of the Florida Administrative Code;

2) the application of fertilizers containing any form of nitrogen providing that the amount of fertilizer applied shall not exceed forty (40) pounds of nitrogen per acre per month for the total area or two (2) pounds per thousand (1000) square feet per month, however, the applied fertilizer shall not exceed two hundred (200) pounds of nitrogen per acre per year;

3) retail and wholesale establishments in regulated areas provided that the establishments only store and handle regulated substances for resale in their original unopened containers;

4) regulated substances for the maintenance and cleaning of office buildings and regulated substances associated with office equipment;

5) nonresidential land uses which are determined to be exempt in consultation with the SJRWMD and/or the City's engineer. Special exemptions may also be issued subject to the written verification by a qualified Florida professional engineer of Florida certified hydrogeologist that the proposed use or activity will not result in adverse impacts to the protected wellfield potable water supply. Public supply well shall mean a potable water system which provides water to the public and has at least fifteen (15) service connections or regularly serves an average of at least twenty five (25) individuals daily for at least sixty (60) days of the year. Regulated Substances shall include but not be limited to the following:

1) Chapter 38F-41, Florida Administrative Code;

2) Title 40 of the Code of Federal Regulations Part 261 (Identification and listing of Hazardous Wastes);

3) Title 40 of the Code of Federal Regulations Part 302.4 (List of Hazardous Substances and Reportable Quantities);

4) Title 40 of the Code of Federal Regulations Part 355, Appendix A & B (List of extremely Hazardous Substances);

5) Title 49 Code of Federal Regulations Parts 172.101 and 172.102.

OBJECTIVE 1-5: PLANNING FOR INSTITUTIONAL LAND USES.
The City Shall Adequately Plan for the Land Needs of Institutional Activities.

Policy 1-5.2 Compliance with Concurrency Management System. All institutional land uses, both private and public, shall comply with requirements stipulated within the Concurrency Management System. Public facilities shall be available concurrent with the impacts of development. The City shall adequately plan for the land needs of institutional activities.

Policy 1-5.3. Development and Siting of School Facilities. Schools built and operated by the Lake County School Board, will be allowed throughout the city except in areas designated for Industrial or Conservation land use. The Industrial and Conservation categories are excluded in order to avoid dangerous transportation conflicts that may arise from the inter-mixing of children and heavy equipment and in the interest of environmental protection. The use of land not already designated as Institutional for schools shall require a land use change to designate the land for institutional use and the associated zoning category change. Development and siting of school facilities will meet the following conditions:

1-5.3.1: Facilities and services needed to meet the impacts of the facility are available or will be provided by the School Board in accordance with the Comprehensive Plan Elements and CIE.

1-5.3.2: Transportation facilities needed to serve access of buses are designed and constructed in a manner that can sustain the substantial impact of the school without the requirement of additional upgrades at the expense of the City.

1-5.3.3: The scale and intensity of the host land use will be respected.

1-5.3.4: The City will be allowed to contribute to the review of the site design for new facilities, in order to avoid conflict with surrounding properties and existing City land development regulations.

1-5.3.5: The School Board is expected to accommodate City concerns over the design of access and impact of traffic on residential neighborhoods and will be encouraged to provide bicycle and pedestrian access at multiple points on campus.

1-5.3.6: Non-School facilities will be sited in land use categories allowing the specific activity of the intended use.

1-5.3.7: In recognition that the siting of a new school often draws additional development into the area, the School Board will choose new sites in a manner that compliments the City's growth plans, maximizes the use of existing facilities and discourages urban sprawl.

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

Policy 1-6.1: Availability of Public Facilities The City shall not issue development orders or permits unless public facilities and services are available at adopted levels of service concurrent with the impacts of development as specified in Policy 8A-1.1.3, Concurrency Management System.

Policy 1-6.2: Efficiency in the Provision of Public Facilities.. Allocation of future land use shall occur in a manner which promotes efficient distribution and provision of public facilities. Land use allocations shall assure that future sites can be acquired for public facilities programmed within the Five-Year Schedule of Capital Improvements or determined necessary to meet demands generated by growth and development anticipated through the year 2005.

OBJECTIVE 1-7: PREVENT THE OCCURRENCE OF BLIGHTED AREAS. The City of Fruitland Park Shall Prevent the Occurrence of Blighted Areas Which Would Need Renewal by Enforcing the adopted Minimum Land Development Regulations and Building Codes.

Policy 1-7.1: Maintain and Enforce Minimum Standards for Existing and New Development. The City shall continue to enforce appropriate standards for the design and construction of development and redevelopment, including public and semi-public facilities. Code enforcement activities shall be administered to maintain such standards in existing development.

OBJECTIVE 1-8: PLANNING FOR UTILITIES. The City Shall Assure That Needed Utilities Are Provided Through the Designation of an Institutional District on the Future Land Use Map and the Provisions for Allowing those Facilities Within Public Facilities Districts Zoning Category as Stated in the Land Development Regulations.

Policy 1-8.1: Coordinate Land Use Needs for Utilities. The City shall coordinate with utility providers to assure that sufficient right of way and easements are available for utility placements and distribution lines. Utilities will be allowed in the Public Facility Land Use Category and provisions will be made to allow such facilities within the public right-of-ways and throughout

the City under conditions specified in Policy 1A-1.2, Future Land Use element which are also included in the Land Development Regulations.

Utilities shall be permitted on a conditional basis in all land use categories, with such conditions defined in the Land Development Regulations. Utilities requiring separation from other forms of development and human activity shall be designated as open space if such land use represents a potential threat to the health or safety of citizens or to the investment in development.

Policy 1-8.2: Coordinate Traffic Plans with Utilities. As utility service lines are placed within existing transportation right-of-ways, the City shall review future land use plans and transportation improvements to assure that appropriate land and air space are available to accommodate utility lines. Such land use needs shall be delineated as utility open space on the Future Land Use Map when necessary. The City shall inform the utility company of all transportation improvements scheduled within the Five-Year Schedule of Capital Improvements which require relocation of utility service lines or other ancillary facilities.

OBJECTIVE 1-9: DISCOURAGE URBAN SPRAWL. The City Shall Discourage Urban Sprawl Through the Designation of Adequate Land Uses of the 2010 Future Land Use Map to Serve the Existing and Projected Population. Such Land Uses Shall Promote Orderly Development and Provide Adequate Land for a Viable Real Estate Market.

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

Policy 1-9.2: Promote Orderly, Compact Growth. Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service.

Policy 1-9.3: Coordination with Lake County to Reduce Urban Sprawl. The City of Fruitland Park shall coordinate with Lake County to promote a regional development concept that directs future growth to urbanized or urban/rural transitional areas where public facilities and services are available or proposed to be available by year 2005.

Policy 1-9.4: As a condition of site plan approval, the City shall require applicants proposing to develop subdivisions, multi-family developments over 20 units in size and commercial facilities to demonstrate that the proposed development will not contribute to urban sprawl. "Urban sprawl" means urban development or uses that are located in predominately rural areas, or rural areas interspersed with generally low intensity or low density urban uses, and which are characterized by one or more of the following conditions:

a. The premature or poorly planned conversion of rural land to other uses:

b. The creation of areas of urban development or uses that are not functionally related to land uses which predominate the adjacent area: or

c. The creation or areas of urban development or uses where public services are not currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns; leapfrog or scattered development, density, mixed community, institutional, commercial and industrial.

a. Single-Family Low Density – Development within this category shall be limited to single-family detached dwelling units and mobile home subdivisions and the density shall not exceed 2 dwelling units/acres. Planned Unit Developments (PUDs) shall be allowed as outlined in Policy 1-10.2. Public Facilities/services shall be allowed as outlined in Policy 1A-1.2. No industrial development shall be allowed within this land use category.

b. Single-Family Medium Density – Development within this category shall be limited to single-family detached dwelling units and the density shall not exceed 4 dwelling units/acres. PUDs shall be allowed as outlined Policy 1-10.2. Public facilities/services shall be allowed as outlined in Policy 1A-1.2. No industrial development shall be allowed within this land use category.

c. Multiple-Family Low Density – Development in this land use category shall be limited to single-family detached, single-family attached, two-family (duplex), multi-family homes, mobile homes however, mobile homes shall only be permitted in mobile home parks subdivisions. Density shall not exceed 8 dwelling units / acre; however, density shall be limited to 4 dwelling units/acre unless a centralized sanitary sewer system is provided. PUDs shall be allowed as outlined in Policy 1-10.2. Public facilities/services shall be allowed as outlined in Policy 1A-1.2. No industrial development shall be allowed within this land use category.

d. Multiple-Family Medium Density – Development in this land use category shall be limited to single-family detached, single-family attached, two-family (duplex), multi-family homes, mobile homes however, mobile homes shall only be permitted in mobile home parks subdivisions. Density shall not exceed 10 dwelling units / acre; however, density shall be limited to 4 dwelling units/acre unless a centralized sanitary sewer system is provided. PUDs shall be allowed as outlined in Policy 1-10.2. Public facilities/services shall be allowed as outlined in Policy 1A-1.2. No industrial development shall be allowed within this land use category.

e. Multiple-Family High Density - Development in this land use category shall be limited to single-family detached, single-family attached, two-family (duplex), multi-family homes, mobile homes however, mobile homes shall only be permitted in mobile home parks subdivisions. Density shall not exceed 15 dwelling units/acre; however, density shall be limited to 4 dwelling units/acre unless a centralized sanitary sewer system is provided. PUDs shall be allowed as outlined in Policy 1-10.2. Public facilities/services shall be allowed as outlined in Policy 1A-1.2. No industrial development shall be allowed within this land use category.

f. Commercial – High Intensity. Development in this land use category shall be limited to retail sales and service, professional services, higher intensity commercial uses and wholesale commercial uses. PUDs shall be allowed as outlined in Policy 1-10.2. Public facilities shall be allowed as outlined in Policy 1A-1.2. No industrial development shall be allowed. The Maximum intensity standard for this land use category is limited to 70% impervious surface (which includes building coverage. Building heights above 35 feet may be allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the City.

g. Mixed Community – Development in this land use category shall be limited to single family attached, single family detached, multi-family, retail sales and services, neighborhood commercial and professional services. No industrial, mobile homes, and Public facilities/services shall be allowed as outlined in Policy 1A-1.2. The maximum residential density shall not exceed 6 dwelling units/acre; however, density shall be limited to 4 units/acres unless a centralized sanitary sewer system is provided. The maximum intensity standard for commercial uses shall be limited to 70%.

h. Industrial. Development in this land use category shall be limited to wholesale commercial and light industrial development PUDs shall be allowed as outlined in Policy 1-10.2. Public facilities/services shall be allowed as outlined in Policy 1A-1.2. Heavy industrial retail sales and services, and residential development shall not be allowed. The maximum intensity standard for this land use category shall be limited to 75% impervious surface (which includes building coverage). Building heights above 35 feet may be allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the City.

i. Institutional. This land use category includes public facilities such as educational, religious, public and private utilities, and governmental land uses. Such uses shall be allowed as specified in Policy 1A-1.2, Future Land Use element. The maximum intensity standards for institutional shall be 70% impervious surface ratio (which includes building coverage). Building heights above 35 feet may be allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the City.

j. Recreation. This land use category includes private and public recreation facilities including but not limited to golf courses, parks, and other similar uses. The intensity standard for this land use category is limited to a maximum of 30% impervious surface (which includes building coverage). Building heights above 35 feet may be allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the City.

k. Open Space. This land use category consists of Conservation Open Space which includes water bodies, wetland, and environmentally sensitive areas and Utilitarian Open Space which includes cemeteries and stormwater facilities. The intensity standard for the Conservation Open Space land use category is limited to passive recreation which includes but not limited to elevated boardwalks, nature trails, bird watching, hiking and picnicking. The intensity standard

for Utilitarian Open Space is limited to a minimum of 35% impervious surface ratio. Building heights above 35 feet may be allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the City.

OBJECTIVE 1-10: PROMOTE INNOVATIVE LAND DEVELOPMENT APPLICATIONS. The City Shall Promote Innovative Land Development Applications Through the Continued Use of Variable Land Use Designations on the 2010 Future Land Use Map and by Implementing the Following Supporting Policies.

Policy 1-10.1: Application of Land Use Designations. The 2005 Future Land Use Map shall designate variable land uses which will allow the following land use categories: Single-family low and medium density residential; multiple-family low, medium and high density, commercial-high intensity, mixed community, industrial, institutional, recreation and open space.

Policy 1-10.1a: The City of Fruitland Park, recognizing the uniqueness of the property annexed through the adoption of Ordinance 2006-025 (18.78± acres) (the "468 LLC Property"), has adopted and will enforce development standards on the 468 LLC Property to ensure the discouragement of urban sprawl, coordination with public facilities, and the protection of the environmental function of this area. The 468, LLC development agreement serves as the data and analysis for the Comprehensive Plan. The area identified on the FLUM as "468, LLC" is subject to the following:

a. The maximum gross density of the project shall not exceed 7 residential dwelling units per gross acre. Connection to the City's potable water system and central waste water system shall be required for development of the 468 LLC Property. All improvements necessary to connect to the water and wastewater system, including the extension of utility lines, shall be provided at the expense of the owner/developer of the 468 LLC Property. The project must adhere substantially to the provisions set forth in the master development agreement, attached as Exhibit B to Ordinance 2006-025, adopted on April 12, 2007. All other applicable provisions set forth within the R-3A (High Density Residential/Neighborhood Commercial) zoning category of the Fruitland Park Land Development Regulations shall be adhered to. All other applicable provisions set forth within the Multi-family High Density land use category of City of Fruitland Park Comprehensive Plan shall be adhered to.

b. The approval of development orders for the 468 LLC Property shall be consistent with this policy and other comprehensive plan goals, objectives, policies and future conditions exhibits.

c. The 468, LLC development order ensures a consistency of the land use designation on the FLUM with the goals, objective, policies, and future conditions exhibits of the City's Comprehensive Plan.

Policy 1-10.1b: The City of Fruitland Park, recognizing the uniqueness of the property annexed through the adoption of Ordinance 2006-026 (21.48± acres) adopted on April 12, 2007, (the "Breeze Lane Property"), has adopted and will enforce development standards on the Breeze Lane Property to ensure the discouragement of urban sprawl, coordination with public facilities, and the protection of the environmental function of this area. The Breeze Lane development agreement serves as the data and analysis for the Comprehensive Plan. The area identified on the FLUM as "Breeze Lane" is subject to the following:

a. The maximum gross density for the project shall not exceed 10 residential dwelling units per gross acre. Connection to the City's potable water system and central waste water system shall be required for development of the Breeze Lane Property. All improvements necessary to connect to the water and wastewater system, including the extension of utility lines, shall be provided at the expense of the owner/developer of the Breeze Lane Property. The project may contain a combination of villas and townhomes and must adhere substantially to the provisions set forth in the master development agreement, attached as Exhibit B to Ordinance 2006-026. All other applicable provisions set forth within the PUD (Planned Unit Development) zoning category of the Fruitland Park Land Development Regulations shall be adhered to. All other applicable provisions set forth within the Multi-family High Density land use category of City of Fruitland Park Comprehensive Plan shall be adhered to.

b. The approval of development orders for the Breeze Lane Property shall be consistent with this policy and other comprehensive plan goals, objectives, policies and future conditions exhibits.

c. The Breeze Lane development order ensures a consistency of the land use designation on the FLUM with the goals, objective, policies, and future conditions exhibits of the City's Comprehensive Plan.

Policy 1-10.1c: The City of Fruitland Park, recognizing the uniqueness of the property annexed through the adoption of Ordinance 2007-003 (94± acres) adopted on April 12, 2007, (the "Armentano Property"), has adopted and will enforce development standards on the Armentano Property to ensure the discouragement of urban sprawl, coordination with public facilities, and the protection of the environmental function of this area. The Armentano Property development agreement serves as the data and analysis for the Comprehensive Plan. The area identified on the FLUM as "Armentano Enterprises" is subject to the following:

a. The maximum gross density for the project shall not exceed 4 residential dwelling units per gross acre. Connection to the City's potable water system and central waste water system shall be required for development of the Armentano Property. All improvements necessary to connect to the water and wastewater system, including the extension of utility lines, shall be provided at expense of the owner/developer of the Armentano Property. The project may contain single-family residential dwelling units, townhomes and/or condominiums and must adhere substantially to the provisions set forth in the master development agreement, attached as Exhibit B to Ordinance 2007-003. All other applicable provisions set forth within the PUD (Planned Unit Development) zoning category of the Fruitland Park Land Development Regulations shall be adhered to. All other applicable provisions set forth within the Multi-family Low Density land use category of City of Fruitland Park Comprehensive Plan shall be adhered to.

b. The approval of development orders for the Armentano Property shall be consistent with this policy and other comprehensive plan goals, objectives, policies and future conditions exhibits.

c. The Armentano Enterprises, Inc. development order ensures a consistency of the land use designation on the FLUM with the goals, objective, policies, and future conditions exhibits of the City's Comprehensive Plan.

Policy 1-10.1d: The City of Fruitland Park, recognizing the uniqueness of the property annexed through the adoption of Ordinance 2007-008 (159± acres) adopted on April 12, 2007, (the "Lake Ella Property"), has adopted and will enforce development standards on the Lake Ella Property to ensure the discouragement of urban sprawl, coordination with public facilities, and the protection of the environmental function of this area. The Lake Ella Property development agreement serves as the data and analysis for the Comprehensive Plan. The area identified on the FLUM as "Lake Ella Developers II, LLC" is subject to the following:

a. The maximum gross density for the project shall not exceed 4 residential dwelling units per gross acre. Connection to the City's potable water system and central waste water system shall be required for development of the Lake Ella Property. All improvements necessary to connect to the water and wastewater system, including the extension of utility lines, shall be provided at expense of the owner/developer of the Lake Ella Property. The project may contain single-family dwelling units and townhomes and/or condominiums and must adhere substantially to the provisions set forth in the master development agreement, attached as Exhibit B to Ordinance 2007-008. All other applicable provisions set forth within the PUD (Planned Unit Development) zoning category of the

Fruitland Park Land Development Regulations shall be adhered to. All other applicable provisions set forth within the Multi-family Low Density land use category of City of Fruitland Park Comprehensive Plan shall be adhered to

b. The approval of development orders for the Lake Ella Property shall be consistent with this policy and other comprehensive plan goals, objectives, policies and future conditions exhibits.

c. The Lake Ella Developers II, LLC development order ensures a consistency of the land use designation on the FLUM with the goals, objective, policies, and future conditions exhibits of the City's Comprehensive Plan.

Policy 1-10.2: Planned Unit Developments. The City has incorporated provisions within the Land Development Regulations that allow mixed use PUD's in all land use categories of the Future Land Use Map except Recreation and Open Space. Residential PUD's will be located within residentially designated areas, Commercial PUD's will be located in commercially designated areas and Industrial PUD's will be located in industrially designated areas of the Future Land Use Map. A PUD with a mix of housing types (i.e., single family & multi-family) shall be allowed in residentially designated areas of the Future Land Use map and the percentage of distribution of each housing type shall be flexible, however, in no case shall the multi-family units within PUD's located within single family designated areas of the Future Land Use map exceed 49% of the housing stock. Commercial land uses will be allowed within PUD's located within residentially designated areas of the Future Land Use map provided that the commercial uses within the PUD are restricted to on-site day care facilities, convenience store, and personal services that are intended to serve the principal use. Commercial land uses will be allowed within PUD's located within industrial designated areas of the Future Land Use map provided that the commercial uses within the PUD are intended to serve the primary industrial users. The maximum densities and intensities allowed within each PUD will be restricted to the overlay land use category however, densities may exceed the maximum allowed up to 20% through the density bonus credits for providing affordable housing. Buffering and landscaping will be provided along the perimeter and interior boundaries of the PUD based on the type and mix of land use of the subject property and adjacent property. The minimum land requirement for PUD's shall be ten (10) acres unless it can be demonstrated that the intent and purpose of the PUD district and expressed municipal development policy would be served in such case.

Future Land Use Element Objective 1-11 - The Villages of Fruitland Park — The Villages of Fruitland Park DRI land use category (referred to under Objective 1-11 and the supporting policies as "the DRI" or "the project") is designated as such on the City of Fruitland Park's Future Land Use Map and is consistent with the supporting policies identified in this Objective. The DRI is composed of up to 2,050 residential units with supporting golf course and recreation centers which is consistent with the Villages community design. The DRI will be linked to the larger Villages road and path system so residents will be able to access the town centers without leaving the community. The DRI also includes the option to convert

residential units to a maximum of 30,000 square feet of retail. The Villages of Fruitland Park DRI land use category is subject to the supporting policies under this Objective.

Policy 1-11.1 - The Villages of Fruitland Park DRI will include up to 2,050 residential units, golf course and recreation centers, with the option to add up to 30,000 square feet of retail through the DRI conversion matrix, and supporting infrastructure (e.g. roads, water, sewer, etc.). The maximum residential density is 7 units per acre and the maximum non-residential land use intensity is 1.0 Floor Area Ratio (FAR). Interim land use activities for undeveloped land may include farming, and cattle and buffalo husbandry, provided such activities are not in conflict with the Wildlife Habitat Management Plan approved by the FFWCC for the DRI.

The DRI development order contains the requirements for the land use conversion matrix. Use of the matrix does not result in any increase in public facility impacts and the matrix is limited to the conversion of residential units to a maximum of 30,000 square feet of retail. Proposed development orders for the DRI must be consistent with this policy and other policies under Objective 1-11 and future conditions maps.

Policy 1-11.2 — The Villages of Fruitland Park DRI must be consistent with Objective 1-11 and the supporting policies under this Objective. This Objective and supporting policies includes all relevant policies and standards that impact the DRI in regards to the standards for development, environmental protection and provision of public facilities. Thus, these policies restate the relevant provisions within the City's plan as it relates to the DRI, but exempts the project from all other comprehensive plan standards which do not relate to the project or have been superseded by Objective 1-11 and the supporting policies. This exemption is necessary in order to ensure that the DRI is developed consistently with the remainder of the Villages of Sumter DRI and considers those land uses that are outside of, but support, the portion within the City. The DRI must also be consistent with the City of Fruitland Park FLUM and future conditions maps.

Policy 1-11.3 — The Villages of Fruitland Park DRI will meet all applicable local, state and federal regulations as specified in the DRI development order and zoning requirements.

Policy 1-11.4 — The Villages of Fruitland Park DRI is determined to be suitable for the land uses proposed for the site and will remain compatible with the surrounding area through the design requirements including standards for buffering and landscaping. The project will also be integrated into the larger Villages development providing the benefits of a mixed use project that will encourage pedestrian activity and other modes of transportation including sidewalks, bike lanes and golf cart paths.

Policy 1-11.5 — The Villages of Fruitland Park DRI as analyzed in the supporting plan amendment has determined there are approximately 77 acres of wetlands on-site. The wetlands will be protected or mitigated in accordance with the St. Johns River Water Management District's Environmental Resource Permit (ERP) requirements. Wetlands impacted will be limited to isolated wetlands and may be mitigated off-site as provided by the conditions of the ERP. No development will be permitted within protected wetlands in accordance with the development order. Impacted wetlands can be developed in accordance

with the DRI development order as long as the wetlands are mitigated as required under the ERP.

Policy 1-11.6 — The Villages of Fruitland Park DRI as analyzed in the supporting plan amendment has identified the nesting of a Bald Eagle on the northern boundary of the property. No other listed plant or animal species or other environmental features have been identified. A habitat management plan must be developed and incorporated into the DRI development order which will direct the protection and/or mitigation of impacts to any listed species. The Habitat Management Plan also requires coordination with the Florida Game and Freshwater Fish Commission.

Policy 1-11.7— Development of the Villages of Fruitland Park DRI will require coordination between the Developer, the City of Fruitland Park and Sumter County. This may include the development of any necessary agreements between the Developer of the DRI, one or more Community Development Districts, Dependent Districts established pursuant to Chapter 189, F.S., Sumter County and the City of Fruitland Park, either through joint or separate agreements, in the provision of services. The Developer will also coordinate with the City in regards to capital improvement planning as required in Policy 1-11.11.

Policy 1-11.8 — New development within the Villages of Fruitland Park DRI must not degrade the adopted level of service for the public facilities required to serve this development. Water service will be provided by Central Sumter Utility Company pursuant to a bulk water purchasing agreement with the City of Fruitland Park. Sewer facilities will be provided by the Central Sumter Utility Company and not by the City of Fruitland Park. For transportation facilities, the DRI development order includes requirements for mitigating transportation impacts if there is a significant and adverse impact on a roadway segment. The Villages have mitigated for all transportation impacts to date. If improvements are necessary, then the Developer will coordinate with the City regarding any necessary capital planning which may include agreements to ensure the impacts are mitigated.

Policy 1-11.9 — The Villages of Fruitland Park DRI will be developed in accordance with the following level of service standards and shall be used as the basis for determining the availability of facility capacity and the demand generated for the DRI. Decisions regarding the issuance of development orders and permits for the DRI will be based upon coordination of the development requirements adopted as part of Objective 1-11 and its supporting policies.

Level of Service Standards for The Villages of Fruitland Park DRI	
(These level of service standards only apply within the boundaries of The Villages of Fruitland Park DRI)	
TRANSPORTATION FACILITIES	**LEVEL OF SERVICE**
Principal Arterial	D
Minor Arterial and others	D

POTABLE WATER AND SANITARY SEWER		LEVEL OF SERVICE	
Land Use	Unit	Sanitary Sewer (GPD)	Potable Water (GPD)
Residential	Dwelling unit/day	**115.9**	**118.6**
Retail / Service	Gross SF	0.15	0.15
Educational/ Institutional	Gross SF	0.15	0.15
DRAINAGE FACILITIES			
Stormwater facilities shall be designed to accommodate the 15-year, 24-hour design storm to meet the water quality and quantity standards below.			
WATER QUALITY and QUANTITY			
Treatment and attenuation of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. Infill residential development within improved residential areas or subdivisions, which existed prior to the adoption of the comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area to degrade receiving waters. Water quality and attenuation shall be deemed acceptable when the applicant has demonstrated compliance with Southwest Florida Water Management District Chapter 40D-4 and Chapter 40D-40, F.A.C.			
RECREATION FACILITIES			
The recreation facilities necessary for this site are provided on site and in the remainder of the Villages development. These facilities are in excess of required recreation level of service to serve the project.			

Policy 1-11.10 — The Villages of Fruitland Park DRI will include as part of this project an internal multi-use street system to ensure the project is interconnected with the remainder of The Villages.

Policy 1-11.11 — The Developer will address its transportation impacts, if any, in accordance with the development order. As part of any required mitigation, the Developer will coordinate with the City to ensure the mitigation can be considered as part of the City's required capital improvement planning. The Developer will also coordinate with the City in accordance with the Consumptive Use Permit to ensure that adequate water supplies are available to serve the DRI. The Villages will also coordinate with the Central Sumter Utility Company in the provision of sewer service.

Policy 1-11.12 - Amendments to the DRI through the Notice of Proposed Change process pursuant to s. 380.06(19), FS, shall not require a plan amendment provided the change does not include the addition of land or a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by the City of Fruitland

Park shall be reflected in the Conceptual Master Plan and other zoning support documents as a ministerial function.

Policy 1-11.13 - The Villages of Fruitland Park DRI Development Order ensures consistency of the DRI land use designation on the FLUM with Objective 1-11 and supporting policies and future conditions maps of the Fruitland Park Comprehensive Plan.

GOAL 1A. FUTURE LAND USE MAP. ADOPT AND MAINTAIN A FUTURE LAND USE MAP SERIES WHICH SHALL DESIGNATE LAND USE ACTIVITIES TO MEET ANTICIPATED GROWTH AND DEVELOPMENT AND TO CONSERVE NATURAL RESOURCES OF FRUITLAND PARK THROUGH THE YEAR 2005.

OBJECTIVE 1A-1: FUTURE LAND USE MAP SERIES. The City of Fruitland Park hereby adopts the Future Land Use Map Series, Maps I-1 through I-4 to Represent City Policy for Managing the Allocation of Future Land Use through the Year 2010. The Future Land Use Map Series Is and Shall Be Supported by the Comprehensive Plan Data Inventory & Analysis Report as recommended by the EAR based Plan amendment. Land Use Designations on the Future Land Use Maps Are and Shall Be Allocated Pursuant to the following:

- Goals, Objectives and Policies Established in the Comprehensive Plan;

- Based on Anticipated Growth and Development through Year 2005, as determined within the Data Inventory & Analysis Report;

- Conservation of Natural Resources including lakes wetlands, floodplains, sinkholes, groundwater high recharge areas, endangered and threatened species and their native habitats;

- Efficiency in the Provision of Public Facilities;

- Preservation of Fiscal Resources and Maximization of Economic Benefit.

Map I-1

CITY OF FRUITLAND PARK
FUTURE LAND USE MAP SERIES
LAND USE POLICY DESIGNATION

Map I-2

CITY OF FRUITLAND PARK
FUTURE LAND USE MAP SERIES
EXISTING AND PLANNED WATER WELLS AND FLORIDAN AQUIFER RECHARGE AREAS

Map I-3

CITY OF FRUITLAND PARK
FUTURE LAND USE MAP SERIES
100 YEAR FLOODPLAIN

Map I-4

CITY OF FRUITLAND PARK
FUTURE LAND USE MAP SERIES
SOIL TYPES & TOPOGRAPHY

Policy 1A-1.2: Public Facilities Land Use Designation. Necessary Public facilities shall be permitted as Institutional Land Uses within any Future Land Use designation if such facility satisfies the following criteria: 1) serves the majority of the population; 2) located in close proximity to the main user group; 3) buffers will be provided along the perimeter property boundary and the width of such buffers shall be determined by the adjacent land use and the proposed land use; 4) landscaping will be provided based on the adjacent land use and the proposed land use. Public Facilities/Services shall include but not be limited to public and private utilities, governmental, religious, and educational land uses.

OBJECTIVE 1A-2: LAND ALLOCATIONS FOR RESIDENTIAL USES. Allocate Sufficient Land Area on the Future Land Use Map to Accommodate Anticipated Housing Needs through the Year 2010.

Policy 1A-2.1: Allocation of Residential Densities. Future land use policy, as illustrated in Map I-1, shall allocate residential density based on the following considerations:

- Past and anticipated future population and housing trends and characteristics;

- Provision and maintenance of the quality of residential neighborhoods and preservation of cohesive neighborhoods;

- Protection of Environmentally Sensitive Lands;

- Transition of densities between low, medium and, multiple family categories.

- Need to accommodate affordable housing for very low, low, and moderate income households.

Policy 1A-2.2: Interpretation of Residential Density Designations. The City, has incorporated provisions within the Land Development Regulations that define gross residential density as the maximum allowable units which may be constructed on the gross land area, determined by dividing the “maximum allowable units” by the “gross land area”. Residential densities shown on the 2005 Future Land Use Map shall be construed as the maximum gross residential density permitted for development in that residential district. Gross land area shall be construed to represent all land under common ownership proposed for residential development excluding waterbodies.

Policy 1A-2.3: Interpretation of Non-Residential Intensities. Intensity of non-residential development shall be evaluated according to a combination of impervious surface area ratio plus maximum building height as specified in Policy 1A-1.1a-i of this Comprehensive Plan.

Policy 1A-2.4: Vested Rights to Density. Where Land use densities are presented as a range, the maximum density shall not represent a guaranteed right. Subdivision, zoning and site plan review criteria and procedures within the Land Development Regulations shall assure that specific density assigned to new development is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:

(a) Protect neighborhood cohesiveness and stability of residential characteristics,

(b) Assure compatible transitions between abutting low, medium, and high residential districts,

(c) Require compliance with the City's proposed tree protection and landscaping ordinance,

(d) Protect environmentally sensitive areas, particularly wetlands and floodplains and;

(e) Minimize impacts of flood hazards to development.

OBJECTIVE 1A-3: LAND ALLOCATIONS FOR INDUSTRIAL AND COMMERCIAL USE. The 2010 Future Land Use Map Shall Delineate Sufficient Land to Accommodate Industrial and Commercial Trades.

Policy 1A-3.1: Commercial Designations. The Commercial land use designation is to accommodate all types of commercial businesses. Acceptable uses intended for this district include: business and professional office buildings, retail sales and services, wholesale sales and services, and medical facilities.

In addition, this policy designation is intended for sites which:

- Possess accessibility to major thoroughfares or adjacent general commercial areas:

- Have potential to be served by a full complement of urban services:

- Contain sufficient land area to accommodate sound principles of urban design, including sufficient land area to provide landscaping and buffers to separate existing and potential adjacent residential land uses.

Policy 1A-3.2: Mixed Community Development. Lands designated for this use shall permit low intensity commercial (the maximum intensity standard for commercial uses shall be limited to 70% impervious surface ratio per acre, which includes building coverage). The Mixed

Community land use designation is to accommodate the following commercial businesses: professional office buildings, low intensive community retail sales and services, cultural and entertainment, and medical facilities.

Policy 1A-3.3: Allocation of Commercial Land. The Future Land Use Map shall designate land area at a level equal to or above indicated needs in the supporting document.

Policy 1A-3.4: Coordination with Lake County Future Land Use. To discourage urban sprawl, Lake County has oriented land use patterns in its Future Land Use Map to direct development requiring public services and facilities to urbanized or rural/urban transitional areas which already provide them. Hence, the Future Land Use Map for Fruitland Park shall dedicate more land for commercial activities than its population can support in order to meet regional market demands and to discourage urban sprawl into rural areas by development requiring facilities and services of an urban nature.

Policy 1A-3.5: Industrial Designation. Industrial land uses which are likely to generate toxic, hazardous or industrial waste must be served by a centralized sanitary sewer system.

OBJECTIVE 1A-4: LAND ALLOCATIONS FOR RECREATION ACTIVITIES. The 2010 Future Land Use Map Shall Designate Public Areas for Recreation Space and Facilities to Meet Adopted Levels of Service Standards.

Policy 1A-4.1: Designate Recreation Sites. The City shall designate the existing parks for continued recreation use. Additional land shall be acquired only if necessary to meet the adopted level of service. At any time land for recreation purposes becomes available to the City, the comprehensive plan shall be revised to establish the subject site under a designated recreation land use policy.

OBJECTIVE 1A-5: LAND ALLOCATIONS FOR INSTITUTIONAL LAND USES. The 2010 Future Land Use Map Shall Allocate Land Resources for Institutional Land Uses. Compatibility With Adjacent Land Uses Shall be Assured Through the Provisions of this Comprehensive Plan and the Land Development Regulations.

Policy 1A-5.1: Institutional Land Use Designation. The institutional land use designation shall accommodate land resource needs of existing public and semi-public services, which shall comprise: governmental administration buildings; educational facilities; utilities; and essential public services and facilities.

Policy 1A-5.2: Reduce Impacts to Adjacent Land Uses. Lands designated for institutional uses shall contain sufficient acreage and open space. Such uses shall provide screening and buffer areas, as set forth in the Land Development Regulations, to minimize potential adverse impacts to adjacent land uses.

OBJECTIVE 1A-7: LAND ALLOCATIONS FOR OPEN SPACE. The 2010 Future Land Use Map shall designate wetlands, water bodies and other

environmentally sensitive lands as Conservation Open Space and Cemeteries as Utilitarian Open space.

Policy 1A-7.1: Open Space Designations. Land qualifying as open space shall meet the below cited definitions. Where land serves as both open space and recreation uses, the latter shall be used as the land use designation for the site.

Conservation Open Space -- shall be construed to represent areas which contain significant natural or historical resources which require protection from detrimental impacts associated with the encroachment and intrusion of development. Such areas on the Future Land Use Map shall include wetlands, water bodies and areas set aside for conservation during the development review process.

Utilitarian Open Space -- shall be construed to represent areas unsuitable for development due to a potential threat to public health and safety as a result of the presence of a facility or utility, and areas unsuitable for development due to the presence of a public service which would adversely affect the value of investments constructed thereon a particular site. Such areas shall include, but are not limited to cemeteries, drainage canals, and retention ponds.

Policy 1A-7.2: Allocation of Open Space. The Future Land Use Map shall identify the following areas as open space:

Conservation: All wetlands, waterbodies, and environmentally sensitive area set aside in conservation easements.

Utilitarian: Cemeteries, stormwater facilities.

Policy 1A-7.3: Consistency with Recreation & Open Space Element and the Conservation Element. Land identified as open space on the Future Land Use Map shall be consistent with open space identified within the Recreation and Open Space Element and with conservation activities within the Conservation Element of this Comprehensive Plan.

Policy 1A-7.4 As part of the EAR based Plan amendment, the City shall review the Future Land Use Map to determine whether there are any additional wetlands, water bodies and other environmentally sensitive lands that should be designated as Conservation Open Space or Utilitarian Open Space.

GOAL 1B: IMPLEMENTATION OF FUTURE LAND USE ELEMENT AND MAP SERIES. IMPLEMENT THE FUTURE LAND USE ELEMENT, FUTURE LAND USE MAP SERIES, AND THE COMPREHENSIVE PLAN BY EVALUATING AND MONITORING EXISTING AND FUTURE GROWTH AND DEVELOPMENT WITHIN THE TOWN FOR COMPLIANCE WITH THE GOALS, OBJECTIVES AND POLICIES ESTABLISHED IN THE COMPREHENSIVE PLAN.

OBJECTIVE 1B-1: CONCURRENCY MANAGEMENT SYSTEM. The City Shall Continue to Monitor Impacts Generated by Future Growth and Development For Compliance with Minimum Levels of Service Standards and For the Availability of Public Facilities and Resources Through a Concurrency Management System. No Development Order or Permit for Development Shall Be Issued by the City Unless Criteria within the Concurrency Management System Determines that Adequate Facilities and Resources are Available Concurrent with the Impacts of Development and at Levels which Equal or Exceed Minimum Adopted Level of Service Standards Adopted in this Comprehensive Plan.

Policy 1B-1.1: Mandatory Compliance with the Concurrency Management System. The City of Fruitland Park shall issue no development order or permit for development unless the applicant demonstrates that impacts associated with the proposed development meet criteria set forth within the Concurrency Management System. Through principles established within the Concurrency Management System, an applicant shall demonstrate through narrative and graphic information that:

1) necessary facilities and resources are in place and functional concurrent with the impacts of development as specified in Policy 8A-1.1.1, Concurrency Management System; and,

2) the subject development shall not reduce the levels of service (LOS) below the minimum adopted standard established in policy for each applicable public facility.

For proposed developments which shall require public facilities or services provided by the City of Fruitland Park, no development order or permit for development shall be issued until a maximum capacity for a public facility is assigned to and reserved for the subject development. The reservation of capacity for a public facility shall be granted to an applicant of development only upon satisfactory compliance with the Concurrency Management System. All rights pertaining to the assignment and forfeit of capacity allocations shall be defined within the Concurrency Management System of the Comprehensive Plan and the Land Development Regulations.

Policy 1B-1.2: Amendments to the Comprehensive Plan. The City shall require all applicants pursuing an amendment to the Future Land Use Map to demonstrate that all facilities or service capacities are currently available, or shall be available after the implementation of scheduled capital improvements, to meet general needs of the proposed land use. An amendment to the Future Land Use Map shall not constitute the reservation of capacity for any public facility. Reservation of capacities shall only be granted to development orders or permits which demonstrate specific impacts which a development will place on public capacities.

OBJECTIVE 1B-2: MANAGEMENT AND COORDINATION OF FUTURE LAND USE DECISIONS. Management of Land and Physical Improvements Identified on the 2010 Future Land Use Map Shall Be Coordinated with Natural Systems, Including Topography, Soil Conditions, Vegetation, Natural Habitat,

Potable Water Wellfields, and Other Environmentally Sensitive Land and Water Resources. In Addition, Such Coordination Shall Analyze Future Land Use for Consistency with the Furtherance of the City's Desired Character and the Promotion of Neighborhood Cohesiveness. Land Use Decisions Shall Also Be Based on the Availability of Public Services and Infrastructure Required to Support Land Use Activities Permitted for Land Use Districts of the Future Land Use Map.

Policy 1B-2.1: Future Land Use Map and Related Policies. The Future Land Use Map and related policies pertaining to the Future Land Use Map (Map I-1) provide definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.

Policy 1B-2.2: Land Development Regulations. Existing regulations governing zoning; subdivision; signage; tree protection and landscaping; floodplain management; surface water management; water conservation; septic tanks and sewage disposal; roadways and sidewalks; recreation space and facilities; health and sanitation; fire prevention and protection; building and electrical codes; excavation and erosion control; and other land and water management regulations shall be revised and/or updated as necessary to effectively regulate future land use activities and natural resources identified on the Future Land Use Map. The Land Development Regulations for the City of Fruitland Park are consistent with, and serve to implement the goals, objectives and policies established within the Comprehensive Plan. To implement the goals, objectives and policies of the Comprehensive Plan, provisions are incorporated into the Land Development Regulations pursuant to Chapter 163.3202, F.S., and contain specific and detailed provisions which as a minimum:

a. Regulate the subdivision of land;

b. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;

c. Protect the environmentally sensitive lands designated in the Comprehensive Plan, particularly those identified in the Future Land Use Map Series;

d. Regulate development within areas which experience seasonal and periodic flooding;

e. Specify drainage and stormwater management requirements;

f. Protect potable water wellfields and aquifer recharge areas;

g. Specify minimum design standards for sanitary sewer and septic tank systems;

h. Regulate signage;

i. Ensure safe and convenient on-site and off-site traffic flow and parking needs of motorized and non-motorized transportation;

j. Require that development meet all appropriate provisions of the Concurrency Management System, including level of service standards adopted by the City Commission, prior to the issuance of a development order or permit.

Policy 1B-2.3: Consistency of Zoning Districts with the Future Land Use Map. The City may elect to further regulate land use activities within land use categories shown on the Future Land Use Map through the establishment of zoning districts. Such zoning districts shall be defined within the Land Development Regulations, and a Zoning Map shall illustrate the demarcations of each district. The density and intensity of land use activities established for each zoning district shall be consistent with density and intensity qualitative standards set forth on the Future Land Use Map for the associated land use district. Land Development Regulations adopted to implement this Comprehensive Plan are based on and consistent with the densities and intensities of use established in Policy 1A-1.1.

OBJECTIVE 1B-4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. The City Shall Continue to Incorporate Within the Land Development Regulations Provisions That Assure the Protection of Archaeological and/or Historic Sites.

Policy 1B-4.1: Preventing Detrimental Impacts of Development on Historic Sites. The City hereby adopts and has incorporated provisions within the Land Development Regulations that prevent detrimental impacts of development to historic sites which preclude: 1) destruction or alteration of all or part of such site: 2) transfer or sale of a site of historical significance without adequate conditions or restrictions regarding continued preservation, maintenance, or use of such property; 3) encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property; and 4) alteration or destruction of the site's surrounding environment.

Policy 1B-4.2: Preventing Destruction of Discovered Archaeological Sites. The City hereby adopts and has incorporated within the Land Development Regulations provisions that require development to cease construction when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery, and the City and/or the developer shall contact the Florida Department of State of such discovery. Construction shall not begin until the State has determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

OBJECTIVE 1B-6: PREVENT LAND USE INCONSISTENT WITH THE CITY'S CHARACTER. Future Land Uses Shall Be Compatible with the 2010 Future Land Use Map, Land Development Regulations, and Comprehensive Plan Adopted by the City and Other Applicable Laws.

Policy 1B-6.1: Existing Non-Compatible Land Uses. The City has incorporated within the Land Development Regulations provisions for eliminating land uses which are not in conformance with the 2005 Future Land Use Map adopted along with this Comprehensive Plan. Such provisions include prohibiting expansion of non-conforming land uses and the prohibiting of such uses if they cease to exist for longer than six months.

Policy 1B-6.2: Managing Future Land Use. The Future Land Use Map and related policies together with the Land Development Regulations shall be applied as a planning and management tool in order to prevent development of land uses which do not conform to the City's characters reflected in the City's adopted Future Land Use Map, Zoning Map, and other applicable laws, ordinances, and administrative rules.

OBJECTIVE 1B-7: INTERGOVERNMENTAL COORDINATION. The City Shall Continue to Coordinate Growth and Resource Management Issues with Other Applicable Local, State, and Federal Agencies According to the Intergovernmental Coordination Element.

Policy 1B-7.1: Implementing Intergovernmental Coordination. The City shall require that development applications be coordinated with Lake County, Lake County Board of Education, East Central Florida Regional Planning Council, St. Johns River Water Management District, the Florida Department of Transportation, as well as other applicable State and Federal agencies as applicable prior to final City approval of the development order. The Land Development Regulations ~~shall~~ describe all appropriate stages of a formal development review process which shall be followed to receive development approval.

OBJECTIVE 1B-8: COORDINATE TIMING AND PHASING OF DEVELOPMENT WITH THE CONCURRENCY MANAGEMENT SYSTEM. The City Shall Continue to Assure That The Location, Scale, Timing, and Design of Development Shall Be Coordinated Through the Concurrency Management System in Order to Promote Cost Effective Land Development Patterns and Direct Future Development Only to Those Areas Where Public Facilities are Available to Meet Level of Service Standards Concurrent With the Impacts of Development.

Policy 1B-8.1: Development Orders and Permitting Process. Development orders and permits for all future development shall not be approved until the Concurrency Management System has determined that adequate public facilities are available at levels consistent with adopted standards. Public facilities and infrastructure shall be available concurrent with the staging of development.

Policy 1B-8.2: Compliance of Sanitary Sewer/Septic Tank Systems with State Regulations. All developments services by sanitary sewer/septic tank systems shall be governed by applicable State laws and administrative regulations.

Policy 1B-8.3: Accommodating Requisite Infrastructure. The City shall include procedures in the development review process which apply to site plans, subdivision review, and

permitting procedures to assure that sufficient land area has been allocated for infrastructure required to support proposed development.

OBJECTIVE 1B-9: PRECEDENCE OF GROWTH MANAGEMENT CONTROLS. The City Shall Continue to Represent the Primary Mechanism That Manages Growth and Development within the City of Fruitland Park, in Accordance with Chapter 163, F.S.

Policy 1B-9.1: Precedence Over Other Land Use Control Mechanisms. Growth management and land use controls stipulated in the Comprehensive Plan through goals, objectives and policies shall take precedence over all other land use policies established in other land use control mechanisms adopted by the City of Fruitland Park, including but not limited to the Land Development Regulations and other components of the Code of Ordinances. Standards, provisions, and restrictions stated in the Land Development Regulations and the Code of Ordinances shall be consistent with the goals, objectives and policies of the Comprehensive Plan.

Policy 1B-9.3: Compliance with State and Federal Laws. The Comprehensive Plan shall not violate Statutes established in Florida Law or Administrative Rule, nor shall it violate the Constitution of the State of Florida or that of the United States of America. The City shall reserve the right to challenge State Administrative Rules or Laws which may serve to threaten the health, safety, or welfare of its residents.