ORDINANCE 2016-031

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3184; AMENDING THE CITY'S COMPREHENSIVE PLAN (ATTACHED AS EXHIBIT A); ADDING OR ADOPTING REVISIONS TO THE FUTURE LAND USE, TRANSPORTATION, HOUSING, PUBLIC FACILITIES, CONVERSATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND CONCURRENCY MANAGEMENT, ELEMENTS OF THE COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN ARISING FROM CHANGES FROM THE 2010 CENSUS; ELIMINATING RECREATION AND OPEN SPACE LEVEL OF SERVICE; ELIMINATING THE PUBLIC SCHOOL FACILITIES ELEMENT OF THE FORMER COMPREHENSIVE PLAN; DIRECTING THE CITY CLERK 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, the City of Fruitland Park, Florida on November 26, 1991, by Ordinance No 91-016, adopted a Comprehensive Plan which incorporated a Future Land Use Element setting forth the goals, objectives, and policies to guide and direct future development and growth; and

WHEREAS, the City Commission has determined that it is in the best interest of the health, safety and welfare of the citizens of the City of Fruitland Park to adopt a new Comprehensive Plan to govern land use and development through the year 2035;

THEREFORE BE IT ORDAINED BY THE City Commission of the City of Fruitland Park, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan for the City of Fruitland Park, Florida, as hereby amended.

SECTION 2. With the recommendations of the City Commission, the proposed Comprehensive Plan Amendments are hereby transmitted by the City Commission to the Florida Department of Economic Opportunity for appropriate review and/or approval.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. A copy of said Comprehensive Plan Amendment is filed in the Office of the City Clerk of the City of Fruitland Park as a matter of permanent record of the City and that 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 6. That the City Clerk, 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 7. The effective date of this Ordinance shall be the date the state land planning agency issues a final order determining the Comprehensive Plan, as attached hereto and amended prior to this Ordinance becoming effective, to be in compliance with Chapter 163, Florida Statues, or the date the Division of Administrative Hearings issues a final order determining the adopted 2035 Comprehensive Plan to be in compliance with Chapter 163, Florida Statutes, whichever occurs first.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 9th day of March, 2017.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Esther Coulson, CMC, City Clerk

Approved as to Form:

Anita Geraci-Carver, City Attorney

Mayor Cheshire	1 (Yes),	(No),	(Abstained),	(Absent)
Vice Mayor Gunter	1 (Yes),	(No),	(Abstained),	(Absent)
Commissioner Bell	1 (Yes),	(No),	(Abstained),	(Absent)
Commissioner Ranize	1 (Yes),	(No),	(Abstained),	(Absent)
Commissioner Lewis	1 (Yes),	(No),	(Abstained),	(Absent)

Passed First Reading December 8, 2016
Passed Second Reading March 9, 2017
(SEAL)



COMPREHENSIVE PLAN 2035

Goals, Objectives & Policies

December 2016

Prepared By:

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CHAPTER 1
FUTURE LAND USE ELEMENT
DATA, INVENTORY, AND ANALYSIS
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INTRODUCTION

The City's location is shown in Map 1-1. The existing future land use designations are shown on Map 1-2. The Proposed Future Land Use Map is shown in Map 1-3. Generally, the following land use categories are shown on the Proposed Future Land Use Map:

- Single-Family Low Density
- Single-Family Medium Density
- Multiple-Family Low Density
- Multiple-Family Medium Density
- Multiple-Family High Density
- The Villages of Fruitland Park DRI
- Central Business District Mixed Use
- Transitional
- Mixed Community
- General Mixed Use
- Neighborhood Commercial
- Commercial – High Intensity
- Industrial
- Institutional
- Recreation
- Open Space

Vacant Land

There is vacant land within the City upon which future development may occur. This vacant land is listed, per land use category below in Table 1-1.

Table 1-1: Vacant land in the City

General Category	FLU Category	Total	Vacant Acreage
Residential	Single-family Low Density	379.82	92.13
Residential	Single-family Medium Density	670.64	256.77
Residential	Multiple-family Low Density	263.27	127.10
Residential	Multi-family High Density	348.47	204.98
Mixed Use	Transitional	32.27	7.55
Mixed Use	Central Business District MU	32.57	8.47
Mixed Use	Mixed Community	506.87	210.73
Mixed Use	The Villages of Fruitland Park DRI	780.00	23.47
Commercial	Commercial High Intensity	410.67	236.40
Industrial	Industrial	93.67	29.82
Institutional	Institutional	132.92	19.69

Conservation Open Space*	Conservation Open Space	217.99	39.23
Open Space	Utilitarian	4.71	4.71
Recreation	Recreation	479.52	377.89
Transportation	Right of Way	323.75	150.12
TOTAL		4,677.14	1,789.06

*Land is not developable

NATURAL RESOURCES

Public Potable Water Wells & Wellhead Protection Areas

The City of Fruitland Park currently owns, operates, and maintains a central potable water treatment and distribution system. The City's potable water system provides water for both residential and non-residential purposes, including fire fighting demands.

The City's central potable water system is comprised of four water treatment plants; the Railroad Street Water Treatment Plant; the Olive Avenue Water Treatment Plant; the Shiloh Street Water Treatment Plant; and the Wingspread Drive Water Treatment Plant. These plants have a total design capacity of 2.196 mgd. The system is comprised of five (5) public water wells, one (1) hydrostatic tanks, and one (1) elevated water storage tank.

Review of the City's historical Capital Improvement Projects indicates that in 2001 the City spent $48,654 upgrading one of the wells. Review of the City's Capital Improvement Plan (2008-2013) indicates that funds are programmed for the water main extensions and replacement in 2010, 2011, and 2013.

Consumptive Use Permit

The City's existing Consumptive Use Permit (CUP) was issued November 10, 2010 and renewed on November 12, 2014 (permit #2482). This permit enables the City to withdraw a maximum annual of 292 million gallons of water year. Maximum annual ground water withdrawals from the Florida aquifer from all wells listed in the CUP application must not exceed as follows:

Table 1-2: Maximum allowable annual ground water withdrawals

Year	Million Gallons (mgd)	mgd, annual average
2010	221.35	0.606
2011	229.08	0.628
2012	236.81	0.649
2013	244.54	0.670
2014	252.27	0.691
2015	260.00	0.712

2016	270.85	0.742
2017	281.70	0.772
2018-2020	292.00	0.800

The City has one agreement for the sale of bulk water to Central Sumter Utility Company which serves the Villages of Fruitland Park. A secondary Water Use Permit was issued for the Villages of Fruitland Park which authorizes a maximum annual potable use of 89.61 million gallons (0.2455 mgd) from the City of Fruitland Park's water system.

10-year Water Supply Facilities Work Plan
The City has adopted a 10 Year Water Supply Facilities Work Plan (2015 – 2025). See Appendix A of the Public Facilities Element. To meet future water demands in the northern portion of the service area, the City anticipates that two (2) new wells will need to be constructed within the next 6 to 10 year planning horizon. Construction of these wells will be developer driven. These wells were included within the CUP.

Beaches, Shores, and Estuarine Systems
There are no beaches, shores or estuarine systems in the City.

Bays, Floodplains, Harbors, Lakes, and Rivers
There are no Bays or Harbors within the City of Fruitland Park. There are a number of Lakes, which are depicted in Map 1-5 along with Rivers. Floodplains are depicted in Map 1-6.

Wetlands
Wetlands within the City of Fruitland Park are found scattered throughout the City. They are naturally occurring wetlands. Map 1-5 shows the wetland areas within the City.

Minerals & Soils

No mineral deposits of commercial value are known to occur within the City of Fruitland Park. The natural soil associations for the City of Fruitland Park are shown on Map 1-7. The City has not identified any problems associated with soils or soil erosion, but soil characteristics should be examined with each development proposal.

GENERAL RANGE, DENSITY, AND INTENSITY OF EXISTING LAND USES

Areas of Critical State Concern
The City of Fruitland Park does not fall within a designated Area of Critical State Concern, pursuant to Section 380.05, Florida Statutes.

Population Projections

Population projections are an important component of the Comprehensive Plan. They provide the statistical framework for the future development of the City, and for determining its ability to ensure the provision of key infrastructure and services at adopted levels. Population growth is projected to continue in Fruitland Park, and as a result there will continue to be an increased demand for urban services and facility that are needed to maintain and improve quality of life.

Population growth in Fruitland Park is a reflection of growth in Lake County which has experienced a 41% growth during the past 10 years and which BEBR population projections indicate as continuing to grow. In March 2010, the BEBR "medium" projected population for Lake County for 2035 was 487,700 (Florida Population Studies, Vol. 43, Bulletin 156). Table H2 indicates that the City will maintain a constant share of the County population through the planning period.

Fruitland Park is predominately a residential community of approximately 4,078 persons (2010 Census). Table 1-3 shows population figures for the City and the County for the last 50 years. The table shows that the most significant change in the City's population was between 2000 and 2010, with the population increasing by 28% between the 2000 census and 2010. Table 1-4 shows the population projections for the City of Fruitland Park through the year 2035.

Table 1-3: Population Growth 1970 – 2010

	1970	1980	1990	2000	2010
City of Fruitland Park		2,259	2,754	3,186	4,078*
Lake County	69,305	104,870	152,104	210,528	297,052*

* 2010 Census

Table 1-4: Population Projections

Year	Population	Growth Rate
1980	2,259	
1990	2,754	18%
2000	3,186	16%
2010*	4,078	28%
2015	4,214	.03%
2020	9,075	115%**
2025	10,237	13%
2030	11,399	12%
2035	13,133	15%

Source: * 2010 Census

** The Villages of Fruitland Park will consist of 2,050 homes and has a projected population of 3,895 at build-out. Home construction began in 2015 and build out is expected to be in 2017.

Households

In 2000 the City of Fruitland Park had 1,192 households with an average household size of 2.67 persons per household. In comparison, Lake County had 88,413 households with an average household size of 2.34 persons per household. The 2010 Census indicates an average household size of 2.76 persons per household, based on a total population of 4,078 and 1,477 occupied housing units. The marginal increase in household size is assumed to be a reflection of the current economic status of the area.

For the purpose of this analysis, a constant figure of an average of 2.67 persons per household is assumed, consistent with the blended persons per household of The Villages of Fruitland Park (1.9 pph) and the younger current households of the City (2.76 pph).

The 2010 and 2035 persons per household figures can be divided into the City's projected resident population for the years 2010 and 2035, respectively, to obtain a projected number of households (as defined in the 2000 U.S. Census) for the City during the planning time frames. Table 1-5 identifies the projected number of households and average household size for the City of Fruitland Park. It is assumed that each household will occupy one dwelling unit in the future.

Table 1-5: Household Projections

YEAR	NUMBER OF HOUSEHOLDS	PERSONS PER HOUSEHOLD
2000	1,192	2.67
2010	1,477	2.76
2020	3,699	2.67
2025	4,468	2.67
2030	5,476	2.67
2035	6,680	2.67

The household demand in Fruitland Park needs to take into account the seasonal use and normal occupancy/vacancy rates. Applying a seasonal/vacancy rate to the household demand projections results in the total number of housing units required to accommodate the projected increase in population. The historical seasonal/vacancy rate has been in the 7-11% range. It is projected that the occupancy rate will remain constant through 2035. The total demand for housing units in the City of Fruitland Park through 2035 is shown in Table 1-6.

Table 1-6: Housing Unit Demand Projections

	2010	2020	2025	2030	2035
Fruitland Park Population	4,078	9,075	10,237	11,399	13,133
Fruitland Park PPH	2.76	2.67	2.67	2.67	2.67
Fruitland Park Households	1,477	3,399	3,834	4,269	4,919
Seasonal/Vacancy %	11%	11%	11%	11%	11%
Fruitland Park Housing Units	1,662	3,773	3,947	4,739	5,460

Determining Need

Typically, land allocation conditions are measured by comparing the total capacity of the FLUM (existing units plus vacant capacity) to the total demand for housing units (existing units plus projected growth).

LAND USE ANALYSIS REQUIREMENTS

Availability of Facilities

Transportation

The City's is primarily served by US 27/441 a major north-south arterial connects the City to Ocala and I-75 to the north, and to south Lake County and Orange County to the south and southeast. The expansion of The Villages in Sumter County has opened opportunities for improved road connections to the west to I-75 and the Florida Turnpike.

The transportation network also includes internal collectors and local roads. In particular CR 466A connects US 27 with the US 301 and hence the Florida Turnpike and to I-75. The connectivity of the road network in Lake County is constrained by the numerous lakes and wetland systems. Fruitland Park experiences difficulties with connectivity to the east due to Lake Griffin and the extensive wetland system to the east of US 27/441.

Transportation planning in the City of Fruitland Park is coordinated between the City, the County, the Lake-Sumter Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT).

The City of Fruitland Park does not provide fixed-route public transit service. However, Lake County started a fixed-route transportation service Lake Xpress, in May 2007 that runs from Lady Lake to Mount Dora with circulator routes in the cities of Leesburg and Mount Dora. The service runs every hour Monday through Friday from 6.00 a.m. to 8.00 p.m. Buses do not run on Saturdays, Sundays, and the major holidays.

Sanitary Sewer

As of 2005 the City of Fruitland Park owns, operates and maintains a central sanitary sewer system. The City's collection and treatment system provides services to both residential and non-residential users, consisting of approximately 237 users. In addition, two (2) privately owned and operated package treatment plants within the current City limits serve a small apartment complex and the elementary school. The remaining City residents and businesses are served by conventional septic drainfield systems.

The City's central sanitary sewer system is comprised of one (1) wastewater treatment plant (WWTP) - the Spring Lake Road Plant. The Spring Lake Road WWTP has a permitted capacity of 0.98 million gallons per day (mgd) with current flows at approximately 44,000 gpd. Currently, flows are not sufficient to provide public access reuse water. Pursuant to an agreement executed July 2015 between the City and the Town of Lady Lake, the City will be sending all wastewater to the Town of Lady Lake for treatment and beneficial reuse within Lady Lake's service area. This agreement is for a 10-year period with an option to renew.

The wastewater facility was designed with the ability for future expansion as demand occurs. Phase 1 of the facility has the capacity to process 100,000 gpd. Phase 2 of the facility has been designed to increase capacity to 250,000 gpd. Phases 3 and 4 are planned to increase capacity by 250,000 gpd in each phase. During Phases 3 & 4, the existing aeration basin will be converted to flow equalization and the existing tanks converted to sludge thickening. The final design capacity of the facility is 750,000 gpd (0.750 mgd). At the time Phase 3 is constructed, the treatment levels and plant reliability will be upgraded to Class 1 reliability to produce reclaimed water for direct reuse.

Potable Water

The City's central potable water system is comprised of four water treatment plants; the Olive Avenue Water Treatment Plant; the Shiloh Street Water Treatment Plant; the Seminole Water Treatment Plant and the Wingspread Drive Water Treatment Plant. These plants have a total design capacity of 2.879 mgd. The system is comprised of five (5) public water wells, one (1) hydrostatic tank, and one (1) elevated water storage tank.

Stormwater Management

The City maintains two small retention areas known as the Grizzard Street facility and Mary Sue Street facility. They have implemented a maintenance program for removal of sediments and organic materials from inlet grates and catch basins. The City also has implemented roadway maintenance programs that include removal of organic and pollutant solids from roadways, swales, and removal of trash from right of ways.

The City has cooperated with Lake County in the development of a Master Stormwater Plan for the County. A portion of Lake Griffin and its associated wetlands are within the city limits on its eastern boundary. In 2001 Lake County retained the services of a professional engineering firm and completed the Lake Griffin Stormwater Management Program Report. The top five priority projects identified within the report have been completed. The report also identified that many County Roads within the Griffin basin lacked stormwater conveyance features (swales) and seven (7) FDOT outfalls along US 27/441 were identified. The City has no control over Lake County or FDOT roadways or infrastructure that traverses through the City; however, the City can cooperate with FDOT and Lake County to facilitate potential opportunities of stormwater quality projects to reduce pollutant discharges into Lake Griffin and its associated wetlands.

The City also coordinated with the Upper Ocklawaha Basin Group and the Florida Department of Environmental Protection in the development of the Upper Ocklawaha Basin Management Action Plan that was finalized in August 2007.

Groundwater Aquifer Recharge
The City's natural groundwater and aquifer recharge areas are discussed in the Public Facilities Element.

SUITABILITY OF UNDEVELOPED LAND FOR DEVELOPMENT

Soils
The major soil type located in the City of Fruitland Park is "Astatula" (Map 1-6). This soil type covers much of the south central, the southwest, north and east parts of the City. Astatula soil is characterized by nearly level to severely sloping, excessively drained sandy soils on broad ridges interspersed with large lakes, ponds and depressions. This soil association is generally well-suited to handle the disposal of septic tank effluent in areas of moderate population density.

Wetlands and wet soils are not suitable for development. Wet soils show limitations for septic tanks because of a lack of percolation potential. See the Conservation Element for a further discussion of soils and soil limitations.

Topography
Topographically, Fruitland Park ranges from approximately 140 feet MSL at the south end of the City to a lower limit (the wetlands in the Lake Griffin State Recreation Area) of approximately 60 feet MSL. The City primarily lies in the Sumter Upland physiographic area, which is generally described as having a moderate potential for aquifer recharge to the Floridan Aquifer. A small section of the City (part of Lake Griffin State Recreation Area) lies in the Oklawaha Chain of Lakes physiographic area, which is characterized as having a fairly low potential for aquifer

recharge to the Floridan Aquifer. However, there are a number of areas where soils are classified as highly permeable (hydrologic group A) and offer some recharge potential.

Natural Resources

The Conservation Element provides a detailed discussion of the natural resources that are found within the City. Based on the analysis of vegetative communities and wetlands that have been identified in the City, the Future Land Use Map (Map 1-2) designates wetlands, lakes, and waterbodies as conservation areas. Development is not permitted to encroach in these areas except for passive recreational use and those projects where no practical or feasible upland alternative exists and where minimization of the impact has been demonstrated. Portions of remnant native upland habitats will be required to be set aside in new developments and credited toward open space and landscaping requirements, particularly those areas where protected species are found.

Historic Resources

The City contains no historic landmarks on the National Register of Historic Places. The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File (FMSF). These properties are not required to meet any minimum level of historical or scientific importance, but usually are at least fifty years old and adequately located and documented. These sites represent the known physical remains of Florida's prehistoric and historic cultural heritage.

The Florida Master Site File indicates a total of 18 historic structures, four archaeological sites, and one resource group recorded within the boundaries of Fruitland Park.

AMOUNT OF LAND NEEDED TO ACCOMMODATE PROJECTED POPULATION GROWTH

Residential

The results of the 2010 census indicate that the City of Fruitland Park had a population of 4,078 persons and 1,477 occupied dwelling units. At that point in time the vacancy rate was 11% and the average household size was reported as 2.76 persons. A review of building permit data indicates that a net increase of 19 single family dwelling units and a net increase of 144 multi-family units were added between January 2010 and December 2013.

Residential Holding Capacity of Fruitland Park FLUM

The Fruitland Park FLUM assigns a maximum density to each of the FLU categories. Due to recent annexations the City's current Future Land Use Map includes a large number of acres that still retain their existing County land use designation.

In considering the future capacity of Fruitland Park's FLUM, it is relevant to consider both past development trends in existing land use categories, and the proposed land use for newly

annexed property. By applying the maximum density to each of the existing land use categories, the maximum number of units that could be accommodated by the developable residential acreage found within each category can be calculated. Existing development indicated that maximum densities are never achieved in practice for a number of reasons including, but not limited to:

- Environment protections
- Right-of-way and drainage requirements
- Physical and geographical limitations
- Property ownership patterns
- Inconsistent surrounding uses
- Concurrency constraints

Estimated Need for Housing Capacity based on Recommended Allocation Ratios

Land allocation conditions are measured by the allocation ratio. This ratio is the total allocated housing unit capacity in the FLUM divided by the total housing unit demand. The allocation ratio measures the amount of additional acreage required in relation to the directly utilized acreage to assure proper market functioning in the sale, usage and development of land. The additional acreage is required in order to maintain market level pricing and to account for the likelihood that certain lands will not be placed on the market for sale during the forecast horizon, or may be subject to future environmental or other constraints.

There is a projected demand for 5,460 housing units by 2035. The City's proposed 2035 FLUM has sufficient vacant capacity to accommodate 8,371 housing units.

FUTURE DEVELOPMENT AND LAND USE MAP

The Role of the City of Fruitland Park in Central Florida

The City of Fruitland Park is located adjacent to two major Metropolitan Statistical Areas: Orland-Kissimmee MSA and Ocala MSA. For nearly 30 years, these MSAs have been in the top fastest growing areas in Florida. During the period 2000-2007, these two MSAs were the 5th & 6th largest growing MSAs in the State of Florida (BEBR Florida Population Estimates 2007). Their growth rate was only surpassed by the Palm Coast and Naples/Fort Myers/Cape Coral areas.

During this 30 year time period, the development pressures have spread outward from the core cities of Orlando and Ocala, to impact adjacent counties such as Lake and Sumter. As demonstrated above Sumter County's population grew approximately sixty-five percent per decade on an average between 1970 and 2000, and is projected to continue to grow at similar rates to 2035. During the period from 2000 to 2007, Lake County was ranked 8th in percent growth of population.

In the northwest corner of Lake County, a significant element of this growth can be attributed to The Villages retirement community which recently purchased property within the City boundary. In addition, development has occurred in the City of Leesburg which has expanded its boundaries to encompass significant areas south of Lake Harris and west to the County boundary.

National and Regional Policy

Since the early 2000s, new growth management policies have started to place more emphasis on expanding the role of urban cities to meet the population needs of the County rather than continuing low density rural development At the national level, this initiative is being supported by smart growth policies, which encourage the formation of neighborhoods supported by centralized water and sewer systems and city services such as police, fire, parks, and recreation.

The City Commission has started a process of planning how the City can meet the growing demands for housing and employment in the area. Indeed, the City has focused on how to ensure that future development meets the requirements of State legislation and new growth management initiatives.

City of Fruitland Park Planning Initiatives

In order to better manage the projected growth for the area over the past 4 years, the City of Fruitland Park has held a series of workshops with local property owners, residents, and businesses to discuss their visions for the future of the City. The City also wished to determine its role in addressing recent growth management legislation in addressing the future needs of Lake County and how both the County and the City could accommodate growth in the future.

The workshops reviewed local values, how the City should grow, the need for physical infrastructure, its costs and possible funding options. They identify future areas for development, future road improvements, locations for schools, parks, and other public facilities. The workshops were well supported and there was consensus that the City should start planning for the future, encouraging mixed use communities

In starting the update of the Comprehensive Plan, the City determined that it was necessary to consider the long term planning of its community to 2035. In looking at the long term planning for Fruitland Park, the City is consistent with other organizations that have recognized that in order to adequately plan for future growth, a better result can be achieved by looking 30 to 50 years into the future. A longer term planning approach enables City leaders to better plan for the needs of future residents, especially in terms of sewer, water, and community facilities where long term financing is required. Building on the consensus gained from local residents

during the visioning sessions, the City is seeking to develop a strategy for future development in the community which can take advantage of:

- the City's location in the wider urban Orlando metro area
- the employment opportunities created by industrial employers, and commercial development at The Villages
- the availability of large tracts of land on which to develop mixed use communities that will provide for the needs of both new and existing residents.

PROPOSED LAND USE STRATEGY

In order to encourage an environmentally sustainable City, the proposed Future Land Use Element develops a strategy that contains a number of different elements that will provide a framework to ensure that the future development of the City is undertaken in a manner that reduces urban sprawl and provides for a more energy efficient land use pattern. Building on the consensus of workshop participants, the City is:

1. Master planning the land within its existing boundary by identifying areas for mixed use communities at different levels of density and intensity.
2. Identifying areas within its existing boundary for commercial and industrial activities.
3. Providing policy direction for the future designation of uses on land not currently within the City boundary, but may annex into the City at a future date.

The proposed land use categories are intended to help meet the following goals of the City:

- To encourage a mix and location of land uses designed to increase accessibility of Fruitland Park's residents to services, recreation, jobs and housing.
- To develop opportunities for transportation methods that reduces the use of fuel and energy and encourages alternative forms of transportation.
- To encourage the co-location of jobs with housing and expand residents' ability to work in close proximity to their homes.
- To develop a network of parks, walkways, public art, and cultural facilities that encourage a sense of place and the overall health and well being of the community.
- To encourage a mix of housing types and styles that provides people with affordable housing choices that can accommodate changes in lifestyle.

In order to achieve these goals, the strategy of the Future Land Use Element is to identify land for mixed use communities that will provide employment, recreation, and public facilities not only for residents who reside in those communities, but also for existing and future residents who live in nearby residential neighborhoods. The Future Land Use Element includes both new land use categories and new policies to provide clear guidance on how the City will meet the

needs for future residential, commercial, industrial, and public facility development. The proposed land use categories:

1. Provide a greater number and variety of mixed use land use categories.
2. Provide commercial land use designations that allow residential development to be constructed above the commercial uses.
3. Incorporate provision for other uses to be accommodated within single use districts, to meet the needs of local residents (e.g. small scale service/commercial uses), provided that the development is the subject of a PUD zoning.

Proposed new policies that provide additional guidance include:

1. Not designating land for growth and development if abundant serviced undeveloped land is already available.
2. Design guidance to promote pedestrian access and connectivity between different land uses.
3. Providing access to housing, commercial and community facilities for residents of various ages and needs.
4. Promoting transportation choice through the construction of pedestrian, bicycle and transit facilities.
5. Conserving wetlands and other environmentally sensitive areas.

Residential & Mixed Use Development

As the City grows, it is anticipated that additional housing needs will be accommodated primarily within mixed use developments. A proposed distribution of future land uses is set out in Table 7. These figures will be subject to amendment as property is annexed into the City and appropriate land use designations implemented. The Mixed Community and General Mixed Use designations are both limited by policy which permits residential uses up to a maximum percentage of the sites that can be utilized for residential uses. For the purpose of this analysis, a mid range of the minimum and maximum percentages is utilized.

Table 7: Proposed Residential Future Land Uses

Land by FLU designation 2035	Maximum Density/Intensity	Vacant Acreage	Density Factor	Potential Additional Units
Central Business District Mixed Use	10 units/acre	9.0	8	72
Mixed Community	6 units/acre	211	53% (ave.)	670
Multi-Family High Density	15 units/acre	205	12	2460
Multi-Family Medium Density	10 units/acre	0	8	0

Multi-Family Low Density	4-8 units/acre*	127	4	508
Single Family Low Density	2 units/acre	93	1.5	140
Single Family Medium Density	4 units/acre	257	4	1028
The Villages of Fruitland Park DRI	Policy Specific	24	4	96
Transitional	4 units/acre	8	2.8	23
General Mixed Use	12 units/acre	0	53% (ave.)	0
Total		934		4,997

*Maximum 4 units/acre without sewer

Commercial

It is the City's goal to be a full service medium sized city. In order to be a full service community, it is necessary to provide a full range of uses to serve and support the residential population, including employment centers, retail, entertainment, and cultural uses, community facilities, recreation and open spaces, and institutional uses. Ideally, these uses are located within a compact, walkable area integrated within or proximate to residential areas.

Maintaining an adequate supply of non-residential lands for economic use is an important consideration. Based on an analysis of developed commercial land uses, the City's current ratio is 0.04 acre commercial land uses per person. The per capita approach assumes that the commercial acreage per person will grow at the same per capita rate in the future. Given increasing trends toward mixed use developments the City may actually see a decreasing need for single use commercial land designations over the period to 2035 as more commercial development is provided in mixed-use land use designations. It is therefore anticipated that a significant proportion of the additional commercial acreage needs will be incorporated in mixed use land use categories.

Table 8: Commercial Acreage Needs

	2010	**2020**	**2025**	**2030**	**2035**
Fruitland Park Population	4,078	9,075	10,237	11,399	13,133
Per Capita Commercial Acreage	0.044	0.044	0.044	0.044	0.044
Projected Acreage Needs	180	399	450	502	578

Industrial

The City currently has 94+/- acres of land designated or proposed for industrial use. Of this figure, approximately 3 30 acres are vacant. Approximately 57 acres of industrial land is currently used for industrial purposes, giving a ratio of 0.015 acre per person. Based on the projected population it is estimated that there will be a need for 197 acres by 2035.

Table 9: Industrial Acreage Needs

	2010	2020	2025	2030	2035
Fruitland Park Population	4,078	9,075	10,237	11,399	13,133
Per Capital Commercial Acreage	0.015	0.015	0.015	0.015	0.015
Projected Acreage Needs	63	136	154	171	197

Public/Public Facilities
Growth in this land use category will primarily come from churches, light utility switching stations/antennas, schools, and private clubs. The total new acreage will be negligible. City public treatment facilities will be developed as demand occurs in order to maintain concurrency.

Recreation/Open Space
The Recreation and Open Space Element of this comprehensive plan, identifies all City, State, and County parks.

Urban Design and Compact, Mixed-Use Development
A growing number of communities are recognizing that the urban sprawl characteristic of modern suburban development consumes more land, is costlier in terms of the provision of infrastructure and services, increases traffic congestion, and results in greater social isolation than more compact and integrated forms of development. The City of Fruitland Park recognizes that there are a number of benefits in promoting compact, mixed-use development and in establishing urban design principles to ensure that this type of development is more aesthetically pleasing than typical suburban developments.

The Comprehensive Plan encourages a range of uses in a compact area through the promotion of mixed use future land use designations and the use of Planned Unit Development (PUD) zoning that is implemented through the land development regulations. The City will continue to assist and encourage developers to incorporate high quality urban design concepts and principles into development proposals.

New policies are included in the Comprehensive Plan to promote compact and integrated mixed-use development, and minimize urban sprawl and segregated multiple-use development.

Hazard Mitigation Reports
The City will review any applicable future hazard mitigation reports and implement appropriate review of development proposals.

CHAPTER 1
FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: **The City shall ensure that comprehensive, consistent and effective policies, regulations, capital projects and incentives for effective management of the land use pattern in the City enhance the quality of life for its citizens, promote economic vitality, and accommodate population and development growth in an environmentally acceptable manner.**

OBJECTIVE 1-1: **Planning for residential quality and neighborhood cohesiveness**. The city shall designate and promote sufficient area on the 2035 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: **Adequate Residential Land Area.** 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. The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.

Policy 1-1.2: **Density and Intensity Standards.** The Future Land Use Map Series shall designate areas for the uses listed in Table 1-1 and shall not exceed the maximum density and intensity contained in the Table.

Table 1.1

Land Use Designation	**Permitted Residential Density**	**Special Requirements**	**Non-Residential Allowable Uses and Intensities**
Single-Family Low Density	2 units/acre	Min. 25% open space.	Public facilities/services as set out in Policy 1-5.1.
Single-Family Medium Density	4 units/acre	Min. 25% open space.	Small scale commercial uses may be permitted with PUD zoning, max. size 15,000 sq.ft. & max. FAR 0.20. Public facilities/services as set out in Policy 1-5.1.
Multiple-Family Low Density	4-8 units/acre	Max 4/ac without sewer. Min. 25% open space.	Small scale commercial uses may be permitted

			with PUD zoning, max. size 15,000 sq.ft. & max. FAR 0.20. Public facilities/services as set out in Policy 1-5.1.
Multiple-Family Medium Density	10 units/acre	Min. 25% open space. Building heights above 35 feet may be allowable if approved by the City Commission. Max 4/ac without sewer	Small scale commercial uses may be permitted with PUD zoning, max. size 15,000 sq.ft. & max. FAR 0.20. Public facilities/services as set out in Policy 1-5.1.
Multiple-Family High Density	15 units/acre	Min. 25% open space. Building heights above 35 feet may be allowable if approved by the City Commission. Max 4/ac without sewer	Small scale commercial uses may be permitted with PUD zoning, max. size 20,000 sq.ft. & max. FAR 0.20.
Central Business District Mixed Use	10 units/acre	Residential at 2nd or 3rd floor. Maximum building height 3 story's.	Max. FAR 1.0. Max. ISR 80%.
Transitional	4 units/acre	Min. 25% open space	Maximum FAR .20
Mixed Community	6 units/acre	Min. 20% open space. Building heights above 35 feet may be allowable if approved by the City Commission. Min. & Max. uses apply. Max 4/ac without sewer	Neighborhood commercial and professional services. Max ISR 80%, Max FAR 0. .70.
General Mixed Use	12 unit/acre	Min. 20% open space. Building heights above 35 feet may be allowable if approved by the City Commission. Min. & Max. uses apply. Max 4/ac without sewer	Commercial sales/office, educational & civic uses. Max ISR 80%. Max FAR 0. .70.
Neighborhood Commercial	Residential uses may be permitted 2nd floor or above up to 4/ac with PUD zoning per Policy 1-1.10.	See Policy 1-1.10 for locational criteria. Building heights above 35 feet may be allowable if approved by the City Commission.	Convenience retail, offices and services, civic & institutional. Max ISR 70%, Max FAR 0. 50.
Commercial – High Intensity		Building heights above 35 feet may be allowable if approved by the City Commission.	Higher intensity commercial uses and wholesale commercial uses. Max ISR 70%, Max FAR 0.2-0.5.
Industrial		Building heights above 35 feet may be allowable if approved by the City	Wholesale commercial and light industrial uses. Max ISR 75%, Max FAR

		Commission.	0.2-0.5.
Institutional		Building heights above 35 feet may be allowable if approved by the City Commission.	Educational, religious, public and private utilities, and governmental land uses. Max ISR 70%, Max FAR 0.30.
Recreation			Private and public recreation facilities. Max ISR 30%, Max FAR 0.30.
Open Space			Max. ISR 35%.

Policy 1-1.3: **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/acre.

Policy 1-1.4: **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/acre. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining residential area. Such businesses will generally not exceed 15,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-1.5: **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, and 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. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining residential area. Such businesses will generally not exceed 15,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-1.6: **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, and 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. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the

development and the adjoining residential area. Such businesses will generally not exceed 15,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-1.7: **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, and 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. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining residential area. Such businesses will generally not exceed 20,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-1.8: **Central Business District Mixed Use.** The Central Business District Mixed Use land use category is established to encourage economic activity, living quarters and local employment opportunities within the central area of Fruitland Park. This category permits the highest commercial floor area ratios in the City and is intended to provide flexibility and to enable uses that meet the retail and service needs of a traditional city center and its vicinity. Permitted land uses include retail, office, business and other professional services at first floor, with office and residential uses at second or third floor. The maximum impervious surface coverage is 80% and the maximum floor area ratio is 1.0. The maximum residential density is up to 10.0 dwelling units per acre. Maximum building height is three (3) stories.

Policy 1-1.9: **Mixed Community.** The mixed community designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium to moderate densities/intensities of development have been identified as being appropriate to meet the growing needs of the community. All development designated Mixed Community shall be rezoned to a Planned Unit Development (PUD). The following uses will be permitted within this future land use designation:

1) Residential, including single and attached family units and units above commercial
2) Commercial, including neighborhood retail sales and service and local offices.
3) Institutional uses.

The Mixed Community future land use designation shall accommodate a land use mix consistent with at least two of three of the following table:

Use	Minimum	Maximum
Residential	15%	65%
Commercial	5%	30%
Institutional	5%	35%
Parks & Open Space	20%	

Performance Standards
Residential density: 6 units/acre; however, density shall be limited to 4 dwelling units/acre unless a centralized sanitary sewer system is provided.
Non-Residential uses: Max FAR 0.70, Max ISR 80%

Policy 1-1.10: **General Mixed Use.** The purpose of the General Mixed Use designation is to encourage flexible and creative site design newly developing areas which are suitable for urban development and are under unified control for master planning. The General Mixed Use Land Use designation requires a mix of residential, commercial, and office land uses, and allows hotel, institutional and recreational land uses. All development designated General Mixed Use shall be rezoned to a Planned Unit Development (PUD). The following uses will be permitted within this future land use designation:

1) Residential, including single and attached family units and units above commercial
2) Commercial, including neighborhood retail sales and service and local offices.
3) Institutional uses.

The Neighborhood Mixed Use future land use designation shall accommodate a land use mix consistent with at least two of the three of the following table:

Use	Minimum	Maximum
Residential	15%	65%
Commercial	5%	30%
Institutional	5%	25%
Parks & Open Space	20%	

Performance Standards

Residential density: 12 units/acre; however, density shall be limited to 4 dwelling units/acre unless a centralized sanitary sewer system is provided
Non-Residential uses: Max FAR 0.70, Max ISR 80%

Policy 1-1.11: **Neighborhood Commercial.** Neighborhood Commercial is intended to provide for the day-to-day needs of the immediate neighborhood and should be within walking distance of the supporting neighborhood. Located adjacent to primary highways, commercial development in this land use district is intended to accommodate businesses up to 30,000 sq. ft. in size. Residential uses may be permitted in this category if the site has Planned Unit Development (PUD) zoning and it is compatible with the adjacent properties. No industrial development shall be allowed. 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.

The following uses and criteria are applicable to this land use category:

1) Convenience retail sales and services
2) Offices
3) Civic and institutional uses.
4) Residential at 2nd floor or above
5) Maximum FAR: 0.5.
6) Maximum ISR: 70%
7) Maximum residential density 4 units/acre.

Policy 1-1.12: **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. 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.

Policy 1-1.13: **Industrial.** Development in this land use category shall be limited to wholesale commercial and light industrial development. 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). Industrial land uses which are likely to generate toxic, hazardous or industrial waste must be served by a centralized sanitary sewer system.

Policy 1-1.14: **Institutional.** This land use category includes public facilities such as educational, religious, public and private utilities, and governmental land uses.

The maximum intensity standards for institutional shall be 70% impervious surface ratio (which includes building coverage). 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 1-1.15: **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).

Policy 1-1.16: **Open Space**. This land use category consists of Conservation Open Space which includes water bodies, wetland, agricultural uses, and environmentally sensitive areas and Utilitarian Open Space which includes cemeteries and stormwater facilities. Conservation Open Space land uses are limited to passive recreation which includes but not limited to elevated boardwalks, nature trails, bird watching, hiking and picnicking; however, the agricultural uses allow pastures, groves, and farms with related uses such as stables and storage of farm equipment. The maximum single family residential density within the agricultural uses is one unit per acre and a maximum 35% impervious surface ratio. The intensity standard for Utilitarian Open Space is limited to a maximum of 35% impervious surface ratio. 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 1-1.17: **Transitional.** The transitional land use category allows the transition of older residential areas to a combination of residences and restricted professional business services and low intensity commercial uses provided the change is compatible with the surrounding neighborhood and adjacent to a major roadway. This land use designation provides for limited transitional commercial uses in areas impacted by adjacent commercial use and provides for an economic use of property while maintaining their general residential character. Such development shall meet the following criteria:

1) Limiting commercial uses to business and professional office, low intensity commercial and home occupational uses as defined in the Land Development Regulations.
2) Limiting external lighting and signs to that which would normally be permitted in adjacent residential districts.
3) Limiting the scale of commercial uses to that which would have an off-street parking requirement of eight spaces or less.
4) Maximum FAR 0.20.
5) Maximum residential density of 4 units/acre.

Policy 1-1.18: **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 2035 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 or under common Planned Unit Development proposed for residential development excluding water bodies.

OBJECTIVE 1-2: **Discourage urban sprawl.** The City shall discourage urban sprawl through a future land use pattern which promotes orderly, compact development.

Policy 1-2.1: **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 1-2.2: **New Development.** New development areas shall be developed with neighborhoods that create a sense of place and incorporate the following features:

1) Supported by mixed use developments which incorporate schools, parks and open spaces and civic spaces.
2) Transition of densities between low, medium and, multiple family categories.
3) Protection of neighborhood cohesiveness and stability of residential characteristics.
4) Developed with an orderly transportation network that includes new collector roads and a recreational trail system.
5) Provision for facilities to support the development of a public transit system.
6) The enhanced conservation of lakes and wetlands through conservation designations, recreation areas and trails.
7) The identification and reservation of land, or provision of appropriate mitigation for the following public facilities and services, if it is determined that the proposed new development has an impact on the public facilities and services:
   a. Right-of-way for limited access, collector and local roads, bikeways and recreational trails.
   b. Water and wastewater treatment facility sites.
   c. Community and neighborhood parks.
   d. School sites.
   e. Police, EMS and fire station sites.
   f. Other facilities used to deliver public service.

Policy 1-2.3: **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.

OBJECTIVE 1-3: **Promote innovative development.** The City shall promote innovative land development applications principles through the use of Planned Unit Developments, Mixed-Use Developments and Cluster Design

Policy 1-3.1: **Planned Unit Development.** Planned unit development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

Policy 1-3.2: **Development Principles.** Within mixed use developments, the City shall promote a high quality of development that will create a sense of place and community through the area. Mixed use developments shall incorporate the following principles:

1) The inclusion of a mixture of complimentary land uses that include housing, retail, offices, commercial services, manufacturing, education, civic, community and recreation uses.
2) The creation of an attractive and high quality environment which is compatible with the scale and character of the surrounding community.
3) The development of commercial, residential and mixed-use areas that is safe, comfortable and attractive to pedestrians.
4) The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
5) The maximization of shared parking.
6) The provision of roadway and pedestrian connections to residential areas.
7) The provision of social and community facilities to serve the new development and to enhance existing service levels in the area.
8) The provision of a network of open space provision in the form of squares, plazas, parks, greens and similar open space design.
9) The provision of a mixture of housing types and price ranges to provide housing opportunities for all residents of the City and benefit the area's economy.
10) The development of a diversity of housing styles, colors, materials and roof heights to create variety in the streetscape.
11) The incorporation of landscaping into the overall design as a means of linking the development areas with the open spaces, and mitigating incompatibilities between existing and new development.

Policy 1-3.3: **Cluster Development.** As a means to promote conservation design, ecological integrity and maintain the City's character, cluster developments are encouraged by the City. Cluster developments shall be designed along the following principles:

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

Policy 1-3.4: **Communities for a Lifetime.** Through the development approval process, the City shall strive to:

1) Address the unique needs and challenges of residents and households at all stages of life.
2) Ensure access to individuals of varying abilities and stages of life in housing, public spaces, community facilities, places of employment and commercial establishments.
3) Provide for granny-flats, in–law suites, and accessory apartments in residential areas, and ensure the availability of housing types appropriate to various age and needs groups, including families with children, multi-generational households, young and/or single adults, empty nesters, and senior citizens. Granny flats or other accessory dwelling units in residential or mixed use districts shall not count against the allowable designated density established by future land use or zoning.
4) Provide opportunities for education, recreation, arts and culture, and leisure activities for residents and households of various age and interest groups.

OBJECTIVE 1.4: **Planning for commercial activities.** The City 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 1-4.1: **Variety of Commercial Lands.** The location and distribution of commercial land use categories delineated on the Future Land Use Map shall be determined according to the following criteria:

1) Access and vicinity to U.S. 27/441; ease of access and egress to and from major thoroughfares to commercial sites; ability to achieve a functional internal circulation and off-street parking system.
2) Access to County Roads 466A and 25A; ease of access to collector thoroughfares to commercial sites; ability to achieve a functional internal circulation and off-street parking system.
3) The promotion of sustainable development within mixed-use sites by establishing a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking.
4) Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor and generation of hazardous waste or products.
5) Ability to provide sufficient buffers and screening for purposes of mitigating impacts to adjacent residential or public facility land uses.
6) Impact to the conservation and preservation of natural resources.
7) Demand on existing and planned public services, utilities, water resources and energy resources.

Policy 1-4.1: **Commercial Designations.** Commercial land use designations are intended to accommodate all types of commercial businesses. 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 Neighborhood Commercial, General Mixed Use and Mixed Community land use categories.

Policy 1-4.2: **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.

OBJECTIVE 1-5: **Institutional land uses**. The City shall adequately plan for the land needs of institutional activities.

Policy 1-5.1: **Public Facilities.** 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.

Policy 1-5.2: **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.

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) 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.
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.
3) The scale and intensity of the host land use will be respected.
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.
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.

6) Non-School facilities will be sited in land use categories allowing the specific activity of the intended use.
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: **Environmental protection.** The City shall manage and control existing and future land uses located within or adjacent to environmentally sensitive lands and other significant natural resources.

Policy 1-6.1: **Protection of Potable Water Wellfields.** The City shall maintain provisions that prohibit activities/land uses within the following wellfield protection zones.

1) Within all zones any nonresidential land use which stores, handles, produces or uses any regulated substance is prohibited.
2) The location of septic systems within two hundred (200) feet of a public water supply well, unless otherwise approved by FDEP or HRS.
3) 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.
4) The location of wastewater treatment plant effluent discharges including but not limited to percolation ponds, surface water discharge, spray irrigation, or drainfields within five hundred (500) feet of a public supply well, unless otherwise approved by FDEP.
5) The location of a landfill and/or collection center within five hundred (500) feet of a public supply well.
6) The location of feed lots or other commercial animal facilities within five hundred (500) feet of a public supply well.
7) 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.
8) The location of underground or above ground stationary tanks containing regulated substances, including fuel storage tanks, within five hundred (500) feet of a public supply well.

Policy 1-6.2: **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 1-6.3: **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:

1) septic tanks and the storing of hazardous waste material;
2) 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 1-6.4: **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 1-6.5: **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 1-6.6**:** **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 1-6.7: **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 ?, 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.

Objective 1-7: **Concurrency management.** The City shall assure that needed public services and facilities are developed concurrent with the impact of new development.

Policy 1-7.1: **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. 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 1-7.2: **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 1-8 - The Villages of Fruitland Park — The Villages of Fruitland Park DRI land use category (referred to under Objective 1-8 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 age restricted 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 1-8.1 - The Villages of Fruitland Park DRI will include up to 2,050 age restricted 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 gross density is 4 units per acre, the maximum non-residential land use intensity is 1.0 Floor Area Ratio (FAR) and an impervious surface ratio of 80%. 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 1-8.2 — 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 1-8.3 — 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 1-8.4 — 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 through multi-use roadways connected to the larger Villages multi-modal transportation system.

Policy 1-8.5 — 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 Southwest Florida 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 1-8.6 — 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, five gopher tortoise burrows and the Southeastern Kestrel. 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 1-8.7— 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 1-8.8 — 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. Regarding any future development above the current approved 2,050 age restricted units, 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 1-8.9 — 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)	Potabl Water (GPD)
Residential	Dwelling unit/day	**45.7**	**50.3**
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 1-8.10 — 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.

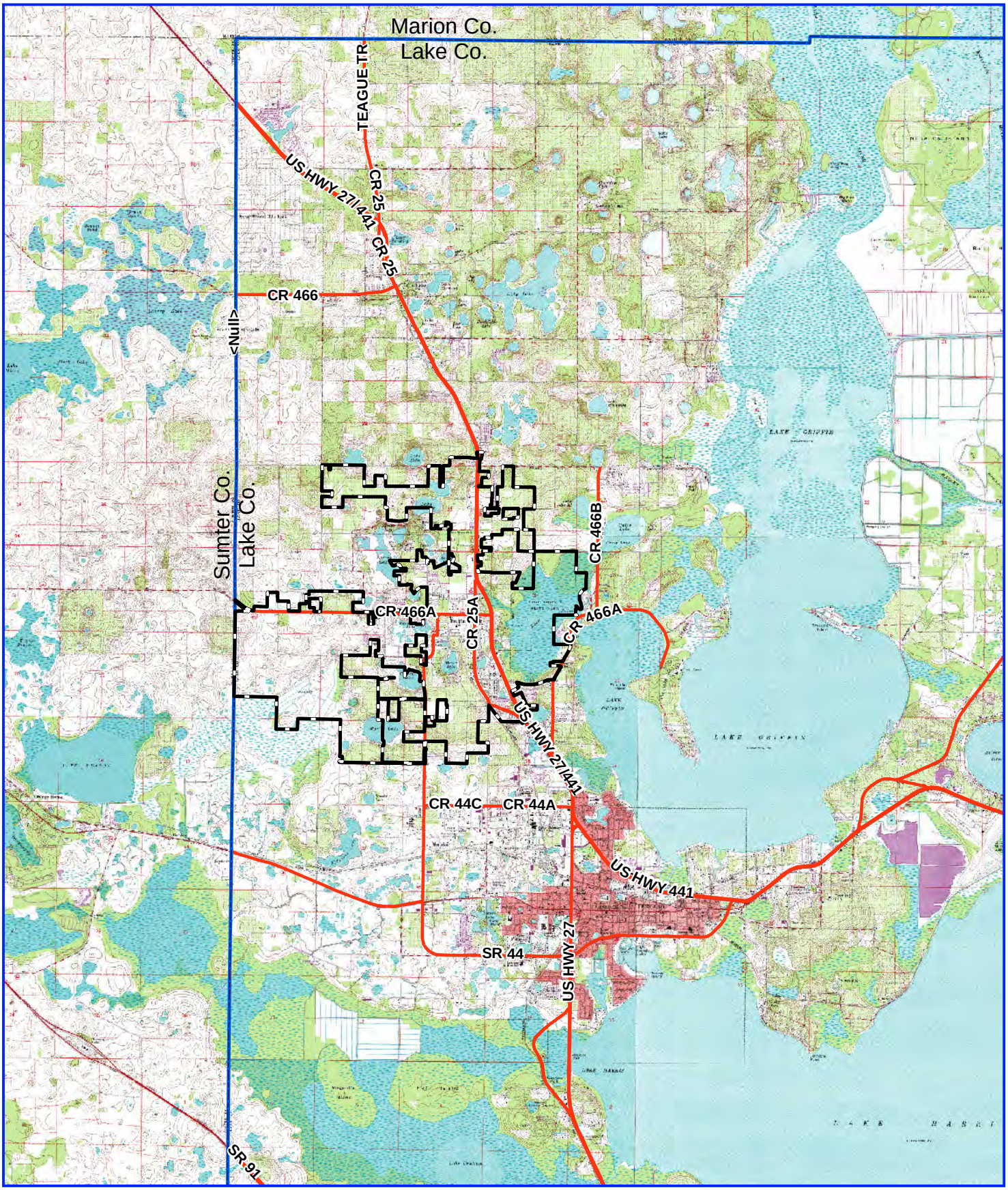
Policy 1-8.11 — The Developer has addressed its transportation impacts for the approved 2,050 age restricted residential units. If additional development is proposed in the future, then any transportation impacts must be addressed, in accordance with the development order. As part of any required mitigation, 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 1-8-12 - 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 1-8.13 - The Villages of Fruitland Park DRI Development Order ensures consistency of the DRI land use designation on the FLUM with Objective 1-8 and supporting policies and future conditions maps of the Fruitland Park Comprehensive Plan.

OBJECTIVE 1-9**:** **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 1-9.1: **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 describe all appropriate stages of a formal development review process which shall be followed to receive development approval.



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City Of Fruitland Park

Map I - 1
General Location Map
Fruitland Park, Florida

Project No.:398/09/9
File Name: Map 1-1 Location.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: May 2, 2012
Revision Date: April 11, 2016
Created By: J.Wilson

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FRUITLAND PARK
Lake County, Florida
Map 1-2
Existing Future Land Use

Legend

- City of Fruitland Park

City of Fruitland Park Existing Future Land Use

- SFLD -- Single - Family Low Density (2 du/ac)
- SFMD -- Single - Family Medium Density (4 du/ac)
- MFLD -- Multiple - Family Low Density (8 du/ac)
- MFHD -- Multiple - Family High Density (15 du/ac)
- COMM -- Commercial - High Intensity
- MC -- Mixed Community (6 res. du/ac)
- IND -- Industrial
- INST -- Institutional
- REC -- Recreational
- OSC -- Open Space - Conservation
- OSU -- Open Space - Utilitarian
- ROW -- Right-of-Way
- VDRI -- The Villages of Fruitland Park DRI
- No FLU Designation -- Pending CPA

Sumter County
Lake County

CITY OF FRUITLAND PARK
THE FRIENDLY CITY

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

Project: 398-09-9 File: Map 1-2 Existing FLU.mxd Date: August 15, 2014 Revised: April 11, 2016 Created by: J.Wilson

CITY OF FRUITLAND PARK
THE FRIENDLY CITY

FRUITLAND PARK
Lake County, Florida

Proposed 2035 Future Land Use

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1 inch = 1,000 feet

Legend

- City of Fruitland Park
- County Boundary

City of Fruitland Park 2035 Future Land Use

- CBDMU -- Central Business District Mix*
- T -- Transitional
- SFLD -- Single - Family Low Density (2 du/ac)
- SFMD -- Single - Family Medium Density (4 du/ac)
- MFLD -- Multiple - Family Low Density (8 du/ac)
- MFHD -- Multiple - Family High Density (15 du/ac)
- COMM -- Commercial - High Intensity
- MC -- Mixed Community (6 res. du/ac)
- IND -- Industrial
- INST -- Institutional
- REC -- Recreational
- OSC -- Open Space - Conservation
- OSU -- Open Space - Utilitarian
- ROW -- Right-of-Way
- VDRI -- The Villages of Fruitland Park DRI

Sumter County
Lake County

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Project: 398_Fruitland Park File: Fruitland Park_Proposed 2035 FLU_2016 24x36.mxd Date: August 14, 2014 Revised: October 10, 2016 Created by: J.Wilson

FRUITLAND PARK
Lake County, Florida
Map 1-4
Vacant Lands

Legend

- City of Fruitland Park
- CountyBoundary

City of Fruitland Park 2035 Future Land Use

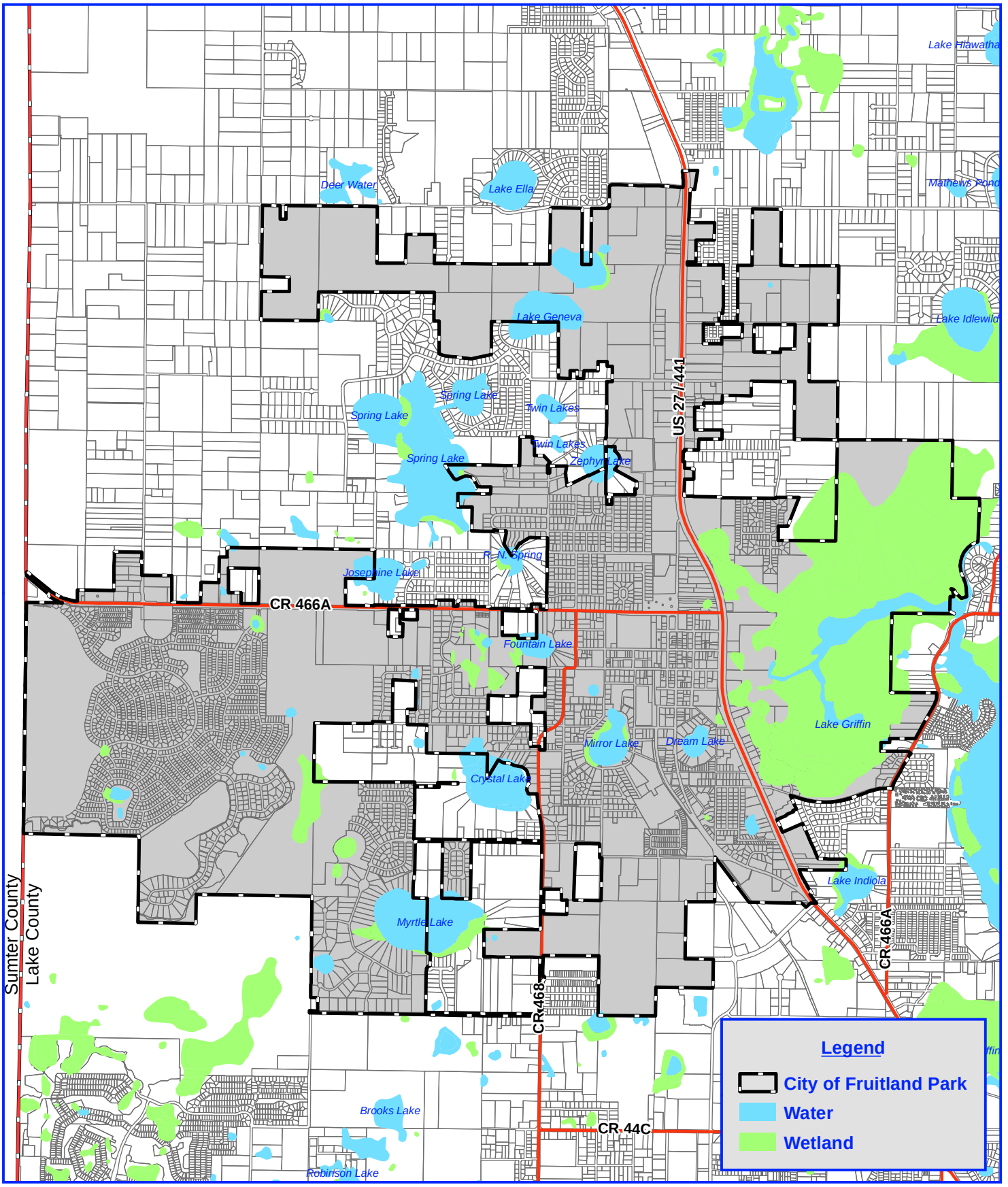
- CBDMU -- Central Business District Mix*
- T -- Transitional
- SFLD -- Single - Family Low Density (2 du/ac)
- SFMD -- Single - Family Medium Density (4 du/ac)
- MFLD -- Multiple - Family Low Density (8 du/ac)
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- INST -- Institutional
- REC -- Recreational
- OSC -- Open Space - Conservation
- OSU -- Open Space - Utilitarian
- ROW -- Right-of-Way
- VDRI -- The Villages of Fruitland Park DRI

Sumter County
Lake County

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THE FRIENDLY CITY

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Project: 398-09-9 File: Map 1-4 Vacant Lands.mxd Date: August 15, 2014 Revised: April 11, 2016 Created by: J.Wilson



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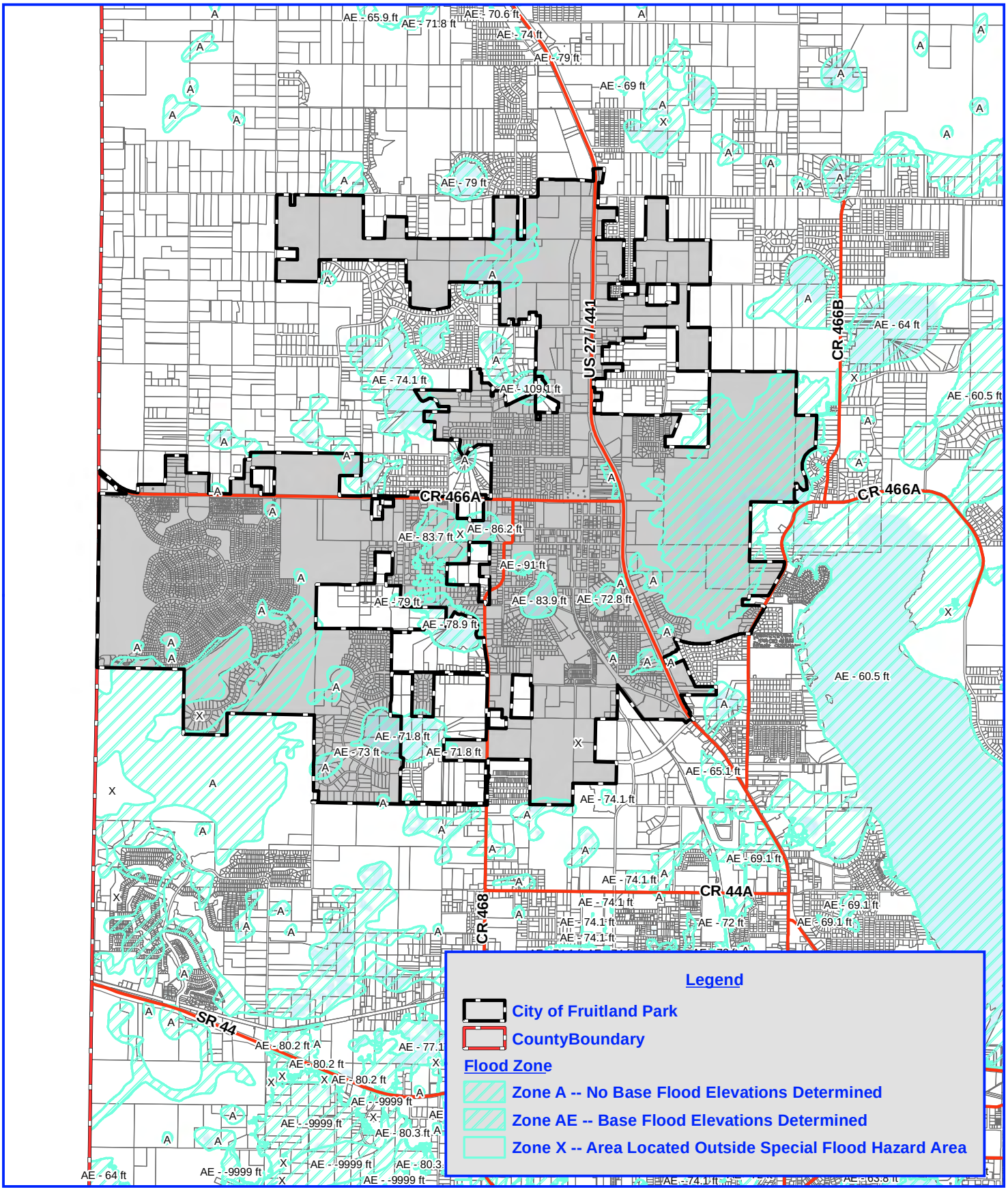
1 inch = 3,000 feet

City Of Fruitland Park

Map 1-5
Lakes & Wetlands
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 1-5 - Lakes.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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Legend

- City of Fruitland Park
- CountyBoundary

Flood Zone

- Zone A -- No Base Flood Elevations Determined
- Zone AE -- Base Flood Elevations Determined
- Zone X -- Area Located Outside Special Flood Hazard Area

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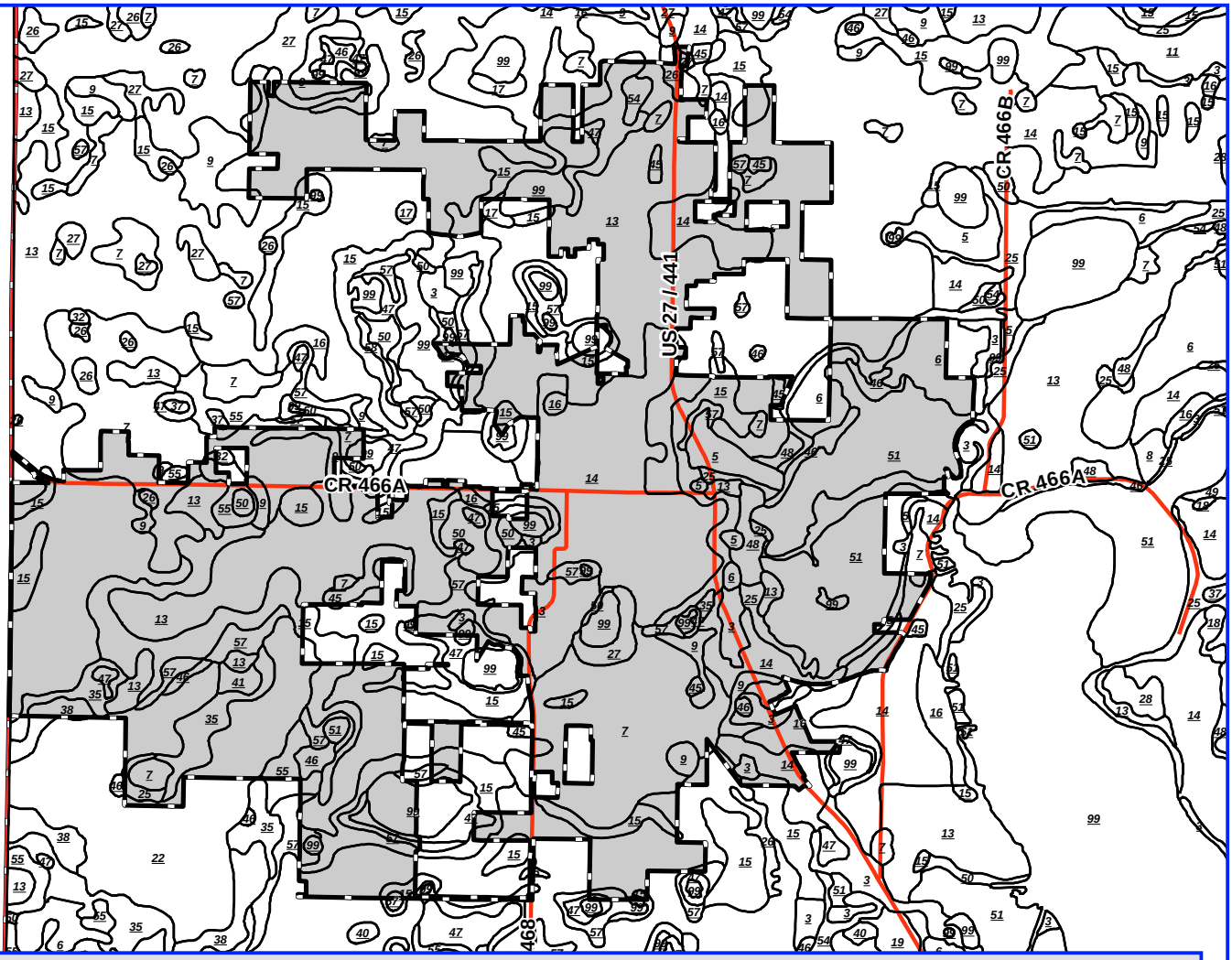
1 inch = 4,000 feet

City of Fruitland Park

Map 1-6
FEMA Flood Zones Map
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 1-6 Flood.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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Legend

City of Fruitland Park

CountyBoundary

NRCS Soils

- 2 - Arents
- 3 - Arents-Urban land complex
- 4 - Anclote fine sand, depressional
- 5 - Anclote, Myakka and Felda soils, depressionals
- 6 - Anclote, Delray and Hontoon soils
- 7 - Apopka sand, 0 to 5% slopes
- 8 - Apopka-Urban land complex, 0 to 5% slopes
- 9 - Apopka sand, 5 to 12% slopes
- 11 - Brighton muck, depressional
- 13 - Candler sand, 0 to 5% slopes
- 14 - Candler-Urban land complex, 0 to 5% slopes
- 15 - Candler sand, 5 to 12% slopes
- 16 - Candler-Urban land complex, 5 to 12% slopes
- 17 - Candler sand, 12 to 25% slopes
- 18 - Cassia sand
- 19 - Ellzey sand
- 20 - Emeralda fine sand, frequently flooded
- 21 - Eureka loamy fine sand
- 22 - Everglades muck, frequently flooded
- 23 - Felda fine sand
- 24 - Fellowship fine sandy loam, depressional
- 25 - Immokalee sand
- 26 - Kendrick sand, 0 to 5% slopes
- 27 - Kendrick sand, 5 to 8% slopes
- 28 - Lake sand, 0 to 5% slopes
- 32 - Lochloosa sand, 0 to 5% slopes
- 34 - Martel sandy clay loam, depressional
- 35 - Myakka sand
- 37 - Ocoee mucky peat, frequently flooded
- 38 - Oklawaha muck, frequently flooded
- 39 - Ona fine sand
- 40 - Orlando fine sand, 0 to 5% slopes
- 41 - Orsino sand
- 42 - Paola sand, 0 to 5% slopes
- 43 - Paola-Urban land complex, 0 to 5% slopes
- 45 - Pits Water Complex
- 46 - Placid sand, depressional
- 47 - Placid and Myakka sands, depressional
- 48 - Pomello sand, 0 to 5% slopes
- 49 - Pomello sand, 0 to 5% slopes
- 50 - Pompano sand
- 51 - Pompano, Felda and Oklawaha soils, depressional
- 54 - Seffner sand
- 55 - Sparr sand, 0 to 5% slopes
- 56 - Sparr sand, 5 to 8% slopes
- 57 - Tavares sand, 0 to 5% slopes
- 58 - Tavares-Urban land complex, 0 to 5% slopes
- 59 - Wabasso sand
- 60 - Wauchula sand
- 99 - Water

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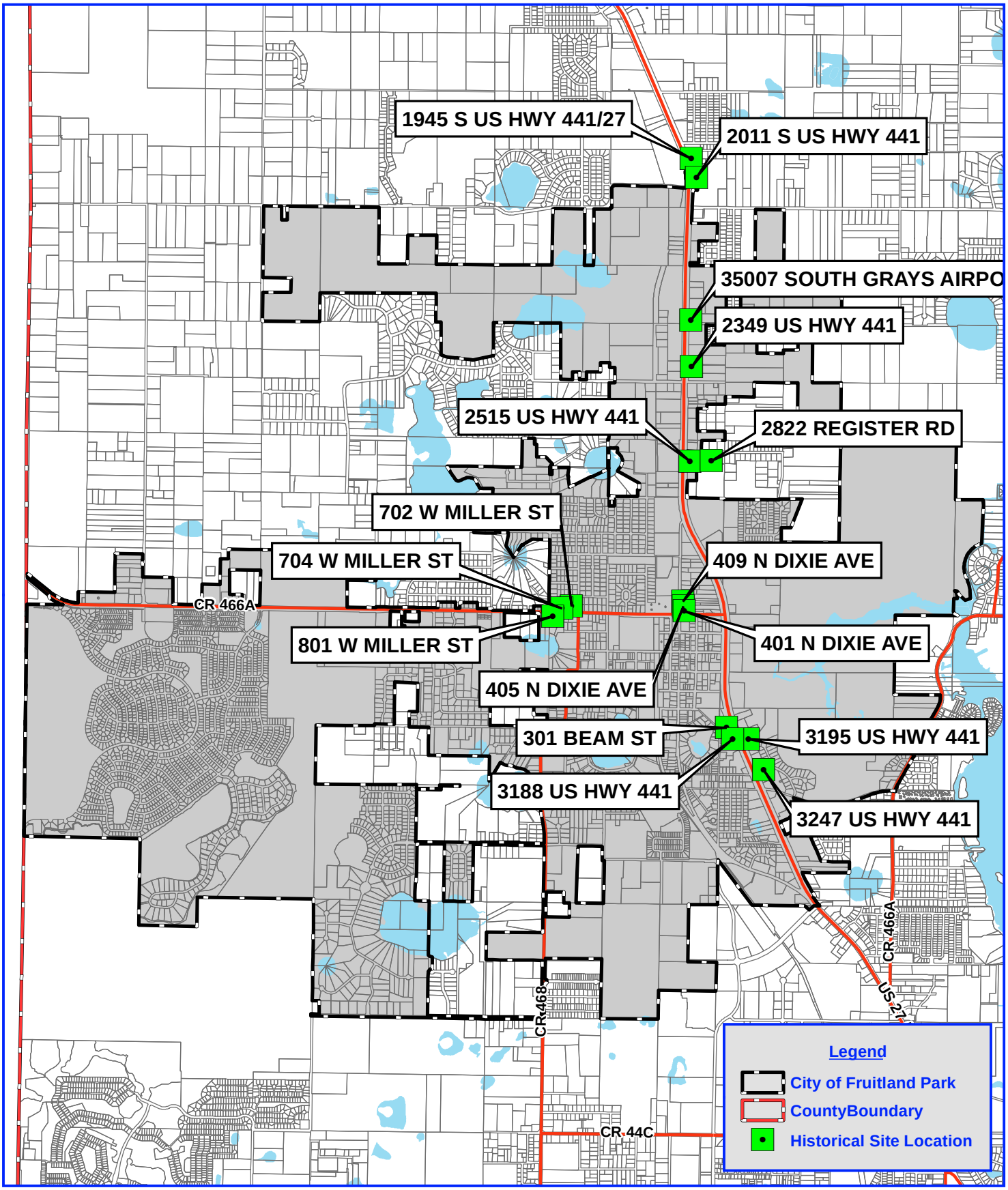
1 inch = 4,000 feet

City of Fruitland Park

Map 1-7
NRCS Soils Map
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 1-7 Soils.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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1 inch = 3,000 feet

City of Fruitland Park

Map 1-8
Historic Locations
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 1-8 Historic.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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10-YEAR WATER SUPPLY FACILITIES WORK PLAN
(2016-2025)

Prepared For:

Florida Department of Economic Opportunity

By:

SMW Geosciences, Inc.
668 North Orlando Ave, Suite 1009A
Maitland, FL 32751

March 2016

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Figure 2 – Utility Service Area Boundary
Figure 3 – Location of City's Water Treatment Plants

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Table 1 Seminole WTP Well and Pump Information
Table 2 Olive Ave WTP Well and Pump Information
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Table 6 Projected Population and Water Demands
Table 7 Raw and Treated Water Capacity Analysis

Introduction

The Florida Legislature enacted bills in the 2002, 2004 and 2005 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373 of the Florida Statutes (F.S.) by strengthening the statutory link between regional water supply plans prepared by water management districts and comprehensive plans prepared by local governments.

Section 373.036 F.S. requires that each district develop a water supply plan for a 20-year planning period. If a water management district finds that existing sources of water will not be adequate to meet projected water demands, regional water supply plans must be prepared for those areas, identifying how water supply needs can be met for the next 20 years (Section 373.0361 F.S). Local governments that fall within a regional water supply planning area are required to develop a 10-year water supply facilities work plan to ensure that adequate water supplies will be available to meet future demands, pursuant to Section 163.3177(6)(c) F.S. The work plan must include:

- A projection of the local government's needs for at least a 10-year period;
- Identification and prioritization of the water supply facilities and sources of water that will be required to meet those demands; and
- Inclusion of the capital projects identified as needed for the first five years, including financially feasible revenue sources, in the 5-Year Schedule of Capital Improvements.

In addition to the above, local governments are required to revise their comprehensive plan to incorporate selected alternative water supply project(s) that are identified in the regional water supply plan(s) or otherwise proposed by the local government.

The City of Fruitland Park's water service area is located within the St Johns River Water Management District's (SJRWMD) Priority Water Caution Area. Therefore, in accordance with Section 163.3177(6)c of the Florida Statues, the City of is required to adopt and maintain a 10-Year Water Supply Facilities Work Plan (Work Plan), and update its comprehensive plan as necessary to implement the Work Plan and address water supply-related legislative requirements.

This Work Plan addresses the 10-year planning period of 2016-2025. It is intended to be updated every five years within eighteen months after the water management district governing boards approve updated regional water supply plans, or if needed as future needs and plans change. *Intergovernmental Coordination Element Policy 4.1.4(5)* contains enabling language to ensure maintenance of the work plan and coordination with the City's Comprehensive Plan with SJRWMD plans.

This Work Plan will serve as an appendix to the Public Facilities Element of the City of Fruitland Park's Comprehensive Plan. *Policy 4.10.8 of the Public Facilities Element* contains enabling language that incorporates the work plan into the Comprehensive Plan as *Appendix 1 of the Public Facilities Element*.

Location

The City of Fruitland Park is located along U.S. 27/441, north of the City of Leesburg and south of the City of Lady Lake, in Lake County. The location of the City is shown in **Figure 1**. The entire City limits and water service area are located in the SJRWMD.

Service Area and Potable Water Service Agreements

A map identifying the City's proposed Interlocal Service Area Boundary (ISBA) is provided as **Figure 2**. The ISBA is recognized by Lake County, Lady Lake, Leesburg, and the Villages, and the City is working to finalize the ISBA with these adjacent utilities. *Intergovernmental Coordination Element Policies 1.1.3(7) and 9.1.2* addresses coordination regarding water and sanitary sewer facilities to service the unincorporated service area of the City of Fruitland Park and I.S.B.A coordination, respectively.

The City has one agreement for the sale of bulk water to Central Sumter Utility Company. Pursuant to this agreement, the City provides a maximum of 89.61 million gallons per year (0.2455 mgd) for indoor use in the Villages of Fruitland Park. Wastewater treatment and water supply for irrigation in this development are provided by Central Sumter Utility Company. Proposed *Intergovernmental Coordination Element Policy 1.1.5* contains language relevant to the bulk water agreement with Central Sumter Utility Company.

Consumptive Use Permit

CUP 2482 allocates the City a maximum annual groundwater withdrawal of 444.94 million gallons (1.219 mgd) for public supply and fire flow. This CUP was renewed November 14, 2012 and subsequently modified on January 28, 2015 pursuant to the issuance of the Secondary Water Use Permit for the Villages of Fruitland Park (CUP 137803-1).

The Villages of Fruitland Park's Secondary Water Use Permit authorizes a maximum annual potable water use of 89.61 million gallons (0.2455 mgd) from the City of Fruitland Park's potable water system for indoor residential and commercial uses within the Villages of

Fruitland Park development. Both the City's CUP and the Village of Fruitland Park's Secondary Use CUP expire on November 10, 2020.

Water Treatment Plants and Wells

The City's potable water treatment system is permitted under Florida Department of Environmental Protection (FDEP) public water system permit PWS#3350427. The City operates four (4) water treatment plants (WTP) under this permit: Seminole Street WTP, Olive Avenue WTP, Wingspread Drive WTP, and Shiloh Street WTP. Water treatment plant locations are depicted in **Figure 3** and summaries of each water treatment plant are provided below.

Seminole WTP (a.k.a. WTP No. 1)

The FDEP-permitted design capacity for the Seminole Water Treatment Plant (WTP) is 1.44 mgd. This facility currently consists of Well No. 3 and Well 7, a chlorination system, and an auxiliary power generator, and a Supervisory Control and Data Acquisition (SCADA) system

Well information for this WTP is presented in **Table 1**. No WTP upgrades are anticipated the 10-year planning horizon for this Work Plan.

Table 1. Seminole WTP Well and Pump Information

Well Number	SJRWMD Station ID	Casing Diameter (inches)	Casing Depth[1] (ft)	Total Depth (ft)	Pump Capacity[2] (gpm)	Status	Source
3	9184	12	126	201	500	Active	Upper Floridan Aquifer
7	450988	12	295	400	1,000	Active	Upper Floridan Aquifer

1. Source: January 2015 SJRWMD TSR
2. Source: October 2010 Water Master Plan, BESH

Olive Avenue WTP (a.k.a WTP No. 4)

The FDEP-permitted design capacity for the Olive Avenue WTP is 0.471 mgd. This WTP includes Well No. 4 and a gas chlorination system. Well information for the Olive Avenue WTP is shown in **Table 2**. No WTP upgrades are anticipated for the 10-year planning horizon of this Work Plan.

Table 2. Olive Avenue WTP Well and Pump Information

Well Number	SJRWMD Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Status	Source
4	9185	8	144	300	450	Active	Upper Floridan Aquifer

1. Source: January 2015 SJRWMD TSR
2. Source: October 2010 Water Master Plan, BESH

Shiloh Street WTP (a.k.a. WTP No. 5)

The FDEP-permitted design capacity of the Shiloh Street WTP is 0.461 mgd. This facility currently consists of Well No. 5, a gas chlorination system, an auxiliary power generator, and an elevated storage tank. A second well, Well No. 10, is proposed for construction at this facility.

At the time of the CUP renewal, the City anticipated that a new well would be constructed at the Shiloh Street WTP in 2012; however, the construction schedule has since been revised. The City has adequate raw water capacity to meet existing and projected water demands for the next 5 years; therefore, construction of Well No. 10 has been postponed. At this time, the City does not anticipate that this well will be constructed in the 5-year planning period and will re-evaluate well construction timing and funding for this well in the 6 to 10 year planning horizon. Well information for the Shiloh Street WTP is shown in **Table 3**.

Table 3. Shiloh Street WTP Well and Pump Information

Well Number	SJRWMD Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Status	Source
5	9186	12	150	300	475	Active	Upper Floridan Aquifer
10	404733	12	300	400	1,000	Proposed	Upper Floridan Aquifer

1. Source: January 2015 SJRWMD TSR
2. Source: October 2010 Water Master Plan, BESH

Wingspread Drive WTP (a.k.a WTP No. 6)

The FDEP-permitted design capacity of the Wingspread Drive WTP is 0.507 mgd. This facility includes Well No. 6, a gas chlorination system, and a hydropneumatic storage tank.

Due to odor complaints and nuisance water quality concerns caused by hydrogen sulfide gas at the Wingspread Drive WTP, once the replacement well at the Shiloh Street WTP is constructed, withdrawals from Well No. 6 will be transferred to the Shiloh well field. Well No. 6 will then be used as a backup source to maintain pressure and for emergency use only. Well information for the Wingspread Drive WTP is shown in **Table 4**.

Table 4. Wingspread Drive WTP Well and Pump Information

Well Number	SJRWMD Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Status	Source
6	9187	12	175	400	500	Active	Upper Floridan Aquifer

1. Source: January 2015 SJRWMD TSR
2. Source: October 2010 Water Master Plan, BESH

Logan Property

To meet future water demands in the northern portion of the service area, the City anticipates that two (2) new wells will need to be constructed within the next 6 to 10 year planning horizon of this document. These wells were included in the City's recent CUP renewal and are expected to be located on what the City refers to as the Logan property. Construction of these wells will be developer driven. Well information for the Logan property is shown in **Table 5.**

Table 5. Logan Property WTP Well and Pump Information

Well Number	SJRWMD Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Status	Source
8	404734	12	300	400	1,000	Proposed	Upper Floridan Aquifer
9	404735	12	300	400	1,000	Proposed	Upper Floridan Aquifer

1. Source: January 2015 SJRWMD TSR
2. Source: October 2010 Water Master Plan, BESH

Development Trends

Historically, the City of Fruitland Park's water service area primarily consisted of rural residential development and limited commercial development; however, in recent years, changes in the characteristics of neighboring cities has made this area attractive to developers. As part of the CUP renewal process, the City identified approximately 6,000 proposed residential units within the City's service area. When developed, these units could house an additional 15,000 persons.

As part of the 10-Year Work Plan, the City reevaluated population and demand projections for the 10-year planning period. The Villages of Fruitland Park development will have the greatest impact on population over the next few years. This development will consist of 2,050 homes and has a projected population of 3,895 at build-out. Home construction began in 2015 and build out of the development expected to be completed in 2017.

Projected population and water demands for the 10-year planning period of this Work Plan are presented in **Table 6**. Projected water demands already take SJRWMD approved water conservation measures into account.

Table 6. Projected Population and Water Demands

Year	Population	Projected Groundwater Demand (mgd)
2016	6,197	0.75
2020	9,075	1.00
2025	10,005	1.22

2015 water customer population = 4,000 (population estimated based on number of water accounts)
Demand for Villages of Fruitland park = 0.2445 mgd (3,845 customers indoor water use only)

Wastewater Treatment Plant and Reclaimed Water

The City operates one (1) wastewater treatment facility (WWTF) located in the northern portion of the City. This facility is a Class III extended aeration domestic WWTF consisting of aeration, secondary clarification, basic chlorination and aerobic digestion of residuals. Digested residuals are transported to a biosolids processing facility for treatment and disposal. The WWTF has a permitted capacity of 0.98 mgd and a current flow of approximately 44,000 gpd. This facility was constructed as a package-type plant to serve the City's commercial corridor, and was first permitted in 2005. The wastewater is treated to comply with restricted public-access treatment standards and is primarily disposed of via Rapid Infiltration Basins in a recharge area to the Floridan aquifer. The existing WWTF currently is not eligible to provide public-access reclaimed water pursuant to Rule 62-610.451 requiring a minimum treatment capacity of 100,000 gpd

At the time of CUP issuance, the City noted that wastewater treatment system expansion or a new WWTF will be evaluated when wastewater flows exceed 73,500 gpd or 75% of the treatment capacity of the WWTF. Pursuant to an agreement executed in July 2015 between the City of Fruitland Park and Town of Lady Lake, the City will be sending all wastewater to the Town of Lady Lake for treatment and beneficial reuse within Lady Lake's service area. The City anticipates it will begin sending wastewater flow to Lady Lake by December of 2016. This agreement is for a 10-year period with an option to renew.

Alternative Water Supply (AWS) Planning

As part of the CUP process, in 2010, an AWS Study for the City of Fruitland Park was performed in an effort to identify potential water supply sources to supplement the City's potable and non-potable water systems. This study indicated that no AWS projects were technically or monetarily feasible for implementation for the duration of the CUP, nor are they expected to be available during the planning period of this document.

The City is preparing to accommodate AWS for landscape irrigation through dual lines, be it reclaimed, surface water or stormwater. In January 2010, the City adopted an AWS ordinance requiring that all new developments be constructed with dual lined systems to allow for the utilization of lower quality water sources when they become available. The following policies demonstrate that the City supports the implementation reclaimed water to meet future water needs:

- *Public Facilities Policy 4-14-4*
- *Public Facilities Policy 4-14.5*
- *Public Facilities Policy 4.15-1*
- *Public Facilities Policy 4.15-2*
- *Conservation Policy 5.3.4(2)*

Source Protection

The City's Comprehensive Plan includes water source protection for quality and quantity of water as well as aquifer recharge protection. A summary of source protection policies is below.

- Coordinate proposed activities to protect quality and quantity of groundwater *(Intergovernmental Coordination Policy 4.1.4 (6))*
- Restrict activities known to adversely affect quality of surface and groundwater *(Conservation Policy 5-2.1)*
- Avoid groundwater contamination introduced through sinkhole passage *(Conservation Policy 5-2.9)*
- Avoid reduction of recharge volumes entering groundwater supplies *(Conservation Policy 5-3.1)*
- Well field protection zone *(Conservation Policy 5-3.6)*
- Preserving Permeable Surface Area *(Public Facilities Policy 4B-1.1)*

- On-Site Stormwater Retention and Natural Percolation of Surface Water to Groundwater Aquifers *(Public Facilities Policy 4B-1.2)*
- Compatible Land Use for Preservation of Groundwater Quality *(Public Facilities Policy 4B-1.3)*

Water Conservation

The City maintains a water conservation program in accordance with the water conservation requirements in effect at the time of the CUP renewal

The City shall promote water conservation to its customers in accordance with the water conservation plan submitted to and approved by the SJRWMD as part of the most recent Consumptive Use Permit process *(Conservation Policy 5-3.4(9))*. The City's water conservation plan will continue to meet the requirements of the SJRWMD at the time of CUP issuance and may be adjusted as necessary to meet changing water use habits and patterns and habits of customers. (Conservation Policy 5-3.4(8)). Current water conservation program elements of the City's program include:

- Source and finished water metering *(Conservation Policy 5-3.4(7))*
- Meter calibration and repair in accordance to SJRWMD and FDEP requirements
- Tiered rate structure to promote water conservation
- High water user notification
- Seasonal reminder to customer to change irrigation clock/promote the SJRWMD Irrigation Rule
- Water conservation display at City Hall
- Water conservation information on the City's website
- Irrigation timer programming assistance to customers
- Leak detection and repair program
- Installation of dual-lined distribution system in all new developments *(Public Facilities Policy 4.15.1)*
- Limit high volume irrigation and promote Florida-Friendly and Waterwise plants *(Conservation Policy 5-3.4(5) and 5.3.4(6))*
- Participation in water supply development meetings
- Employee training

The City has also adopted several ordinances to promote water conservation. These include

- SJRWMD Water Conservation Landscape Irrigation Ordinance
- Alternative Water Supply Ordinance
- Florida-Friendly Landscaping Ordinance

Capacity Analysis

The City's potable water supply facilities were assessed to determine whether the projected 10-year water demands are attainable with the City's existing raw water supply and permitted capacities. A summary of this analysis is provided in **Table 7**. The City of Fruitland Park has sufficient raw water and treatment capacity for the 10-year planning period.

Table 7 Capacity Analysis

City of Fruitland Park	2016	2019	2024
Total Water Demand (mgd)	0.75	1.00	1.22
Total Well Production Capacity (mgd)[2]	2.81[2]	2.81[2]	2.81[2]
Total Treatment Capacity (mgd)	2.88	2.88	2.88
CUP Allocation [1] (mgd)	1.22	1.22	1.22
Well Production Capacity Surplus (mgd)	2.06	1.81	1.59
Treatment Capacity Surplus (mgd)	2.13	1.88	1.66

Notes

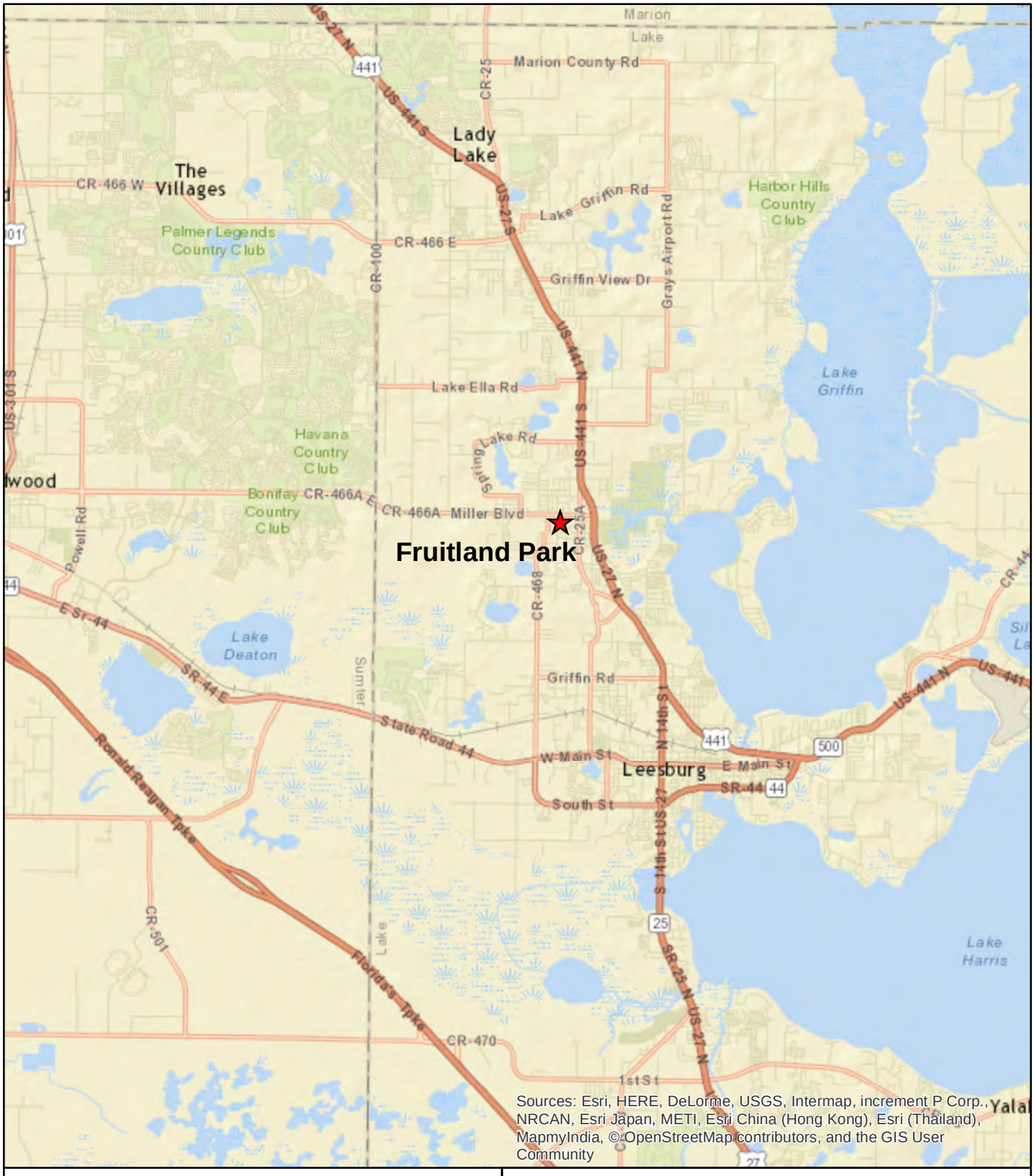
1. Current CUP expires in 2020. CUP allocation for 2025 is unknown; therefore, 2020 CUP allocation of 1.22 mgd is assumed.
2. Well Production Capacity is based on Seminole Wells 3, Olive Well 4, Shiloh Well 5 and Wingspread Well 6 production only.

The current legislative requirements for concurrency [i.e. Section 163.3180(2)(a), F.S.] require that the City's comprehensive plan and land development regulations ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. *Public Facilities Policies 4-10.5, 4-10.6, 4-12.2 and 14-13.1* provide enabling language for water supply and facility concurrency.

Planned Capital Improvements

The City completed its Water Master Plan in October 2010. This plan identifies the necessary improvements for a 25-year planning period. Any required water related improvements will be based on the areas to be developed first and will be developer driven. Aside from the new Well No. 7 that is currently under construction at the Seminole WTP, no new wells, water treatment plant construction or expansion of the existing potable distribution system are expected to occur within the next five years. The City will continue to evaluate capacity and infrastructure needs for the 6 to 10-year planning horizon of this document and beyond to meet projected water demands of future growth and for compliance with the CUP and Comprehensive Plan. To meet current and projected water demands, the City will coordinate capacity and facility expansions with the Future Land Use Map and will utilize the water supply plan to coordinate and prioritize the expansion and upgrade of facilities pursuant to *Public Facilities Policies 4-13.2 and 4-13.3*.

FIGURES



N

0 4,250 8,500 17,000

Feet

City of Fruitland Park Location Map

CUP No.: 2482
Drawing by: SMW GeoSciences, Inc.
Date: January 4, 2016

Figure 1

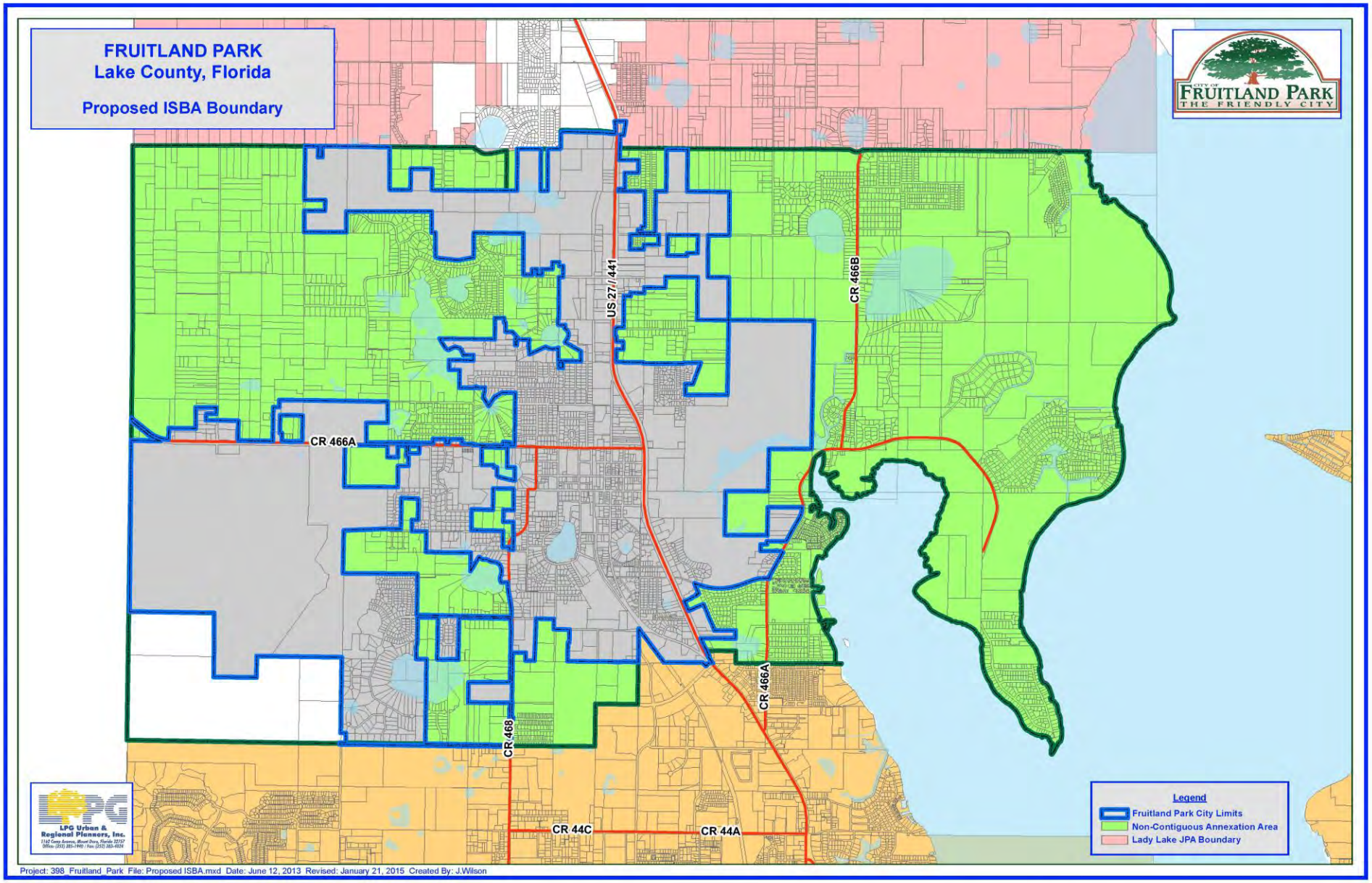
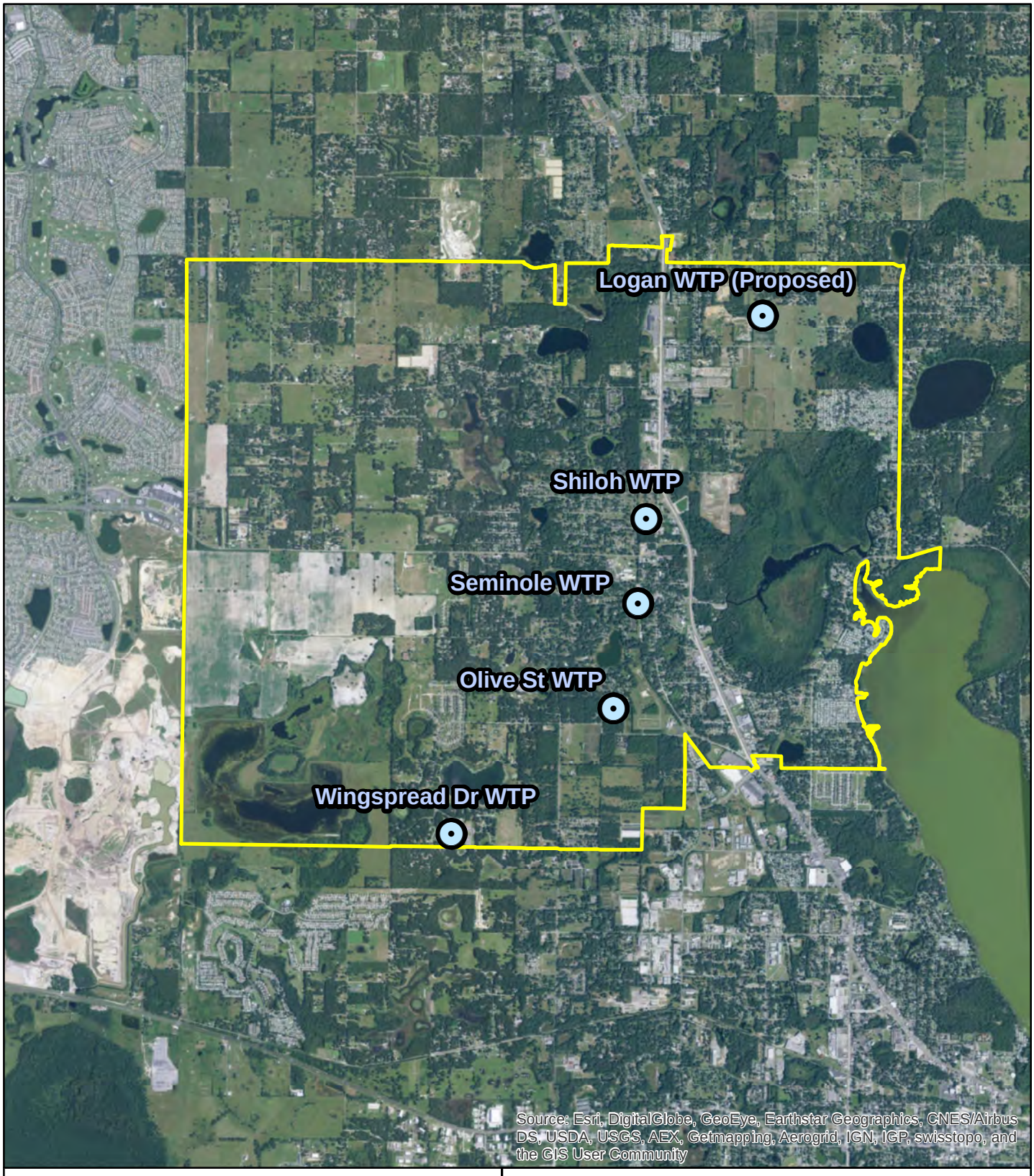


Figure 2
City of Fruitland Park
ISBA



Legend

JPA

Water Treatment Plant (WTP)

0 1,875 3,750 7,500

Feet

N

City of Fruitland Park
Water Treatment Plant Locations

CUP No.: 2482
Drawing by: SMW GeoSciences, Inc.
Data Source: SJRWMD
Date: January 29, 2016

Figure 3

CHAPTER 2
TRANSPORTATION ELEMENT
DATA, INVENTORY, AND ANALYSIS

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INTRODUCTION

The Transportation Element replaces the Traffic Circulation Element that was part of the City's Comprehensive Plan adopted pursuant to the 1985 Growth Management Act. In an effort to broaden the scope of transportation planning, Rule 9J5.007 Traffic Circulation was repealed and replaced with Rule 9-J5.019 Transportation which recently was repealed and replaced with CS HB 7129. The purpose of the Transportation Element is to provide policy guidelines which promote multimodal transportation solutions to mobility problems. The primary emphasis is geared toward promoting effective public transportation systems including roads, public transit, cycling, walking and parking facilities. The location and capacity of such systems are directly linked to the density and intensity of land use designations contained in the Future Land Use Map Series.

The City of Fruitland Park is required to prepare and adopt a Transportation Element because its jurisdiction is located within the urban area of the Lake-Sumter Metropolitan Planning Organization (MPO) pursuant to Chapter 163, Part II, Florida Statutes (FS), "Growth Policy; County and Municipal Planning; Land Development Regulation".

Before the City can reasonably plan for its future, it must assess the capability of its existing traffic circulation system to serve current demand. It is, therefore, necessary to determine existing levels of service and to identify existing street deficiencies within the traffic circulation system. When current street deficiencies have been identified, it is then possible to direct where street facilities must be improved and where new streets may be needed. The criteria for determining the extent of facilities needed are the adopted level of service standards.

Fruitland Park is a moderately growing community of about 4,742 residents located in northwest Lake County. The major transportation routes within the City are U.S. 27/441, County Roads 466A (Miller Street), 25A (Dixie Avenue) and 468.

LEVEL OF SERVICE

Level of Service (LOS) standards and performance are influenced by a variety of factors in addition to the traffic volume on a roadway. These factors include the roadway's cross-section and classification, the number and spacing of traffic signal, the number and type of driveway connections and "curb cuts," adjacent land uses and other factors.

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specific time period. It is a qualitative assessment of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety and vehicle operating costs. LOS standards have been established by which to gauge roadway performance, designated by letters A through F. The LOS categories are defined as follows:

LOS A: Highest LOS which describes primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delays at intersections are minimal.

LOS B: Represents reasonably impeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.

LOS C: Represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds.

LOS D: Borders on a range in which small increases in traffic flow may cause substantial increases in approach delay and, hence, decreases in speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combinations of these.

LOS E: This represents traffic flow characterized by significant delays and lower operating speeds. Such operations are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.

LOS F: This represents traffic flow characterized by extremely low speeds. Intersection congestion is likely at critical signalized locations, with long approach delays resulting. Adverse signal progression is frequently a contributor to this condition.

Roadway Classifications

In addition to levels of service, it is necessary to include definitions to clarify the terminology used throughout the text and tables. Streets are classified according to the function they will serve. Functional classification is defined as the assignment of streets into systems according to the character of service they provide in relation to the total street network. Basic functional categories include arterial, collector, and local roads which may be subdivided into principal or minor levels. Those levels may be additionally divided into rural and urban categories.

Arterial Street - A street providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed, and high mobility importance. In addition, all United States numbered highways shall be arterial roads.

Collector Street - A street providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. These routes also collect and distribute traffic between local roads or arterial streets and serve as a linkage between land access and mobility needs.

Local Street - A street providing service which is of relatively low average traffic volume, short average trip length or minimal through-traffic movements, and high land access for abutting property.

The p.m. peak-hour is used to evaluate LOS. For non-SIS roadways, the City has jurisdiction in setting the LOS standards. As indicated, except for State roadways designated as Strategic Intermodal System (SIS), City roadways have an adopted LOS standard of "D." The SIS is a statewide transportation system made up of regionally significant facilities and services and includes all modes of transportation for moving both people and goods. The City of Fruitland Park has no SIS roadway facilities.

In the sections which follow, the types, locations, conditions and extent of existing, as well as planned, transportation routes are discussed. Traffic volumes and projections are provided for certain major highways in order to indicate growth in the area and the capacity of the roads to handle that growth. This plan recommends ways for upgrading the current thoroughfare system. Contents of this element include:

(1) An inventory of the existing traffic circulation system and existing street deficiencies within the traffic circulation system.

(2) An analysis of projected needs.

(3) A discussion of issues and opportunities.

(4) A listing of goals, objectives and policies.

(5) The future traffic circulation map.

INVENTORY OF EXISTING SYSTEM

This inventory of the existing traffic circulation system was prepared as a basis for examining the existing street deficiencies and projected street needs of the city's traffic circulation system. Streets located within the city include those which are the responsibility of the Florida Department of Transportation Estate highway system), Lake County (county roads), and the city itself (all streets not privately owned are included in the above).

The Florida Department of Transportation (FDOT), Lake County, Lake-Sumter Metropolitan Planning Organization (MPO) and the City of Fruitland Park provided data necessary for the inventory of the existing system. These data included existing street functional classifications, and the most recently available traffic volume counts of annual average daily traffic (AADT).

The City's streets were identified as per the FDOT. Roadway Functional Classification System, as required by the Florida Administrative Code (FAC) and Florida Statutes (FS). It was found that the city contains collector and arterial streets.

Map 2-1 has been prepared to identify the locations of the existing street functional types and the number of lanes.

Ports, airports, high-speed rail lines or related facilities are not found in the city and were, therefore, not considered.

Roadway System

The City is primarily served by US 27/441 a major north-south arterial connects the City to Ocala and I-75 to the north, and to south Lake County and Orange County to the south and southeast. The expansion of The Villages in Sumter County has opened opportunities for improved road connections to the west to I-75 and the Florida Turnpike.

The transportation network also includes internal collectors and local roads. In particular CR 466A connects US 27 with the US 301 and hence the Florida Turnpike and to I-75. The connectivity of the road network in Lake County is constrained by the numerous lakes and wetland systems. Fruitland Park experiences difficulties with connectivity to the east due to Lake Griffin and the extensive wetland system to the east of US 27/441.

Transportation planning in the City of Fruitland Park is coordinated between the City, the Lake County, the Lake-Sumter Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT).

US27/441 is a 4-lane divided highway under the jurisdiction of the Florida Department of Transportation (FDOT) and serves as a principal arterial connecting the City of Fruitland Park with the cities of Lady Lake and Ocala (Marion County) to the north and the cities of Leesburg and Clermont to the south. US 441 is the primary route between the City of Orlando and the City of Ocala, making much of the traffic on this roadway through traffic. Although much of the traffic on this roadway is through traffic, it is the primary north-south route through the City and used by local traffic on a frequent basis.

CR 466A/Miller Street is an undivided two (2) lane facility under the jurisdiction of Lake County and serves as an arterial for the City, providing access to US 301 from US 27/441. This road runs through the center of the City and furnishes many of the residential communities with access to US 27/441 and the commercial development along it.

CR 466A/Picciola Road is an undivided two (2) lane facility under the jurisdiction of Lake County and serves as a collector for the City, providing access to US 27/441.

CR 468/Rose Avenue is an undivided two (2) lane facility under the jurisdiction of Lake County and serves as a collector for the City of Fruitland Park. County road 468 runs south from County Road 466A, approximately 0.6 miles west of US 27/441. CR 468 provides the residents of the City with access to the City of Leesburg without having to traverse along US 27/441.

CR 25A/Dixie Avenue is also an undivided two (2) lane facility under the jurisdiction of Lake County and serves as a collector for the City of Fruitland Park. CR 25A is an old section of US 27/441 which runs from US 27/441 at the south end of the City to US 27/441 at the north end of the City. CR 25A parallels US 27/441 to the west in the center of the City providing local residents with an alternate north-south route.

ANALYSIS OF EXISTING TRAFFIC SYSTEM

The roadway system within the municipal boundary of the City is increasingly impacted by vehicle trips that originate from outside its borders. Managing these impacts presents a considerable challenge since the City has limited ability to influence development decisions made in the adjacent local governments. Other issues that affect the ability to implement future roadway projects include, physical constraints with buildings that are adjacent to right-of-way lines, policy constraints of other governmental agencies, escalating right-of-way costs, neighborhood oppositions, environmental impacts, etc.

Traffic circulation throughout the City represents reasonably unimpeded traffic flow operations at average vehicle speed. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are minor.

Tables 1 and 2 below prepared by the Lake-Sumter MPO identify the adopted and existing LOS for major roadways within the City. As shown in the tables, the roadways are currently operating within their adopted LOS.

Table 1: 2016 LOS Analysis (AADT)

2016 DAILY LEVEL OF SERVICE

ROAD NAME	FROM	TO	# LANES	AREA TYPE	MAINT AGENCY	FUN CLASS	ADPT LOS	ADPT CAP	2016 AADT	V/C	LOS
C.R. 25A	US 27/US 441	CR 466A	2	U	COUNTY	COL	D	14,800	8,069	0.55	D
C.R. 466A	SUMTER COUNTY LINE	CR 468 / ROSE AVENUE	2	U	COUNTY	ART 1	D	17,700	17,128	0.97	D
C.R. 466A (PICCIOLA ROAD)	US 27	CR 466B	2	U	COUNTY	COL	D	14,800	6,923	0.47	C
C.R. 468	PINE RIDGE DAIRY ROAD	GRIFFIN ROAD	2	U	COUNTY	MAJ COL	D	17,700	5,375	0.30	C
S GRAYS AIRPORT ROAD	EAGLES NEST ROAD	GRIFFIN VIEW DRIVE	2	U	COUNTY	COL	D	14,800	466	0.03	C
US 27/US441	LAKE ELLA ROAD	CR 466A / MILLER BLVD	6	U	STATE	ART 1	D	59,900	27,500	0.46	C
US 27/US441	CR 466A / MILLER BLVD	CR 460 MLK BLVD)	6	U	STATE	ART 1	D	59,900	27,500	0.46	C

Table 2: 2016 LOS Analysis (PM Peak Hour)

2016 PM PEAK HOUR LEVEL OF SERVICE

ROAD NAME	FROM	TO	# LANES	AREA TYPE	MAINT AGENCY	FUN CLASS	ADPT LOS	ADPT CAP	2016 PMPH	V/C	LOS
C.R. 25A	US 27/US 441	CR 466A	2	U	COUNTY	COL	D	1,330	697	0.52	C
C.R. 466A	SUMTER COUNTY LINE	CR 468 / ROSE AVENUE	2	U	COUNTY	ART 1	D	1,600	1,573	0.98	D
C.R. 466A (PICCIOLA ROAD)	US 27	CR 466B	2	U	COUNTY	COL	D	1,330	592	0.45	C
C.R. 468	PINE RIDGE DAIRY ROAD	GRIFFIN ROAD	2	U	COUNTY	MAJ COL	D	1,600	452	0.28	C
S GRAYS AIRPORT ROAD	EAGLES NEST ROAD	GRIFFIN VIEW DRIVE	2	U	COUNTY	COL	D	1,330	75	0.06	C
US 27/US441	LAKE ELLA ROAD	CR 466A / MILLER BLVD	6	U	STATE	ART 1	D	5,390	2,475	0.46	C
US 27/US441	CR 466A / MILLER BLVD	CR 460 (MLK BLVD)	6	U	STATE	ART 1	D	5,390	2,475	0.46	C

Public Transit

Public transit plays a key role in a transportation system. It removes vehicles from the system by providing an alternative mode of travel. Public transit level of service criteria is based on the operational and service characteristics of the transit system. Operational characteristics include the number of vehicles operated in maximum service, the amount of service supplied, the average speed, and the number of days the service is provided. Service characteristics include geographic location and service area population. Headway is the time that separates vehicles moving in the same direction on the same route or track. The emphasis should be on reducing headways to encourage public transit ridership.

The City of Fruitland Park does not provide fixed-route public transit service; however, Lake County started a fixed-route transportation service LakeXpress, in May 2007 that runs from Lady Lake to Mount Dora with circulator routes in the cities of Leesburg and Mount Dora. The service runs every hour Monday through Friday from 6.00 a.m. to 8.00 p.m. Buses do not run on Saturdays, Sundays and the major holidays.

The fixed-route service is designed to make daily commutes along US 27/441 hassle free. Route 1 connects The Villages with Eustis and passes through Fruitland Park with scheduled stops.

Bicycle and Pedestrian Facilities

The bicycle is a low-cost and effective means of transportation that is quiet, non-polluting, extremely energy-efficient, versatile, healthy and fun. Bicycles and walking also offer low-cost mobility to the non-driving public, especially the young. There are no dedicated bike paths or trail system within the City other than sidewalks; however, a new Rails to Trails extension through the City has been approved and is awaiting funding.

The current Lake County Transportation Program identifies paved shoulders along CR 466A when it is widen which will serve as bicycle lanes; however, they will not be stripped.

Port, Airport, Rail & Intermodal Facilities

There are no port, airport or rail facilities within the City.

Major Public Transit Trip Generators and Attractors

There are no major public transit trip generators within the City of Fruitland Park. Major retail and health facility attractors lie to the north in Lady Lake and The Villages, or to the south in Leesburg.

ANALYSIS OF PROJECTED NEEDS

Pursuant to the requirements of CS HB 7129, projections were prepared for future traffic levels of service and system needs based upon the Future Land Use Map.

Table 3 prepared by the Lake-Sumter MPO shows projected daily travel volumes for the five-year planning period (2019) through the planning period year 2040.

TABLE 3: PROJECTED DAILY VOLUMES

2040 DAILY LEVEL OF SERVICE

ROAD NAME	FROM	TO	# LANES	AREA TYPE	MAINT AGENCY	FUN CLASS	ADPT LOS	ADPT CAP	2040 AADT	V/C	LOS
C.R. 25A	US 27/US 441	CR 466A	2	U	COUNTY	COL	D	14,800	12,648	0.85	D
C.R. 466A	SUMTER COUNTY LINE	CR 468 / ROSE AVENUE	4	U	COUNTY	ART 1	D	39,800	17,261	0.43	C
C.R. 466A (PICCIOLA ROAD)	US 27	CR 466B	2	U	COUNTY	COL	D	14,800	11,664	0.79	D
C.R. 468	PINE RIDGE DAIRY ROAD	GRIFFIN ROAD	2	U	COUNTY	MAJ COL	D	17,700	8,719	0.49	C
S GRAYS AIRPORT ROAD	EAGLES NEST ROAD	GRIFFIN VIEW DRIVE	2	U	COUNTY	COL	D	14,800	8,396	0.57	D
US 27/US441	LAKE ELLA ROAD	CR 466A / MILLER BLVD	6	U	STATE	ART 1	D	59,900	49,583	0.83	D
US 27/US441	CR 466A / MILLER BLVD	CR 460 MLK BLVD)	6	U	STATE	ART 1	D	59,900	42,485	0.71	D

DATA SOURCES:

2016 - LAKE COUNTY 2016 TRAFFIC COUNT PROGRAM

2040 - CFRPM V.6.0

2040 Roadway Improvements

As indicated in Table 3, all roadways are projected to continue operating within their adopted Level of Service. However, the following roadways are anticipated to be nearing capacity and improvements may be required to maintain the adopted LOS standard on the City's roadway network.

- CR 466A (Picciola Road) is a County roadway it is under the jurisdiction of Lake County
- CR 25A from US 27(North) to CR 466A is a County roadway it is under the jurisdiction of Lake County

Due to lack of jurisdiction of these roadways the City of Fruitland Park will coordinate with Lake County and the MPO to plan for implementation of a range of mitigation measures to be applied to address these projected deficiencies; including but not limited to intersection improvements, multi-modal transportation alternatives or roadway widening, as appropriate. The City shall monitor the LOS on the City's road network to ensure improvements are scheduled in advance of their need.

The City of Fruitland Park has limited financial resources to address the potential transportation system needs identified in its Transportation Element. Therefore, intergovernmental coordination is critical. The Lake-Sumter MPO Transportation Improvement Program and the Lake-Sumter Metropolitan Planning Organization Transportation 2035 Long Range Transportation Plan, adopted December 8, 2010, identified the need to widen a number of roads in the Fruitland Park area, including CR 466A and CR 468. In addition, the need for a new north south connector running to the west of US 27 was identified. The need for sidewalks on several roads was also identified.

TABLE 4: TRANSPORTATION 2035 LAKE-SUMTER MPO

Street	From	To	County	Miles	Project Scope	Project Costs (YOE$) in millions
US 27 / US 441	Lake Ella Rd	MLK Jr. Blvd	Lake	3.24	State widen road (4 to 6 lanes)	33.7
US 27 / US 441	Avenida Central	Lake Ella Rd	Lake	4.18	State widen road (4 to 6 lanes)	61.0
CR 466A	Morse Blvd	US 27	Lake	3.69	Widen road (2to 4 lanes)	35.7

Map 2-2 has been prepared by the city to reflect the future, long-term general location of arterial and collector roads and 4-lane facilities. Two potential changes to the existing system include the following:

(1) New North-South connector from CR 466A to CR 468 or Whitney Road

Local Streets

At the present time Fruitland Park has 120 local streets of which 8 will need repair/maintenance performed within the next five (5) years. Table 5 lists these streets in a priority manner and includes an estimate of projected costs.

TABLE 5: FIVE YEAR STREET PLAN
PRIORITIES AND COST ESTIMATES 2011 - 2016

Year	Street	From	To	Length	Work to be done	Construction Cost Estimates
2012	William Dr.	All		633 ft.	Construction	$85,000
2012	Grizzard St.	Areca	US 27/441	1,249 ft.	Overlay	$30,300
2013	Bidwell St.	All of both		1,985 ft.	Overlay	$48,200
2013	Forest St.	Dixie	US 27/441	1,604 ft.	Overlay	$38,900
2014	Fox Hill Rd.	E. Fountain	S. Villa	774 ft.	Overlay	$18,800
2014	Griffin St.	Fox Hill	Dixie	368 ft.	Overlay	$9,000
2015	S. Iona Ave.	W. Berkman	W. Lavista	415 ft.	Overlay	$10,000
2015	W. Lavista St.	Dixie	Gardenia Dr.	364 ft.	Overlay	$8,900

ISSUES AND OPPORTUNITIES

The construction of roadway improvements is the City's largest fiscal challenge. As indicated in both the "Analysis Of Existing Deficiencies" and "Analysis Of Projected Needs" sections of this element, the City (in coordination with the county and state) has only one existing roadway (CR 466A/Picciola) which may become deficient by 2035. The analysis also indicated that CR 25A from US 27 North to CR 466A will be at capacity. The City must implement future improvements in order to maintain the adopted LOS standards.

National, state, and local transportation programs have long been supported by taxing the user. These "user taxes" have traditionally included fuel taxes, motor vehicle license fees, and revenue bonds secured either by tolls or a pledge of county motor fuel tax collections, as well as non-user taxes such as general obligation bonds. Some of these revenue sources, such as motor fuel tax and revenue bonds, are available to both the city and the state. Other revenue sources, such as the motor vehicle license fees, are imposed only at the state level.

Intergovernmental coordination is essential for the most cost-efficient provision of traffic circulation system improvements. Clearly, the City of Fruitland Park does not possess the resources for addressing all of the traffic circulation system needs identified in this element. For example, both Lake County and Florida Department of Transportation (FDOT) have financial responsibility for county roads and state highway system roads, respectively, which are located within the City of Fruitland Park. Therefore, it is necessary for the city to review the transportation improvement plans with programs prepared by the county and FDOT. In this way, the effort and dollars expended by the city to improve its traffic circulation system may be complemented and perhaps enhanced by the activities of the county and the FDOT.

As referred to above, the City is working closely with Lake-Sumter MPO on future transportation provision. It is recognized by all agencies involved in the MPO that without changing the way we plan for future transportation needs, a number of major highways will exceed their adopted levels of service in the future. It is further recognized that it is not possible to continually widen roads, and that alternative forms of transportation need to be addressed. To this end, the Lake-Sumter MPO Transportation 2035 Plan includes a number of goals and strategies to achieve such a plan. These include:

a) Identifying multi-modal corridors to support increased transit efficiency and strengthen for walking and biking along these corridors.
b) Promoting land uses which encourage the use of bicycles, walking and public transit.
c) Promoting alternative solutions such as Park and Ride lots, ride sharing, vanpools, flextime, telecommuting, job access and reverse commute programs.

This represents a shift in direction for the MPO to move away from addressing mobility needs through roadway widening alone. In February of 2008, the Lake-Sumter MPO adopted policy 2008-1, The Corridor Constraint Policy. The purpose of this policy is:

a) To preserve rural character in areas where existing conditions and land use designations do not require the need for additional capacity.
b) To limit the extent to which corridors will be widened in order to prevent roadways from becoming dividing factors within communities or to prevent widening projects causing the erosion of viable neighborhoods or districts.
c) To enhance the regional transportation network, spread demand for transportation capacity and maximize access to communities and centers.
d) To promote the goal of migrating away from capacity improvements through the addition of lanes and to promote the migration toward additional capacity through mass transit improvements along appropriate arterial corridors.
e) To prevent a misallocation of fiscal resources

In particular, US 27/US is identified as a "Constrained Roadway". The Transportation 2035 Plan therefore identifies this roadway as a "Multimodal Corridor" where the emphasis will be on alternative methods of providing for transportation needs rather than road widening.

The City supports this approach and has developed a number of policies to assist in encouraging such a multi-modal approach.

Commercial Development along Arterial Roads

Commercial businesses currently located along the principal arterials (US 27/441, CR 466A) include three types of commercial development; highway-oriented commercial (service stations, motels); community-oriented commercial (shopping center); and, neighborhood-oriented commercial (convenience store). Although much of the land along CR 466A is still underdeveloped, future development along this major highway would be desirable. However, access points should be carefully planned so as to preserve the integrity of the arterials as major thorough-fares. The use of local service roads or collector streets can effectively control access to arterials, provide street access to adjoining property, and provide more feasible access for commercial and residential development than the faster moving arterial streets.

CHAPTER 2
TRANSPORTATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 2: **To provide a safe, convenient, and efficient multimodal transportation system for both motorized and non-motorized transportation modes.**

OBJECTIVE 2-1: **Safe, convenient, and efficient multimodal transportation system.** In cooperation with the FDOT, Lake County, and the Lake Sumter MPO, provide a safe, convenient, and efficient multimodal transportation system through the establishment of minimum level of service standards, and transportation systems management strategies, to provide high-volume, multi-lane facilities with access controls, as needed, to preserve the through traffic carrying capacity of the facilities.

Policy 2-1.1: **Minimum Level of Service Standards**. The City of Fruitland Park hereby adopts the following level of service (peak hour) standards for the below listed roadway classifications:

Road Class	Peak Hour Minimum Level of Service*
Principal Arterials: U.S. 27/441	D
Minor Arterials: C.R. 466A (Miller Street)	D
Major Collectors: C.R. 468 (Rose Avenue)	D
Minor Collectors:	
C.R. 25A (Dixie Avenue)	D
CR 466A (Picciola Road)	D
S. Gray's Airport Road	D
Local Roadways **	D

*Level of service shall be predicated on the lowest quality design hour, which shall represent the thirtieth highest hour of traffic, as determined by FDOT.
**All public roadways not classified as collectors or arterials

Policy 2-1.2: **Review of Proposed Developments**. The City of Fruitland Park shall review all proposed development for compliance and consistency with the adopted levels of service through the City's Concurrency Management System. No development shall be approved until the concurrency management system has been evaluated to determine that estimated impacts will not cause the level of

service on roads adjacent to the development to decrease below the adopted minimum standard. Available capacity on adjacent roadways to the development must be present or planned concurrent with the impacts placed on those roads by the development.

Policy 2-1.3: **Use of Traffic Impact Fees**. The City of Fruitland Park shall coordinate with the Lake-Sumter MPO and Lake County to identify arterial and collector roadway improvements required to maintain the City's adopted LOS Standards and are funded via the Lake County traffic impact fees. These roadway improvements will be included in the City's Five-Year Capital Improvement Program.

Policy 2-1.4: **Access Management for State and Local Roads**. The City has adopted Land Development Regulations that incorporate provisions that require applicants of development or redevelopment adjacent to State roads to comply with or exceed all State access management regulations. The City's development review process shall also require applicants of development or redevelopment to obtain a development order from the City prior to obtaining curb cut permits from the Florida Department of Transportation.

Policy 2-1.5: **Access Management for County and Local Roads**. The City has adopted Land Development Regulations that incorporate provisions which define regulations and design standards for access to local or collector roads under the jurisdictional authority of the City of Fruitland Park; and shall require new development and redevelopment along County roads to comply with or exceed Lake County curb cut regulations and design standards.

Policy 2-1.6: **Functional Classification System**. The City of Fruitland Park shall classify all roadways within its jurisdictional area. The City shall request FHA to reevaluate the functional classification of a roadway upon reaching the capacity threshold for the adopted minimum level of service.

Policy 2-1.7: **On-Site Transportation Improvements**. The following standards shall apply to new development in order to ensure safe and convenient on-site traffic flow that provides for the circulation and parking needs of both motorized and non-motorized transportation: requiring developments to comply with applicable State and County access management requirements; requiring development to provide adequate vehicle parking and loading areas, if applicable, based on the type of land use approved; requiring the provision of bicycle storage facilities for commercial, industrial, institutional/public facility land uses; and requiring on-site trafficways to be built to widths adequate to accommodate the amount and type of traffic to be generated by the type of land use approved.

Policy 2-1.8: **Minimize Conflicts Between Motorized and Non-Motorized Transportation Modes**. To minimize conflicts between motorized and non-motorized transportation modes, the City of Fruitland Park shall continue to coordinate with the Florida Department of Transportation and Lake County to assure that shoulders are added to U.S. 27/441, C.R. 466A, C.R. 468, and C.R. 25A within the City boundaries at the time reconstruction or additional capacity improvements occur.

OBJECTIVE 2.1A: **Level of Service.** The City of Fruitland Park shall establish level of service standards for non-automobile modes of transportation, including pedestrian, bicycle and transit.

Policy 2.1A.1: **Pedestrian Level of Service Classifications.** The City of Fruitland Park hereby adopts the following level of service classifications for pedestrian facilities within its jurisdiction:

LOS	Facility	Amenities	Conflicts	Maintenance
A	Sidewalks continuous on both sides. Min. width 6'.	Buffer from travel lane (min. width 3'), shade trees, benches & pedestrian scale lighting.	Crossing width 18.3 m (60') or less. Posted speed 40 mph or less. Medians present. Crosswalks, signals and crossing guards at major intersections.	No problems.
B	Sidewalks continuous on one side. Min. width 5'.	Intermittent shade trees and benches. Pedestrian scale lighting.	Crossing width 18.3 m (60') or less. Posted speed 40 mph or less. Crosswalks and signals at major intersections.	No problems.
C	Sidewalks non-continuous on both sides. Min. width 4'.	Intermittent shade trees, benches & lighting.	Posted speed 45 mph or less. Crosswalks and signals at major intersections.	Minor or infrequent problems.
D	Sidewalks non-continuous on one side. Min. width 4'.	Intermittent shade trees & lighting.	Posted speed 45 mph or less. Limited crosswalks and signals.	Minor or infrequent problems.
E	Sporadic provision. Min. width 3'.	None	Limited crosswalks and signals. No reduced speed limits.	Major or frequent problems.
F	None	None	No signalized crossings or reduced speed limits.	N/A

Policy 2.1A2: **Pedestrian Level of Service**. The City of Fruitland Park has jurisdiction in setting the LOS for pedestrian facilities and adopts LOS D.

Policy 2.1A3: **Bicycle and Golf Cart Level of Service Standards.** The City of Fruitland Park hereby adopts the following level of service classifications for bicycle and golf cart facilities within its jurisdiction:

LOS	Facility	Connectivity	Conflicts	Maintenance
A	Completely separated facility by 6' buffer from travel lane designed for the exclusive use of bi-directional bicycles and pedestrians with minimal interruption by motorists. Minimum width 12 ft.	Bike paths connect residential areas with education facilities, recreation areas, retail and employment areas.	Minimal.	No problems.
B	Restricted right-of-way designated with a completely separate 6' buffer from travel lane for the exclusive or semi-exclusive use of bi-directional bicycles. Minimum eight-foot striped and/or signed lane.	Bike paths connect residential areas with education facilities, recreation areas, retail and employment areas.	Vehicle parking and cross flows by pedestrians and motorists permitted. Posted speed 40 mph or less. Crosswalks and signals at major intersections.	No problems.
C	Restricted right-of-way designated with a single direction bike path on both sides of all travel lanes for the exclusive or semi-exclusive use of bicycles. Minimum four-foot striped on both sides of lane and/or signed lanes.	Bike paths connect residential areas with majority of education facilities, recreation areas, retail and employment areas.	Vehicle parking and cross flows by pedestrians and motorists permitted. Posted speed 45 mph or less. Crosswalks and signals at major intersections.	Minor or infrequent problems.
D	Restricted right-of-way designated with a single direction bike path on either side of all travel lanes for the exclusive or semi-exclusive use of bicycles. Minimum 4' striped lane and/or signed lane. One side only.	Bike paths connect residential areas with majority of education facilities, recreation areas, retail and employment areas.	Vehicle parking and cross flows by pedestrians and motorists permitted. Posted speed 45 mph or less. Crosswalks and signals at major intersections.	Minor or infrequent problems.
E	Limited restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles on either side of travel lanes. Minimum 4' non signed and unmarked, single direction.	Limited connection between residential areas, education facilities, recreation areas, retail and employment areas.	Posted speed 45 mph or less. Crosswalks and signals at major intersections.	Minor or infrequent problems.

F	Areas where bicycles share the road with other modes of travel (hard shoulders).	Sporadic connection between residential areas and local facilities.	Limited crosswalks and signals. No reduced speed limits.	Major or frequent problems.

Policy 2.1A.4: **Bicycle and Golf Cart Level of Service.** The City of Fruitland Park has jurisdiction in setting the LOS for bicycle and golf cart facilities and adopts LOS F.

Policy 2.1A.5: **Transit Level of Service Standards.** The City of Fruitland Park hereby adopts the following level of service classifications for transit service and facilities within its jurisdiction:

LOS	Availability	Frequency & Reliability	Safety & Comfort	Accessibility & Affordability
A	Weekday service available	Less than two vehicles per hour, or peak hour provision only. Information on routes, schedules, fares, connections, and destinations available at stops.	Clean bus shelters and enclosed waiting areas. Shade trees and awnings. Well lit waiting areas.	Stops within walking or cycling distance of destinations. Payment options available
B	Weekday service available	Less than two vehicles per hour, or peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations.	Covered shelters at some stops. Well lit waiting areas.	Stops within walking or cycling distance of destinations. Payment options available.
C	Weekday service available	Peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations.	Covered shelters at some stops.	Stops within walking or cycling distance of destinations.
D	Weekday and on demand service available.	Peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations. Specified shuttle route with deviations available. Reservations required.	Covered shelters at some stops. Door to door service available.	Stops within walking or cycling distance of local retail/service facilities. Fixed price on shuttle route.
E	On demand service available	No set route. Reservations required for door to door	Door to door service available.	Door to door service available. Fixed price.

		service.		
F	No service available	N/A	N/A	N/A

Policy 2.1A.6: **Transit Level of Service.** The City of Fruitland Park has jurisdiction in setting the LOS for transit facilities and service, and adopts LOS D.

Policy 2.1A.7: The City will work with Lake County to implement the County's newly adopted ADA Transition plan to bring the pedestrian network within the City up to ADA standards. The plan identified and prioritized needed retrofits of existing infrastructure and gaps in the sidewalk network that need to be closed.

Policy 2.1A.8: Partner with Lake County, the MPO and FDOT to pursue funding opportunities to improve the pedestrian network.

Policy 2.1A.9: The City will continue to work with Lake County Transit to implement the Lake County Transit Development Plan and its subsequent updates, and will strive to improve transit level of service through increased frequency of service and hours of operation as funding and need become available.

Policy 2.1A.10: The City will partner with Lake County, the MPO and FDOT to pursue funding opportunities to improve the transit network.

OBJECTIVE 2-2: **Coordination of transportation planning with future land use map.** The City of Fruitland Park shall develop a multimodal transportation system that provides the infrastructure associated with future land use designations in a manner consistent with the goals of the Comprehensive Plan.

Policy 2-2.1: **Future Transportation Map**. The City of Fruitland Park hereby adopts Map 2-2, "Future Transportation Map, 2035", as the City's future traffic circulation map.

Policy 2-2.2: **Coordination with Future Land Uses**. The Future Land Use Map shall delineate all arterial and collector roadways on the City's Future Transportation Map. Land use pattern and development densities and intensities illustrated on the Future Land Use Map shall be designed to minimize motorized traffic impacts on residential local roads while directing impacts generated by higher intensity land uses to arterial and collector roads with adequate capacity to serve anticipated future traffic.

Policy 2-2.3: **Coordination with Lake County Development Impacts**. The City will cooperate with Lake County, Lake-Sumter MPO, and FDOT in the implementation of transportation system management strategies designed to improve system

efficiency and enhance safety. These strategies shall include consideration of the need for signalization, access management, turn restrictions and enhanced multi-modal facilities and services. Development review for specially regulated districts or planned unit developments may also include requirements for the establishment of owner operated transportation impact management strategies including, but not limited to, the mix of uses within developments, ride-share programs, staggered hours of business operation and shared facilities plans.

Policy 2-2.4: **Regulate Impacts of Development on Adopted Levels of Service**. The City of Fruitland Park has regulated the impacts created by new development on adopted levels of service by incorporating provisions in the Land Development Regulations; (1) require future development to comply with level of service standards, (2) deny approval of or regulate the density of development according to available capacity on adjacent roadways, and (3) require future development to pay an equitable share of the costs necessary to support transportation facilities demanded by the development.

Policy 2-2.5: **Establish a Concurrency Management System and Adequate Facilities Ordinance**. The City of Fruitland Park implemented a concurrency management system with the Lake Sumter Metropolitan Organization (LSMPO) to monitor impacts on the transportation system created by development and growth occurring in the designated land use districts.

Policy 2-2.6: New commercial development shall be designed in a way that provides easy and safe multi-modal access from adjoining residential development while directing commercial and pass-through traffic away from the residential development.

Policy 2-2.7: **Encourage Trip-Capturing Development.** The City shall encourage the development of mixed use, self-contained projects and development patterns that promote shorter trip lengths and generate fewer vehicle miles traveled.

Policy 2-2.8: **Transportation System Management**. The City of Fruitland Park shall develop a series of Transportation System Management (TSM) strategies to preserve and increase traffic flow in a cost effective way, and as an alternative to traditional capacity projects. TMS strategies can include, but are not limited to: Access Management, Intelligent Transportation Systems, Intersection Improvements, Signalization Improvements, Special Event Management, Parking Management, Transit Improvements, and Incident Management.

Policy 2-2.9: **Promote Transportation Demand Management**. The City of Fruitland Park

shall promote management strategies, including, but not limited to, mixed-use development, vanpooling, guaranteed ride-home, carpooling, employer-based public transit subsidies, park and ride, and telecommuting programs to reduce peak hour demand and reduce vehicle miles traveled.

Policy 2-2.10: The City recognizes Lake Sumter MPO's Transportation 2035 Plan adopted on December 8, 2010 and its subsequent amendments.

OBJECTIVE 2-3: **Right-of-way preservation and acquisition.** Provide for the Protection and Acquisition of Existing and Future Right-of-Way. The City shall record the amount of acreage acquired in conjunction with the development review process as a means to determine whether existing and future right-of-way is being protected.

Policy 2-3. 1: **Right-of-Way Preservation**. The City of Fruitland Park has amended Land Development Regulations to establish setback requirements designed to preserve right-of-way for all roads.

Policy 2-3.2: **Minimum ROW Standards.** The City of Fruitland Park hereby adopts the following right-of-way standards (measured according to corridor width), and has incorporated these as provisions in the Land Development Regulations:

Roadway Classification	Minimum ROW Standards (width)
Minor Arterials	100 ft
Major Collectors	100 ft
Minor Collectors	80 ft
Local Streets	50 ft (25 ft one-way streets)

The City shall revise these standards as required by FDOT. Right-of-Way widths for local roads within planned unit developments shall be determined during the development review process.

Policy 2-3.3: **Right-of-Way Acquisition**. The City has adopted Land Development Regulations to include provisions that mandate dedication of right-of-way, or fees in lieu thereof, as a required condition of a development approval associated with PUDs, site plans, plats and replats where associated traffic impacts generated by such development will create or contribute to the need to establish new, or to expand existing right-of-way necessary to provide a safe

and convenient traffic circulation system.

OBJECTIVE 2-4: **Future roadway improvements.** Provide Transportation Improvements to Meet Projected Needs of Growth and Development Anticipated for 2035.

Policy 2-4. 1: **Five-Year Transportation Improvement Program.** Based on needs identified in the analysis accomplished for the Transportation Element, the City of Fruitland Park hereby adopts the following transportation improvements to be implemented by year 2015:

No improvements are required by the City to meet minimum level of service requirements.

Policy 2-4.2: **State and County Proposed Plans and Improvements**. The City of Fruitland Park shall annually (by month of March) analyze transportation plans and programs of the FDOT, ECFRPC, Lake-Sumter MPO, and Lake County to establish consistency and compatibility to plans and policies set forth within the City's Comprehensive Plan. The City shall likewise notify these entities of all programs and improvements, amendments to the Comprehensive Plan, and status of the Concurrency Management System which pertain to transportation.

OBJECTIVE 2-5: **Facilities for bicycle and pedestrian ways; and establishment of scenic roadways.** Promote a System of Bicycle and Pedestrian Ways in Planning for Transportation Facilities, and Analyze Roadways for Scenic Designations.

Policy 2-5.1: **Planning for Bicycle and Pedestrian Facilities.** The City of Fruitland Park coordinates with Lake County for developing bicycle and pedestrian ways which connect residential areas to recreation areas and major activity centers.

Policy 2-5.2: **Provision of Bicycle and Pedestrian Ways for New Developments**. The Land Development Regulations for the City of Fruitland Park do include provisions within the development review process that requires applicants of PUDs, site plans, subdivisions, and replats to comply with adopted bicycle and pedestrian plans.

Policy 2-5.3: **Consideration of Bicycle Storage Facilities for Existing Public Facilities and for New Development**. The City of Fruitland Park provides bicycle storage facilities at existing City parks and shall analyze the need to provide such facilities at other City public buildings within the proposed bicycle and pedestrian plan. The Land Development Regulations have incorporated

provisions requiring all new shopping centers, recreation areas, and other public uses provide storage facilities for bicycles.

OBJECTIVE 2-6**: Future Funding.** The City of Fruitland Park shall develop a transportation plan.

Policy 2-6.1: **Identify Capital Improvements as either funded or unfunded.** Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

Policy 2-6.2 **Lake Sumter Metropolitan Planning Organization (LSMPO).** The schedule must include transportation improvements included in LSMPO transportation improvement program to the extent that such improvements are relied upon to ensure concurrency. The schedule must be coordinated with the LSMPO long-range transportation plan adopted.

OBJECTIVE 2-7**: Transportation Capital Improvement Program.** The City of Fruitland Park will review annually its Schedule of Capital Improvements and the Capital Improvements Element to ensure that it is responsive to the transportation demand generated by new growth and development as well as provide for a safe, convenient, and efficient transportation system.

Policy 2-7.1**: Update Transportation Construction Program.** Public Works shall annually update its five-year Transportation Construction Program, listing road projects by type of work to be undertaken and level of funding for each phase by year.

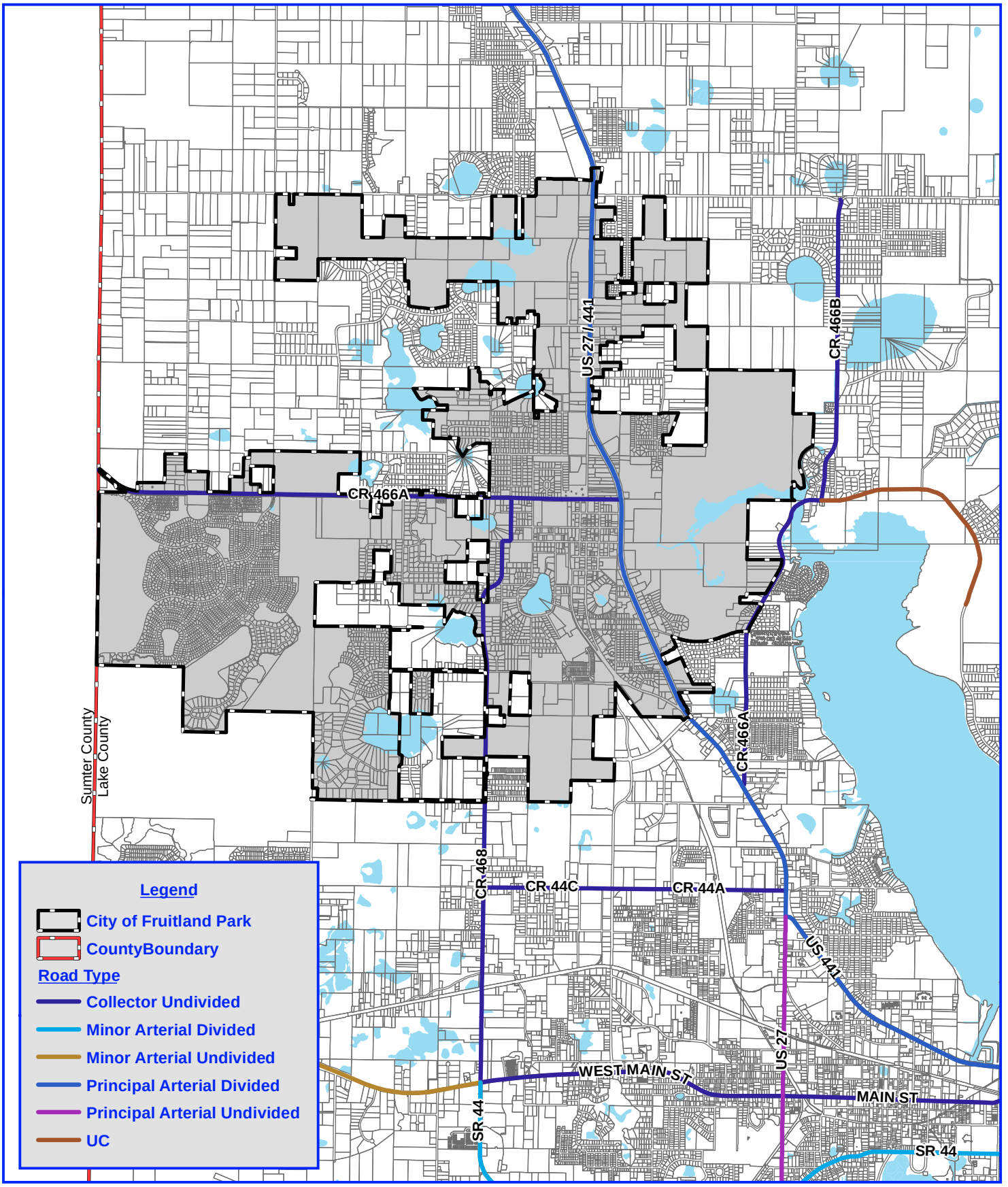
Policy 2-7.2: **Include Projects in the Schedule of Capital Improvements.** Projects in the City's five-year work program shall be included in the Schedule of Capital Improvements showing projects by funding source. Projects identified as being required to maintain Levels of Service shall be prioritized according to need and financial feasibility. The City may utilize the LSMPO Prioritization process to schedule road projects in the Five-Year Schedule of Capital Improvements.

Policy 2-7.3: **Include Five-Year Plan in the TIP.** The City of Fruitland Park shall submit its annual update of the 5-year Transportation Construction Program to the LSMPO for inclusion in the Transportation Improvement Program. The City of Fruitland Park shall seek to ensure consistency between the LSMPO Long-Range Transportation Plan (LRTP) and the Comprehensive Plan.

OBJECTIVE 2-8: **Address the Provision of Efficient Public Transit Services.** The City shall work with Lake County and the Department of Community Services, Public Transportation Division, to continue to provide a safe and efficient public

transit system which accommodates the special needs of the transportation disadvantaged.

Policy 2-8.1: **Public Transit.** The City shall encourage land uses and site developments that promote public transit within designated public transportation corridors, and work with Lake County to provide safe and convenient public transit terminals, which accommodate the special needs of the transportation disadvantaged;



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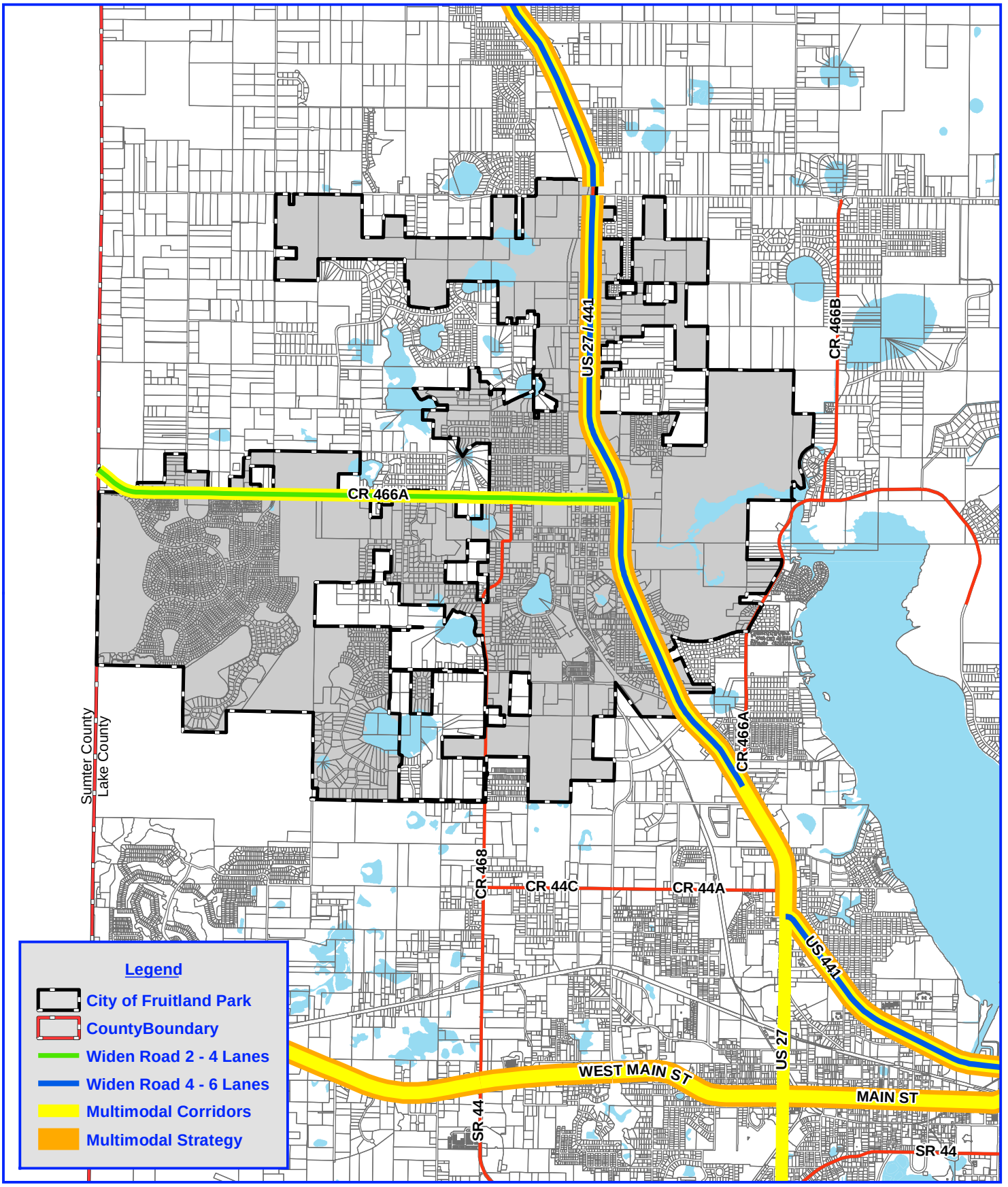
1 inch = 4,000 feet

City of Fruitland Park

Map 2-1
Functional Classification
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 2-1 Function.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
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1 inch = 4,000 feet

City of Fruitland Park

Map 2-2
2035 Future Transportation
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 2-1 Transportation.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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HOUSING ELEMENT
DATA, INVENTORY, AND ANALYSIS

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ITRODUCTION

Housing is an important element in the analysis of present and future characteristics of a community. The type, structure, and condition of an area's housing stock influences the community's quality of life. Neighborhoods play an important part in determining the vitality, stability, and way of life of the residents within a community. An appropriate mix of different housing types and housing which lends itself to accommodating different life styles helps to encourage the development of a well-balanced community.

The purpose of the Housing Element is to guide the City of Fruitland Park in ensuring an adequate supply of housing units for current and future residents. Of prime importance in this area is the continuation of zoning and building policies that exist to promote public safety and community harmony. At the same time, these policies provide support for new development of higher quality that meets the needs and goals of the community.

The location of Fruitland Park, relative to the rapidly growing Orlando urban area and The Villages, means that the housing market has predominantly been demand-based. Generally, private market forces have met housing needs with success. The City's responsibility has primarily been enforcing and implementing minimum health, safety and construction codes. It is anticipated that the City's role will remain non-active in terms of the actual construction of housing, but will encourage the provision of a variety of housing stock through various codes and programs.

The City of Fruitland Park does not collect or analyze extensive housing information, therefore the housing element data and analysis utilizes data from other sources, such as the US Census, local building permit data and statewide projections of housing demand such as the Florida Housing Data Clearing House.

The Housing Element analyzes the present condition of housing within Umatilla by examining the characteristics and conditions of the current housing stock, as well as the characteristics of the families who reside in the City. An overview of current low to moderate-income housing is included.

Based on population projections and trend indicators of housing growth, the demand and supply of housing is considered, including a determination of the need for replacement of existing substandard housing. The demographic characteristics of the present and projected City residents are useful in determining the future demand for housing types and the location of these units.

GROWTH TRENDS

The City of Fruitland Park was granted a charter by the State of Florida on May 25, 192**7.** It is located in the northwestern are of Lake County along U.S.441 (See Map 1-1). The City is approximately 6.8 square miles in size primarily located to the west of U.S. 441 and the County line.

Fruitland Park is predominately a residential community of approximately 4,078 persons (2010 Census). Table 3-1 shows population figures for the City and the County for the last 50 years. The table shows that the most significant change in the City's population was between 2000 and 2010, with the population increasing by 28% between the 2000 census and 2010.

Table 3-1: Population Growth 1970 – 2010

	1970	1980	1990	2000	2010
City of Fruitland Park		2,259	2,754	3,186	4,078*
Lake County	69,305	104,870	152,104	210,528	297,052*

* 2010 Census

The trend in Fruitland Park is a reflection of growth in Lake County which has experienced a 41% growth during the past 10 years and which BEBR population projections indicate as continuing to grow. Table 3-2 indicates that the City will maintain a constant share of the County population through the planning period.

Table 3-2: Population Projections

Year	Population	Growth Rate
1980	2,259	
1990	2,754	18%
2000	3,186	16%
2010	4,078*	28%
2015	4,214	.03%
2020	9,075**	115%
2025	10,237	13%
2030	11,399	12%
2035	13,133	15%

Source - * US Census

** The Villages of Fruitland Park will consist of 2,050 homes and has a projected population of 3,895 at build-out. Home construction began in 2015 and build out is expected to be in 2017.

DATA REQUIREMENTS

The data utilized in this analysis is based on the 2010 Census data for total population, total housing units and occupancy status. More detailed data is based on percentages previously identified in the 2000 Census and 2009 American Community Survey.

Housing Inventory

As shown in Table 3-3, there were 1,662 dwelling units in the City of Fruitland Park in 2010. Based on the 2009 American Community Survey, it is estimated that approximately 84% of these were single-family homes, 8% were multifamily units, and 8% were mobile homes. A comparison with Lake County shows that the proportion of single-family homes is greater than the county (66%), while the proportion of mobile homes is less.

Table 3-3: Type of Dwelling Unit

	City of Fruitland Park	Lake County
Total	1,626	144,996
Single Family	1,361	89,791
Multi-Family	126	13,816
Mobile Home	139	34,963
Other	0	290

2009 American Community Survey

Dwelling Units by Tenure

Housing tenure refers to the occupancy of housing units by owners or renters. The most recent data available on vacancy and occupancy rates in Fruitland Park is from the 2010 Census and 2009 American Community Survey. The figures for the City of Fruitland Park and Lake County are set out in Table 3-4. This indicates of the City's occupied housing units, 1,280 units or 77% were owner-occupied; and 382 units, or 23% were renter-occupied. By comparison 85% of the housing units in the County were occupied, with 81% of the occupied units being owner occupied.

Table 3-4: Tenure of Dwelling Unit

	City of Fruitland Park	Lake County
Total	1,662	144,996
Vacant	185	23,707
Occupied	1,477	121,289
Owner Occupied	1,280	98,244
Renter Occupied	382	23,045

2010 Census, 2009 American Community Survey

Age of Housing Stock

The City of Fruitland Park has experienced a steady growth in new housing construction since the 1970s with the greatest number of homes being constructed between 2000 and 2010. Residential growth is occurring in two major areas with single family and multi-family dwellings dominating the local market. At the present time, construction rates in Fruitland Park fluctuate based on the housing market and the overall reduction in housing construction rates.

New housing (units built between 1980 and 2010) comprise approximately 50% of the City's total housing stock. Housing units built prior to 1960 (40 years and older) constitute approximately 16% of the existing housing stock. Table 3-5 shows the age of housing units in the City and the County.

Table 3-5: Age of Housing Stock

Year Built	City of Fruitland Park	Lake County
Total	1,662	144,996
2005 or later	168	15,718
2000-2004	267	25,718
1990-2000	155	33,903
1980-1990	249	27,535
1970-1980	353	20,332
1960-1970	205	8,129
1950-1960	168	8,060
1940-1950	48	2,202
Prior to 1939	49	3,429

2010 Census, 2009 American Community Survey.

Cost of Housing

The median monthly rent in 2009 for the City of Fruitland Park was $757, for Lake County it was $851, and statewide the median rent was $934. In 2009, approximately 73% of the rental units in the City, and 55% in the County, had rents below $1,000. Approximately 10% of rental units in the City had no cash rent. It is probable that these rental units are occupied by custodians of seasonal units, persons renting from relatives, or site management for no cash rent. The rent ranges for gross rent are shown in Table 3-6.

Table 3-6: Gross Rent, 2009 – Renter-Occupied Housing Units

	City of Fruitland Park	Lake County
Less than $200	5	408
$200 to $299	11	395
$300 to $499	9	526

$500 to $749	109	5,035
$750 to $999	100	5,753
$1,000 to $1,499	33	4,723
$1,500 or more	20	2,183
No Cash Rent	33	2,003
Total	320	22,028

Source: 2009 American Community Survey.

According to the 2009 American Community Survey, the median value of owner-occupied homes in Fruitland Park was $172,400 as compared with $173,700 in Lake County. Table 3-7 shows owner-occupied housing units by home value in 2009. The housing stock of the City of Fruitland Park and of Lake County can accommodate different income needs and provide housing for numerous family income groups.

Table 3-7: Value of Owner Occupied Units, 2009

	City of Fruitland Park	Lake County
Less than $50,000	93	11,932
$50,000 to $99,999	131	13,147
$100,000 to $149,999	156	13,891
$150,000 to $199,999	170	16,328
$200,000 to $299,999	168	21,771
$300,000 to $499,999	47	13,184
$500,000 to $999,999	27	3,930
> $1 Million	15	975
Total	807	95,158

Source: 2009 American Community Survey.

Number of Dwelling Units by Monthly Cost of Owner-Occupied Units

According to the 2009 American Community Survey, approximately 38% of owner occupied housing in Fruitland Park was not mortgaged.

Table 3-8: Number of Dwellings with Mortgage

	City of Fruitland Park	Lake County
Less than $300	34	204
$300 to $499	10	1,314
$500 to $699	74	3,760
$700 to $999	86	8,511
$1,000 to $1,499	216	15,596
$1,500 to $1,999	93	10,273

> $2,000	159	11,041
Sub Total	672	50,699
No Mortgage	413	44,459
Total	1,085	95,158

Source: 2009 American Community Survey.

Cost to Income Ratio

The Florida Department of Community Affairs (DCA) estimates that a family is paying too high a percentage of their income for housing if the cost to income ratio is greater than 30%. The market for owned housing is self regulating, meaning lenders are hesitant to risk a mortgage loan on households whose income is too low to afford housing costs that exceed 30% of their income. Rental housing, however, does not have this regulating feature and a percentage of families, usually those with low to moderate income levels, may spend a greater than acceptable share of their income on housing. Households are defined as very low, low, and moderate income based on thresholds tied to the median income of a county or metropolitan statistical area. These thresholds are 50, 80, and 120 percent of the County's median income, respectively. The median household income in Lake County was $54,245 in 2009. For the same year, the median household income in the City of Fruitland Park was $50,043.

Table 3-9: Cost Burden, Rental

	City of Fruitland Park	Lake County
< 20%	58	4,337
20-24%	46	2,257
25-29%	71	2,536
30-34%	50	1,822
>35%	62	8,938
Not computed	33	2,138

Table 3-10: Cost Burden, Owner

	City of Fruitland Park	Lake County
< 20%	811	47,339
20-24%	75	11,035
25-29%	82	8,805
30-34%	117	6,414
>35%	238	20,866
Not computed	41	699

Source: 2009 American Community Survey.

The above tables indicate that approximately 35% percent of the City's renters and 33% of homeowners paid more than 30% of their income for housing in 2009. For home owners these figures are higher than Lake County, where 49% of County renters and 29% of County homeowner households were paying more than thirty (30) percent of their incomes on housing.

STANDARD AND SUBSTANDARD HOUSING

The 2000 Census provides an indicator of housing that is substandard by measuring certain "quality of housing" indicators such as the lack of complete plumbing or kitchen or heating facilities and the lack of a water system or means of sewage disposal.

Overcrowding is also an indicator of substandard housing. According to the U.S. Bureau of the Census, overcrowding exists if there are more than 1.01 persons per room living in a dwelling unit. In making these computations a "room" is defined as a living room, dining room, kitchen, bedroom, finished recreation room, or enclosed porch suitable for year-round use. Excluded are bathrooms, open porches, balconies, halls and utility rooms. Table 3-11 shows that 30 dwelling units, or approximately 2.1% of the homes in Fruitland Park were considered to be overcrowded, similar to the County average.

Table 3-11: Housing Conditions, 2009 (Occupied Units)

	Persons per Room		House Heating Fuel		Kitchen Facilities		Plumbing Facilities	
Place	1.01 or more persons per room	Share of occupied units (%)	No fuel used	Share of occupied units (%)	Lacking complete facilities (%)	Share of occupied units (%)	Lacking complete facilities (%)	Share of occupied units (%)
Fruitland Park	30	2.1%	14	0.1%	0	0%	0	0%
Lake	1,700	1.5%	469	0.4%	1,308	0.1%	309	0.3%

Source: 2009 American Community Survey.

In summary a total of 30 housing units in Fruitland Park (2.1%) were overcrowded, meaning that they housed more than one person per room, compared to a statewide percentage of 2.5%. No units in Fruitland Park did not use home heating fuel, compared to a statewide percentage of 1.6%. No occupied units in Fruitland Park lacked either complete kitchen or plumbing facilities, compared to a statewide percentages of 1.3% and 0.4% respectively.

Housing Using Federal, State or Local Subsidies

In 2010 there were 2 renter-occupied housing developments using federal, state or local subsidies within the City of Fruitland Park.

Table 3-12: Inventory of Federal, State and Locally Assisted Rental Housing

Name	Address	Total # Units	Subsidized Units	Program
Fruitland Acres	Urick Street	36	3	USDA
Mirror Lake Manor	East Mirror Lake	32	31	USDA
Total		**68**	**34**	

Source: USDA, 2010

Group Homes

Adult Congregate Living Facilities, known as ACLFs, serve a wide range of needs including categories for congregate living, developmentally disabled individuals, foster care, youth shelters, mental health care, and substance abuse care. In addition, group homes can provide a form of shelter and social support for special needs populations. A group home is a facility which provides a living environment for unrelated residents in a single housekeeping unit or, for unrelated residents who operate as the functional equivalent of a family. The Department of Children and Family Services licenses and monitors group homes; foster care homes, nursing homes, and family childcare homes. Additionally, the Agency for Health Care Administration licenses and monitors assisted living facilities, adult family care homes, and adult day care centers. There is one assisted living facility registered in Fruitland Park: Heidis Haven, S. Grays Airport Road.

Mobile Home Parks

Approximately 8.5% of the City's housing stock in 2009 consisted of mobile homes, less than the share of mobile homes in the County. The City provides guidelines for the development of these communities and requires responsible ownership standards for development and upkeep.

There is currently one RV park licensed by the FDHRS within the City of Fruitland Park, located in Lake Griffin State Park.

Historically Significant Housing

The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File (FMSF). These properties are not required to meet any minimum level of historical or scientific importance, but usually are at least fifty years old, and adequately located and documented. These sites represent the known physical remains of Florida's prehistoric and historic cultural heritage.

The Florida Master Site File indicates a total of 18 historic structures, four archaeological sites, and one resource group recorded within the boundaries of Fruitland Park.

HOUSING ANALYSIS

This section of the element presents an analysis of housing trends and characteristics expected to be experienced by the City of Fruitland Park in the future. Projections are made based on the population projections presented at the front of this element, estimates made by the Bureau of Economic and Business Research (BEBR), University of Florida and statistics reported by the U.S. Bureau of the Census (2000 and 2010) and in the 2009 American Community Survey.

Households by Size and Income Range

In 2000 the City of Fruitland Park had 1,192 households with an average household size of 2.67 persons per household. In comparison, Lake County had 88,413 households with an average household size of 2.34 persons per household (Table 3-4). The 2010 Census indicates an average household size of 2.76 persons per household, based on a total population of 4,078 and 1,477 occupied housing units. The marginal increase in household size is assumed to be a reflection of the current economic status of the area.

For the purpose of this analysis, a constant figure of an average of 2.67 persons per household is assumed, consistent with the blended persons per household of The Villages of Fruitland Park DRI (1.9 pph) and the younger current households of the City (2.76 pph).

The 2010 and 2035 persons per household figures can be divided into the City's projected resident population for the years 2010 and 2035, respectively, to obtain a projected number of households (as defined in the 2000 U.S. Census) for the City during the planning time frames. Table 3-14 identifies the projected number of households and average household size for the City of Fruitland Park. It is assumed that each household will occupy one dwelling unit in the future.

Table 3-13 - Projected Number of Households

YEAR	NUMBER OF HOUSEHOLDS	PERSONS PER HOUSEHOLD
2000	1,192	2.67
2010	1,477	2.76
2020	3,699	2.67
2025	4,468	2.67
2030	5,476	2.67
2035	6,680	2.67

Table 3-14 identifies the number of households by household size for the City of Fruitland Park per year based on the 2009 American Community Survey. Percentage distribution is also presented to allow for the projection of households by size. For the purpose of this analysis, the breakdown of different household sizes remains constant.

Table 3-14: Household Size

Size	2009	Percent	2010	2020	2025	2030	2035
1	282	20	290	740	894	1,095	1,336
2	488	35	507	1,295	1,564	1,917	2,338
3	317	23	332	851	1,028	1,260	1,536
4	185	13	188	481	581	712	868
5	87	6	87	222	268	329	401
6	13	1	14	36	45	55	67
7 or more	33	2	29	74	88	108	134
Total	1,405		1,447	3,699	4,468	5,476	6,680

Approximately 20 percent of the household size will consist of only (1) person, and 35% will consist of (2) persons as projected for the year through 2035. The remaining 45% consists of (3) or more persons household size.

Income

Table 3-15 identifies the number of households by household income for the City of Fruitland Park, based on the 2009 American Community Survey. Percentage distribution is also presented to allow for the projection of households by income range.

Table 3-15: Households by Income Range

INCOME	2009	PERCENT
Less than $10,000	89	6%
$10,000 to $14,999	46	3%
$15,000 to $24,999	212	15%
$25,000 to $34,999	150	11%
$35,000 to $49,000	203	14%
$50,000 to $74,999	330	23.6%
$75,000 to $99,999	177	13%
$100,000 to $149,000	134	10%
$150,000 to $199,999	56	4%
$200,000 or more	6	0.4%
Median Household income	$50,043	

2009 American Community Survey

Using the percent distribution presented in Table 3-15, the number of households projected through 2035 can be distributed by income range, where income is measured in 2009 U.S. dollars, assuming that the percentage distribution will remain the same.

Projected Housing Need

This subsection of the element uses the number of occupied dwelling units projected for the City of Fruitland Park to determine the City's projected housing needs.

Rural and Farmworker Households

In view of the changing nature of the working population, the City does not consider it necessary to include specific provision within the comprehensive plan for agricultural workers.

Replacement of Housing Units

The 2009 American Community Survey estimates that no occupied housing units lacked complete kitchen facilities or complete plumbing facilities, and only 0.1% had no heat available. The City of Fruitland Park does not undertake surveys of substandard dwelling units. It is assumed that all substandard dwelling units will be removed by the private sector and will need to be replaced in order to provide standard dwelling units for the residents of the City.

Dwelling Unit Conversions

At present, homes within the City are located on sites designated for commercial uses on the Future Land Use Map (Future Land Use Element). Conversion of residential units for commercial use is anticipated to occur within the City over the short or long range planning periods.

LAND REQUIREMENTS

According to the 2010 Census there were 1,477 households in the City of Fruitland Park. It is estimated that there will be 4,919 households by 2035. Based on the City's population projections and the 2010 vacancy rate of 11%, a total of 5,460 dwelling units will be needed to serve the household population of the City by the year 2035. The City's Future Land Use Map shows a total of 2,079 +/- acres of residential/mixed use land identified for development. Table 16 shows the acreage of vacant lands per land use category.

The acreage of residential lands was converted to units, using density factors based on the densities permitted in each category, allowing for the provision of retention areas and rights-of-way and based on historical trends. The Mixed Community and General Mixed Use designations are both limited by policy which permits residential uses up to a maximum percentage of the site that can be utilized for residential uses. For the purpose of this analysis, a mid range of the minimum and maximum percentages is utilized.

Table 16: Land Use Analysis

Land by FLU designation 2035	Maximum Density/Intensity	Vacant Acreage	Density Factor	Potential Additional Units
Central Business District Mixed Use	10 units/acre	4.0	8	32
Mixed Community	6 units/acre	633	53% (ave.)	2,013
Multi-Family High Density	15 units/acre	245	12	2,940
Multi-Family Medium Density	10 units/acre	0	8	0
Multi-Family Low Density	4-8 units/acre*	127	4	508
Single Family Low Density	2 units/acre	132	1.5	198
Single Family Medium Density	4 units/acre	156	4	624
The Villages of Fruitland Park DRI	Policy Specific	780	4	2,050
Transitional	4 units/acre	2	2.8	6
General Mixed Use	12 units/acre	0	53% (ave.)	0
Total		2,079		8,371

*Maximum 4 units/acre without sewer

As the table shows, the City will be able to accommodate approximately 8,371 additional residential units by 2035. Therefore, it can be safely assumed that the Future Land Use Map shows adequate supply of land to satisfy the housing needs of the future population of Fruitland Park.

Housing Delivery System

It is expected that all the future housing needs identified in this analysis can and will be met by the private sector. While the City of Fruitland Park can estimate future housing needs, it cannot take a major role in supplying housing. That aspect is controlled for the most part by the private sector. The City can only assist in the delivery of housing by developing flexible regulations, providing appropriate land use designations and zoning categories, and by planning infrastructure facilities and services that are adequate to serve future development. The private sector is currently meeting the needs of the community in terms of providing much of the needed housing.

1. Land

The City Fruitland Park currently has approximately 2,079 +/- acres of undeveloped land that is available for residential/mixed use development. Therefore the City has sufficient land available to meet the projected land requirements for housing.

2. Services

The City of Fruitland Park provides its residents with potable water and wastewater treatment facility and has recently upgraded its water system. The present availability of services will adequately handle the projected population.

3. Financing

Financing for residential development has generally been readily available for new construction within the City. No residential area within the City has historically been known to be avoided by financial institutions.

4. Regulations and Administrative Roles of Government Agencies

Local home builders and the development community have generally been supportive of the administration of planning and development within the City. As the Comprehensive Plan update materializes, the city will develop a program for carrying out any needed refinements in its Code of Ordinances. The overall objective of the City is to first accomplish the Comprehensive Plan update, which will provide a planning and management framework for updating the Land Development Code.

Special Topics in Housing

The supporting infrastructure currently in place will be expanded, as needed, to meet the future needs of residents in an effective, economical manner. Where additional housing units are constructed, support infrastructure will continue to be maintained or extended to provide the adopted level-of-service standards throughout the community.

1. The provision of housing with supporting infrastructure for the anticipated population with particular emphasis on low and moderate income households.

The Fruitland Park housing delivery process will continue to provide housing and its supporting infrastructure. This process includes zoning and subdivision approval, construction permitting and code enforcement, and the provision of roads, water, and sewer. An emphasis on low and moderate income households can be indirectly provided through flexibility in the regulations to allow smaller homes and apartments on smaller lots. The Future Land Use Element has analyzed the need for such new homes and has provided adequate acreage, densities, and locations to meet the projected need. Where existing housing units are identified as substandard, the City relies on code enforcement to ensure that housing is repaired or rehabilitated to meet codes. New housing units must meet the Florida Building Code; local building inspections are performed to ensure that code provisions are met.

2. The elimination of substandard housing conditions and for the structural and aesthetic improvement of housing.

The maintenance of structurally sound housing as well as aesthetic improvements for housing is provided primarily through private maintenance practices. Also, elimination of substandard housing conditions and the improvement of the structural and aesthetic quality of homes can be accomplished by a continued and enhanced enforcement of its safe housing codes. The City of Fruitland Park's code enforcement system will help city officials eliminate substandard housing conditions.

3. The provision of adequate sites for housing for low and moderate income families, and for mobile homes.

Local land use categories do not prohibit sites within Fruitland Park for affordable housing. Sites for mobile homes may be available within existing mobile home parks or subdivisions. Adequate sites for mobile homes will be provided for in the Future Land Use Element.

4. The provision of adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services.

Presently, the City of Fruitland Park's Land Development Regulations provides adequate sites in residential areas for group homes by allowing them to locate in the majority of residential areas as a special exception use, with limitations on the number of proposed residents. These facilities are required to maintain a residential character and must be reviewed for compatibility with surrounding areas. Foster homes are permitted in any residential zoning district. Residential facilities are permitted as a special exception use in higher density residential areas and as directed by Florida Statutes.

5. The identification of conservation, rehabilitation of demolition activities, and historically significant housing of neighborhoods.

Many of the older properties within the City are located in or close to the Downtown area. Demolition activities are monitored through the City of Fruitland Park's building department. Property owners are given ample opportunity to rehabilitate structures prior to any demolition activity. The majority of housing conservation and rehabilitation is part of on-going maintenance or remodeling undertaken by individual property owners.

CHAPTER 3
HOUSING ELEMENT
GOALS, OBJECTIVES AND POLICIES

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

OBJECTIVE 3-1: Assure the availability of affordable housing by promoting development opportunities conducive to an efficient housing delivery system that provides for a projected need of 6,680 total households by the year 2035.

Policy 3-1.1: **Provide Ample Land Area for Residential Uses.** The City shall allocate sufficient land for residential uses on the Future Land use Map to meet housing demands anticipated by year 2035.

Policy 3-1.2**:** **Promote a Diversity of Housing Types.** The City's Future Land Use Map shall designate acreage to allow a wide range of housing types to accommodate a diversity of housing need. These may include single family attached, zero lot lines, cluster development, multi-family homes and apartments, mobile homes, and the construction of smaller homes.

Policy 3-1.3: **Affordable Housing**. In combination with allowing varied types of housing, the City will examine opportunities for changes in the Land Development Regulations. Changes to be considered include, but are not limited to, the construction of lifetime homes, smaller homes and density bonuses for the provision of affordable housing. Affordable housing is defined in Chapter 420.0004(3), F.S.

Policy 3-1.4: **Grants**. The City shall, on a continuing basis, pursue use of state and federal grant aid programs such as the CDBG program which are designed for rehabilitation and improvement of the existing residential communities.

Policy 3-1.5: **Accessory Dwelling Units**. The City shall permit accessory dwelling units in areas zoned for single family residential use, subject to the provision of an affidavit from the applicant, which attests that the unit

will be rented at an affordable rate to a very-low-income, low-income, or moderate-income person or persons.

Policy 3-1.6: **Support Public/Private Partnerships**. The City shall further housing opportunities for very-low, low and moderate income households by supporting public\private partnerships to improve the efficiency of the housing delivery system to meet demands for affordable housing.

Policy 3-1.7: **Permitting Process**. The City shall continue to improve the permitting Process through streamlining, ordinance codification and the elimination of duplicate requirements with other local, state and federal agencies.

OBJECTIVE 3-2: **Adequate sites for special needs housing.** The City shall annually review and amend its Land Development Regulations, if necessary to remove any impediments to the provision of housing for persons with special needs and to provide adequate sites for group homes and foster care facilities. .

Policy 3-2.1: **Housing Opportunities**. The City shall enforce Land Development Regulations to ensure the provision of housing opportunities to meet the unique residential needs of the elderly, dependent children, the physically and mentally handicapped and the developmentally disabled.

Policy 3-2.2: **Innovative Housing**. The City shall support the development of innovative retirement/multi-generation housing including "Granny Cottages", and accessory apartments.

Policy 3-2.3: **Equal Opportunity**. The City endorsed the federal regulations pertaining to equal opportunity and non-discrimination in housing.

OBJECTIVE 3-3: **Protect Significant Historical Properties.** Historically significant properties will be identified for the purpose of preserving and protecting all significant historical properties.

Policy 3-3.1: **State Review**. Proposed development projects which are determined to potentially contain historic resources will be required to submit, at a minimum, a request to the State Division of Historic Resources for any sites listed on Florida's Master Site File.

Policy 3-3.2: **Preserve and Protect Resources**. The City shall preserve and protect the archaeological, historic, architectural and cultural resources of the

City through the designation of local historic properties and other appropriate measures.

Policy 3-3.3: **Coordination.** The City shall coordinate with Lake County Historical Society and the Department of State, Division of Historical Resources in the identification and protection of historically significant structures.

Policy 3-3.4: **Public Awareness.** The City will assist property owners of historically significant housing to the extent feasible in applying for and utilizing federal assistance programs.

OBJECTIVE 3-4: **Preservation of Neighborhoods**. The City shall promote cohesive neighborhoods through implementing principles and guidelines to promote the rehabilitation of housing, regulate demolition, improve housing quality, support neighborhood character, and promote the availability of affordable housing.

Policy 3-4.1: **Demolition.** To protect the useful life of existing housing, and to preserve the availability of affordable housing, the City shall incorporate provisions into the Land Development Regulations which regulate the demolition of housing by establishing a permitting program to review the merits of all proposed demolitions.

Policy 3-4.2 **Codes**. The City shall continue to enforce the Florida Building Code, the National Fire Code and the Public Nuisance Code through the City's appropriate Departments.

Policy 3-4.3: **Protect Existing Residential Areas**. The City shall implement development policies that protect existing residential areas from adjacent, conflicting land uses. Such regulations shall include, but are not limited to:

1. Providing appropriate buffering between residential neighborhoods and more intensive uses.

2. Ensuring that applications for land use amendments, rezoning and special exception approval result in new proposed land uses that are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods

3. Working cooperatively with neighborhood groups to develop strategies designed to promote comprehensive neighborhood revitalization in older established residential areas.

4. Encouraging innovative land uses that provide appropriate residential densities for the different neighborhoods.

Policy 3-4 4: **Compatibility.** The City shall ensure a compatible relationship between new housing and circulation patterns which encourage pedestrian and bicycle interconnectivity and minimize traffic impact.

Policy 3-4.5: **Provide Supportive Services and Facilities to Maintain Quality Residential Neighborhoods.** The City shall ensure that necessary potable water, sewage disposal, solid waste collection, and drainage facilities are available for residential areas through an annual update of the City's Concurrency Management Systems.

The City shall also coordinate with Lake County, the State of Florida, and the private sector to plan for facilities and services that can not be provided within due to the regional nature or economy-of-scales associated with the provision of such facilities and services.

OBJECTIVE 3-5. **Relocation housing.** The City shall assist households in finding relocation of housing needed due to public initiated removal or demolition of residential structures.

Policy 3-5.1: **Assist Households in the Relocation of Housing Due to Removal or Demolition**. No projects scheduled within the Five-Year Schedule of Capital Improvements require land occupied by existing housing stock.

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

Policy 3-5.2: **Private Sector Initiated Housing Projects for Low and Moderate Income Households.** Developers initiating housing projects for low and moderate income households that require the demolition and removal of existing dwelling units shall attempt to find and obtain temporary housing for households that require relocation.

OBJECTIVE 3-6: **Implementation.** The City shall establish mechanisms to improve the implementation of housing programs.

Policy 3-6.1: **Promote Public/Private Partnerships to Improve Coordination in Housing production for Low and Moderate Income Households**. The City shall coordinate with Lake County to encourage the formation of a county-wide Housing Authority directed to further involvement, including partnerships, of local government with the private and non-profit sectors to improve coordination among participants active in housing production.

Policy 3-6.2: **Coordination with Private Sector**. The City shall continue to work closely with private and non-profit sectors to locate sites, establish and approve equitable and unique designs and provide information regarding various incentive programs.

Policy 3-6.3: **Monitoring.** The City shall monitor housing demands to evaluate the effectiveness of housing policies within the Housing Element and the effectiveness of residential land use allocations on the Future Land Use Map to meet housing trends as well as State and Federal-laws affecting the construction and the placement of housing.

CHAPTER 4
PUBLIC FACILITIES ELEMENT
DATA, INVENTORY, AND ANALYSIS

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INTRODUCTION

This element provides an inventory and analysis of five public facilities: sanitary sewer, solid waste, stormwater management, potable water, and natural groundwater aquifer recharge. Analysis accomplished herein was used to develop appropriate goals, objectives and policies that will implement public facilities required by existing and future development within the City of Fruitland Park.

SANITARY SEWER

Facility operational responsibility

The City of Fruitland Park currently operates one wastewater treatment plant located on Spring Lake Road that provides service to approximately 237 users. In addition, two (2) privately owned and operated package treatment plants within the current City limits serve a small apartment complex and the elementary school. The remaining City residents and businesses are served by conventional septic drainfield systems.

Package treatment systems and industrial wastewater facilities are monitored by the Lake County Public Health Department and the Florida Department of Environmental Protection (FDEP). This regulatory agency oversight includes routine inspections for compliance with the County and States rules and regulations.

All facilities are required to maintain day-to-day operation in compliance with current requirements and must file monthly operation reports to show compliance. A rigid enforcement and compliance program is carried out by the State Department of Environmental Protection (DEP), and must maintain a current valid operation permit under the (DEP) Rules and Regulations.

Many of the older platted lots within the City, which predate the existing regulations, have lot sizes of around 5,000 sq. ft. that allowed for installation of septic systems with provision of municipal water supply. The County Public Health Department requires a lot size of 10,890 sq. ft. for a septic system with public water supply, except for those lots recorded before 1991.

The Florida Health Department's County Public Health Section, has administrative control over permitting of septic systems up to 5,000 gallons. The Florida Department of Environmental Protection (FDEP) issues permits for sanitary sewer systems having a capacity exceeding 5,000 gallons effluent. The Lake County Environmental Services Department monitors these plants for compliance with standards of the FDEP.

No systematic monitoring program is presently conducted by the City, County, or State for the purpose of evaluating the performance of septic systems (up to 5,000 gallons effluent). System

checks are done on a complaint basis. Regulations in amended Chapter 10, D-6, Florida Administrative Code (FAC) are designed to avoid or lessen many of the potential problems associated with these systems.

Geographic service area

The City approved a Chapter 180 Utility District in 2006, establishing a geographic area in which they intend to provide utilities. The area served by the existing wastewater treatment plant is shown in Map 4-1. The geographic service area for the two (2) package treatment plants are very limited serving one use only, Mirror Lake Manor Apartments and Fruitland Park Elementary School.

Types of land uses served

The wastewater treatment plant provides service to residential and commercial properties. The two (2) package systems serve residential use and a public school. All other land uses located in the City are served by septic tanks.

Septic Systems

The major soil type located in the City of Fruitland Park is "Astatula" (Map 1-7). This soil type covers much of the south central, the southwest, north and east parts of the City. Astatula soil is characterized by nearly level to severely sloping, excessively drained sandy soils on broad ridges interspersed with large lakes, ponds and depressions, this soil association is generally well-suited to handle the disposal of septic tank effluent in areas of moderate population density.

Design capacity

The wastewater facility on Spring Lake Road was designed with the ability for future expansion as demand occurs. Phase 1 of the facility has the capacity to process 100,000 gpd. Phase 2 of the facility has been designed to increase capacity to 250,000 gpd. Phases 3 and 4 are planned to increase capacity by 250,000 gpd in each phase. During Phases 3 and 4, the existing aeration basin will be converted to flow equalization and the existing tanks converted to sludge thickening. The final design capacity of the facility is 750,000 gpd (0.750 mgd). At the time Phase 3 is constructed, the treatment levels and plant reliability will be upgraded to Class 1 reliability to produce reclaimed water for direct reuse. The current flows are not sufficient to provide public access to reuse water. Pursuant to an agreement executed in July 2015 between the City of Fruitland Park and Town of Lady Lake, the City will be sending all wastewater to the Town of Lady Lake for treatment and beneficial reuse within Lady Lake's service area. This agreement is for a 10 year period with an option to renew.

In addition to the Spring Lake Road facility, the City is planning to add a second plant to the southern part of the city. The northern plant will potentially serve the northwest area of the City. The southern plant will serve the southwest area of the City. The

wastewater treatment expansion or a new WWTF will be evaluated when wastewater flows exceed 73,500 gpd or 75% of the treatment capacity of the WWTF.

The package plants currently in service were specifically designed to serve the individual projects and were constructed to serve the projects at build-out. Consideration was given to the future needs of each project at the time initial planning was done. Each project is operating at or below the design capacity of the treatment system. Currently, there are no plans to expand these facilities since the projects are essentially built-out and there are no plans to enlarge or expand the service areas of each facility.

Demand

The Spring Lake Road WWTP has a permitted capacity of 0.98 gallons per day (mgd) with the highest three month average daily flow in 2010 being 34,000 gpd. The system is therefore operating at 34% of its current capacity.

The City has an adopted level of service of 122 gallons per residential service per day, 45 gallons per capita per day, and 450 gallons per day for a commercial service. Based on current average demand and anticipated population growth in the City, the projected demand through 2035 is indicated in Table 4.1 below.

Table 4.1: Projected Wastewater Demand

2010	2015	2020	2025	2030	2035
34,000 gpd	51,000 gpd	92,000 gpd	107,000 gpd	544,000 gpd	903,000 gpd

The above projections are based on projected growth in new development areas. Due to the fact that the majority of existing homes in the City are not connected to the central sewer system and no connections to such are anticipated from these homes, these existing homes are not factored into the above calculations.

Due to the limited geographic area currently served by the sewer plant, the City may permit individual developments to construct a package treatment plant for a temporary period until the City is able to connect the development to their system. Should any package plants be proposed for construction, the 122 gallon/capacity/day will be adequate for planning and design of these facilities.

Level of Service

Central Sewer System

The minimum level of service over the short and long range planning period will be assumed to be 122 gallons per capita per day, based on the Capital Facilities Plan.

Septic Systems & Package Plants

The figure of 122 gallons per capita per day of sanitary sewer effluent is the current level of service for on-site sanitary sewer systems (septic systems) in the City of Fruitland Park. This level of service is meeting the sanitary sewer system (septic system) needs of the residents of the City. The overall performance of the package plants currently in service is in compliance with existing regulations. The package plant facilities operate under valid permits issued by the Florida Department of Environmental Protection (DEP), who also performs routine inspections. The general condition of each is satisfactory.

Based upon the life expectancy of each facility, the structures and operating equipment is expected to be functional beyond the next 20 years. This assumes that current operation and maintenance levels are maintained. Using past operating and performance data, the required level of service for each facility can be maintained without negative impact on public health, safety and welfare.

Treatment and disposal of septage

Septic tanks generally require cleaning every three to five years to remove accumulated solids. After treatment to reduce the level of contaminants, these solids, called septage, are either transported to the Astatula Landfill for disposal or land-spread on agricultural lands in the unincorporated area of Lake County. Regulations governing the disposal of septage are found in Chapter 10-D-652, Florida Statutes.

Impact on adjacent natural resources/environment

The wastewater treatment plant is contained within the existing site. There are no surface water bodies or wetlands on or near the wastewater plant and the facility does not impact any surface water bodies. The plant is located in an area dominated by upland soils that are generally high permeability, well drained soils. The future expansion of the plants will have positive long term impacts since the use of septic tank systems will be decreased.

In the City during 2013, there was no evidence of pollution resulting from septic systems not functioning properly. The Lake County Health Department responds to requests or complaints concerning a potential problem of a malfunctioning septic system. This agency, upon finding a problem, will issue an order to correct the situation within a certain period of time. If septic systems do not receive periodic maintenance, then there will be negative impacts to the environment in the future such as contamination of the Surficial and Floridan Aquifer leading to outbreaks of sickness and/or the fouling of the air with the smell of Fecal Colliform Bacteria and occasional blackish-grey water appearance on the surface.

The package plants currently in use utilize land disposal for the effluent generated. These

consist of rapid-rate percolation ponds except for Lake Griffin State Recreation Area that utilizes a standard drain field. The ultimate fate of the effluent is assumed to be the local shallow groundwater aquifer. Based upon the level of treatment provided and basic disinfection of the treated effluent no negative impacts on adjacent natural resources have occurred.

The potable water source for this community is the deep aquifer rather than the shallow aquifer. Therefore, the distance between the wastewater treatment systems and the source of drinking water is buffered and filtration occurs through the soil and confining layers to filter and protect the drinking water source from potential pollution.

Problems and opportunities

Problems

Certain areas adjacent to wetlands, lakes, and floodplains in Fruitland Park contain soils that may not be suitable for the use of septic tank systems. Such areas should be designated for low density residential development or for conservation and recreation activities.

It is not financially feasible for the City to extend the central sanitary sewer system to those properties currently on a septic tank.

Opportunities

The City has developed a 5 and 20 year sanitary sewer and potable water master plan that will relate the development of facilities with projected growth. Phase 1 of the wastewater treatment plant was designed to serve the US Hwy 27/441 corridor through the City, together with local commercial areas along Dixie Avenue, Miller Street, and Berckman Street. This phase was funded through a low interest loan from the State of Florida Clean Water Revolving Loan Program. The City has adopted a wastewater impact fee that will fund future phases of the plant.

The City has the ability to develop a growth policy that will direct development to available land within, or adjacent to, development areas within the City, enabling cost effective solutions for future expansion of the central sanitary sewer system. In particular, the City will continue to work with developers to provide additional wastewater treatment plants in association with their developments. The City continues to work with adjoining cities in a cooperative effort to assist each other in their utility service areas.

SOLID WASTE

Operational responsibility

Collection

The City of Fruitland Park provides exclusive solid waste collection service to every residential, commercial and industrial establishment through a contract with Waste Management. The service includes bulky goods pick up and yard waste. The City bills individual customers and collects the fees for refuse service. Residents are free to personally haul their solid waste to the Astatula Landfill; however, they are still charged their monthly rate. The Astatula Landfill is located just north of the Town of Astatula on County Road 561. A twice weekly collection is currently provided.

Recycling

The City provides recycling through the contract with Waste Management.

Disposal and Processing

All refuse disposal is presently the responsibility of Waste Management through their contract with the city.

Hazardous Waste

The County currently operates a hazardous waste transfer/storage facility at the Astatula landfill and conducts an annual Amnesty Days program for household hazardous waste. These hazardous waste programs/facilities are utilized by the residents of the City.

Geographic service area

Waste Management services all areas of the City.

Types of land uses served

The predominant types of land uses served by the private solid waste collection services are residential and commercial.

Capacity, demand, and level of service

Capacity

Refuse collection in the City is provided by Waste Management for domestic waste and commercial waste. No problems have been identified with the existing private collection service. Under the existing contract this company is required to provide service to all properties in the City boundary.

Demand

Based on data recorded by Waste Management, the private refuse collection service for solid waste picked up in the City, the current demand by the residents of the City for refuse collection services is 36.85 tons per week and 17.85 tons per week for commercial.

Current Level of Service
The City hereby establishes a level of service of 2 collections per week.

Future Demand
The City of Fruitland Park's resident population is anticipated to increase to 9,075 by 2020 and 13,133 by 2035. Based on current information, demand is anticipated to remain constant. The additional residential and non-residential demand will be accommodated by amendments to the contract with Waste Management as needed.

Hazardous waste generation and management

Very little hazardous waste is generated in the City of Fruitland Park. Lake County regularly updates its inventory of hazardous waste generators and has instituted a four point hazardous waste program.

NATURAL GROUNDWATER AQUIFER RECHARGE AREAS

Existing conditions

The City of Fruitland Park lies among the hills of the Sumter Uplands in northwestern Lake County. These sandy hills are a major recharge zone for the Floridan Aquifer. Based on information provided by St. Johns River Water Management District, recharge averages 10 inches annually. Where the subsoil is permeable and there are no confining beds of impermeable material found between the subsoil and the aquifer, recharge is usually high. Where impermeable beds of material block the downward movement of water, recharge is usually limited. At this time no survey exists of the City's general area that more specifically identifies the variations within the recharge zone.

Ground Water Quality
The Florida Watershed Restoration Act (FWRA), Section 403.067, Florida Statutes (F.S.) authorizes the Florida Department of Environmental Protection to develop Total Maximum Daily Loads (TMDLs) for water bodies. To establish a TMDL, FDEP assesses each impaired waterbody, the pollutant(s) contributing to the impairment, and the amount of the pollutant(s) entering the waterbody during a specified period. The Florida Department of Environmental Protection (FDEP) then determines the level of pollutant(s)—the TMDL—that each waterbody can receive and still maintain its designated use (the TMDL), and calculates the corresponding pollutant reduction needed to achieve the TMDL. The City of Fruitland Park is located within the Upper Ocklawaha River Basin. Located mostly in Lake County the river basin also encompasses the northwest portion of Orange County, southern Marion County, and the northern part of Polk County. All surface waters (including wetlands) in the Upper Ocklawaha

River Basin are designated as Class III waters in accordance with Rule 62-302, Florida Administrative Code (F.A.C.), meaning that they must have suitable water quality for recreational use and for the propagation and maintenance of a healthy, well-balanced population of fish and wildlife. Lake Griffin was identified as one of the impaired water bodies.

The City was an active participant in the development of the Upper Ocklawaha River Basin Management Action Plan (BMAP), which was developed by basin stakeholders over a two-year period from late 2004. The BMAP documents the management actions that have been or will be undertaken by local, regional, state, or private entities to reduce the amount of TP released into the basin.

The range of management actions identified includes activities such as stormwater retrofits, urban structural best management practices (BMPs), urban nonstructural BMPs such as street sweeping, habitat restoration, ordinances and Land Development Regulations (LDRs), education and outreach, and agricultural management.

Surficial Aquifer

The Surficial Aquifer underlies all of the City of Fruitland Park and primarily consists of various beds of sand and gravel, with lenses of clay and limestone especially toward the bottom of this unit, where contact is made with the Floridan Aquifer. The vertical thickness ranges up to as much as 400 feet in parts of the St. Johns River Valley. The Hawthorne Formation, in places, serves as the lower unit of this aquifer and, where present, generally serves as a confining (mostly impermeable) layer for the Floridan Aquifer. This formation lends to have low yields of potable water in Lake County. Presently, individuals may use their own wells for lawn irrigation. Since the soils have high percolation rates and the Surficial Aquifer is close to the surface, the City of Fruitland Park is considered to be a moderate recharge area (Map 4-2) for the Surficial Aquifer as well as the Floridan Aquifer. Recharge for the Surficial Aquifer is primarily from rainfall. The City of Fruitland Park does not withdraw water from the Surficial Aquifer to meet its potable water demand.

Floridan Aquifer

The Floridan Aquifer underlies all of Lake County and is the upper portion of a series of horizontal, to slightly tilted beds of limestone, extending down to the igneous basement rock. It is the sole source of ground water used in the City of Fruitland Park since potable water must only come from the municipal water system that taps into the Floridan Aquifer. The St. Johns River Water Management District indicates that the water quality is good-to-excellent.

The Floridan Aquifer is generally artesian with, in many places, confining beds of material found between this aquifer and the land surface. As indicated in Hydrology of Lake County, FL. 1976, Fruitland Park lies between the potentiometric contours of 60-65 around May and September, in a high recharge area.

Recharge Areas

The City of Fruitland Park is located in the Sumter Upland. Map 4-2 portrays the recharge zones of the Floridan Aquifer. The amount of precipitation recharging the Floridan Aquifer varies from zero at discharge points to 10" in the Sumter Upland. Most land uses within the recharge area in Fruitland Park are low density.

Regulations and Programs

Programs

The task of identifying the nature and extent of ground water resources available within the state has been delegated to the regional water management districts. A considerable degree of recharge protection is currently regulated and enforced by St. Johns River Water Management-District (SJRWMD). The current standards for recharge require all developments to retain three inches of runoff from the directly connected impervious area within the project area. However, applicants may demonstrate that the post development recharge will be equal to or greater than the pre-development recharge, therefore demonstrating adequate recharge within the project area. Most effective recharge areas are defined by soil types. Those soils that are within the Type "A" Hydrologic Soil Group, as categorized by The Soil Conservation Service, shall be considered to be the most effective recharge areas.

The City relies upon the criteria and standards developed by St. Johns River Water Management District in the regulation of stormwater facilities (WRAs) and accepts their approval and permitting process for new development.

In accordance with Section 373, Florida Statutes, St Johns River Water Management District has completed the 2003 Water Supply Assessment (WSA) and the 2005 District Water Supply Plan (DWSP 2005). The DWSP 2005 addresses current and future water use and traditional and alternative water sources and water conservation required to meet 2025 water supply needs while sustaining water quality and protecting wetland and aquatic systems. The plan includes the following components:

- Water supply
- Water resource
- Minimum flows and levels

Approximately 39% of SJRWMD is identified as priority water resource caution areas (PWRCAs). These are areas where existing and reasonably anticipated sources of water and water conservation efforts may not be adequate to (1) supply water for all existing legal uses and anticipated future needs, and (2) to sustain the water resources and related natural systems. The majority of Lake County, including the City of Fruitland Park, is within a PWRCA.

Regulatory Framework

In 1986, the Federal Safe Drinking Water Act (PL 93-523) was amended to strengthen

protection of public water system well fields and aquifers that are the sole source of drinking water for a community. The amendments for well field protection require states to work with local governments to map wellhead areas and develop land use controls that will provide long-term protection from contamination for these areas.

The aquifer protection amendments require EPA to develop criteria for selecting critical aquifer protection areas. The program calls for state and local governments to map these areas and develop protection plans, subject to EPA review and approval. Once a plan is approved, EPA may enter into an agreement with the local government to implement the plan. As of this writing, EPA has not completed development of the criteria needed to implement this program.

In implementing the Florida Safe Drinking Water Act (Ch. 403, F.S.), Florida Department of Environmental Protection (DEP) has developed rules classifying aquifers and regulating their use (Chapter 17-22, Part LIT, FAC). These rules strengthen protection of sole source aquifers and well fields tapping them. DEP has also established regulatory requirements for facilities that discharge to ground water (Section 17-4.245, FAC.) and that inject materials directly underground (Chapter 17-28, FAC.).

PROBLEMS AND OPPORTUNITIES

Problems

A concern related to development within aquifer recharge areas is the potential for contamination of ground water within the aquifer. At the present density of septic systems in the City, in relation to the underlying soils, there is not a significant threat of contamination to the Floridan Aquifer.

Opportunities

The Water Resources Act of 1972 mandated each water management district to "promote the conservation, replenishment, recapture, enhancement, development, and proper utilization of surface and ground water" (Section 373-016, F.S.). The St. Johns River Water Management District has promulgated rules to afford a considerable degree of protection to the recharge function of the aquifer. These rules and regulations generally prohibit drainage of wetlands, while at the same time require that post development runoff not exceed pre-development runoff.

The City includes in their Land Development Regulations a section on "Aquifer Recharge and Wellfield Protection" especially as it relates to potential contamination from septic systems.

POTABLE WATER

WATER SERVICE PROVIDERS

Potable water is provided by a City owned and operated system, public water system (PWS No. 3350427).

MUNICIPAL WATER SYSTEM

The existing water supply system operated by the City consists of two (2) major components: the well/water plants that withdraw the ground water for storage and disinfection, and a distribution system that consists of various sizes of water main piping.

The City currently operates four (4) wells of various sizes and pumping capacity. These wells are located throughout the City's utility service area. The location of the City wells is shown on Map 4-3. A summary of each well is provided in Table 4.2. All development within the City is connected to the municipal water system.

Table 4.2: Summary of Water Sources

Well or Pump Number	Well field or Facility Name	Casing Diameter (in.)	Casing Depth (ft.)	Total Depth (ft)	Pump Capacity (in gpm)	Date Drilled
1[1]	Seminole	10	70	250	350	1959
3	Seminole	12	126	201	500	1966
4	Olive Street	8	144	300	450	1974
5	Shiloh Street	12	150	300	475	1987
6[2]	Wingspread Drive	12	175	400	500	2002
7	Seminole	12	295	400	1,000	2015

1. Well 1 has been abandoned with the construction of Well 7.

2. Well 6 will be utilized as a back up well once Well 10 is constructed.

Design Capacity

The total design capacity of the four (4) pumps serving the City's water system is 2.879 million gallons per day. Water Plant capacities are determined based upon providing maximum hour demand for a four (4) hour period. The available elevated storage tank volume is also credited toward the system production capacity. Using this method of calculating system capacity, the following adjusted (peak hour demand) well production volumes have been established:

Well or Pump Number	Well field or Facility Name	mgd
3	Seminole	1.44 mgd (for wells 3 and 7)
7	Seminole	
4	Olive Street	0.471 mgd
5	Shiloh Street	0.461 mgd

6	Wingspread Drive	0.507 mgd
	Total Design Capacity	2.897 mgd

Although the design capacity of the wells is a maximum of 2.897 mgd, the withdrawal of water from the wells is limited by the restriction of the City's consumptive use permit. Total permitted daily withdrawal is limited to 0.606 MGD in 2010 rising to 0.800 mgd in 2020. At the time of the CUP renewal, the City anticipated that a new well would be constructed at the Shiloh Street WEP in 2012; however, the construction schedule has since been revised. The City has adequate raw water capacity to meet exiting and projected water demands for the next 5 years; therefore construction of Well No. 10 has been postponed. The City will re-evaluate well construction timing and funding for this well in the 6 to 10 year planning horizon. The proposed well information for Shiloh Street is shown below.

Well or Pump Number	Well field or Facility Name	Casing Diameter (in.)	Casing Depth (ft.)	Total Depth (ft)	Pump Capacity (in gpm)	Date Drilled
10	Shiloh Street	12	300	400	1,000	Proposed

To meet future water demands in the northern portion of the service area, the City anticipated that two (2) new wells will need to be constructed within the next 6 to 10 year planning horizon. These wells were included in the City's recent CUP renewal and are expected to be located on what the City refers to as the Logan property. Construction of these wells will be developer driven. Well information for the Logan property is shown below.

Well or Pump Number	Well field or Facility Name	Casing Diameter (in.)	Casing Depth (ft.)	Total Depth (ft)	Pump Capacity (in gpm)	Date Drilled
8	Logan	12	300	400	1,000	Proposed
9	Logan	12	300	400	1,000	Proposed

Distribution System

All of the City wells/water plants are interconnected by the distribution system and are capable of recharging the 200,000 gallon water storage tank which is part of the Well #5 water plant. Wells #4 and #6 are equipped with hydro-pneumatic (pressure) tanks to provide detention of the disinfected water and to assist in well pump operation.

The water distribution system consists of water mains and service lines of various sizes. The system has been expanded over the years to serve new development and projects on an as-needed basis. System expansion has occurred largely as new subdivisions, commercial projects and individual water mains have been constructed. There are no problems with the current

system other than the normal operational and maintenance difficulties encountered by municipal systems. As of 2013, the system performed adequately with no service deficiencies or leakage problems known. The distribution system operates at a pressure of approximately 52 pounds per square inch.

The City has an ongoing program of renewal and replacement of equipment, service and distribution lines. The older portions of the water distribution system are continually evaluated for potential problems and these problems are dealt with as needed. The water quality of the City supply is considered excellent and meets all State and Federal drinking water standards.

The City has also established a program for the expansion of the water distribution system and updates the program on an annual basis. This program includes system expansion to cover areas not presently served by the system. The current policy established by the City Commission is not to provide service to new customers outside the city limits. The distribution system has been recently extended to areas outside the city, mostly in areas of potential commercial growth and activities (U.S. 441/27 commercial corridor). The service in these areas will be available to new customers upon their annexation into the City. The City recognizes the need for central water especially in conjunction with providing fire flow capabilities for commercial and residential projects. Based upon the current level of service and the substantial reserve capacity available, the City will seek opportunities to expand the system to serve the future water supply needs of the area.

CONSUMPTIVE USE AND WATER QUALITY

The Florida Legislature enacted the Florida Safe Drinking Water Act (F.S. 403) to assure safe drinking water for Florida's citizens. The Florida Department of Environmental Protection periodically tests water withdrawn from central water systems to measure the quality of potable water for domestic use. The quality of the water drawn from Fruitland Park's five (5) wells is considered to be of good quality and only requires chlorination prior to discharge into the distribution system for use by customers.

The State Legislature has delegated authority to regional water management districts to control the volume of ground water withdrawals. A permitting system designed to regulate the consumptive use of water has been established by each of the water management districts.

The City's existing Consumptive Use Permit (CUP) was issued February 14, 2012 (permit #2-069-2482-5). This enables the City to withdraw a maximum annual of 444.94 million gallons of water a year by 2020 on a sliding scale from 242.36 million gallons in 2010. Maximum annual ground water withdrawals from the Florida aquifer from all wells listed in the CUP application must not exceed as follows:

Year	Million Gallons (mgd)	mgd, annual average

2010	242.36	0.664
2011	258.79	0.709
2012	275.21	0.754
2013	291.64	0.799
2014	311.35	0.853
2015	328.14	0.899
2016	351.50	0.963
2017	374.86	1.027
2018	398.22	1.091
2019	421.58	1.155
2020	444.94	1.219

The CUP was modified on January 28, 2015 pursuant to the issuance of a Secondary Water Use Permit for the Villages of Fruitland Park (CUP 137803-1). The Villages of Fruitland Park Secondary Water Use Permit authorizes a maximum annual potable water use of 89.61 million gallons (0.2455mgd) from the City of Fruitland Park's potable water system for indoor residential and commercial uses within the Villages of Fruitland Park development.

CURRENT GEOGRAPHIC SERVICE AREA AND POPULATION SERVED

The City provides potable water service to all development within its corporate limits as well as a limited number of residences immediately adjacent to the City limits. As of October 2013, the City is providing service to a total of 1,712 customers, of which the majority are within the city limits.

TYPES OF LAND USES SERVED

All land uses within the City receive water from the municipal system. The City's Land Development Codes require all development to connect to the municipal water system. As of January 2014, 44% of the systems maximum permitted capacity was being used. The system was being utilized in the following manner:

Residential	1,519
Commercial	193

The remaining percent of the total water usage is associated with residential land uses.

FUTURE AVAILABLE CAPACITY

The City completed an update of their Water Supply Master Plan in October 2010. The update includes a 5 year Capital Improvement Plan for various components of the City's water supply system. Even though the adopted Capital Improvement Plan projects a 5 year program of

action, the plans will be reviewed on an annual basis and updated as needed. A Service Availability/Capital Charge (Impact Fee) has been adopted by the City that will provide the financial capability to pay for the improvements.

Table 4-3a: Water System Distribution Capital Improvements

Description	Price
10" Capital Water Line, Complete	$35,000.00
12" Capital Water Line, Complete	$1,901,200.00
16 "Capital Water Line, Complete	$1,809,000.00
10" Gate Valve and Box	$28,000.00
12" Gate Valve and Box	$420,000.00
16" Butterfly Valve and Box	$281,400.00
Fire Hydrant Assembly	$510,000.00
Grassing / Restoration	$351,390.00
Subtotal	$5,300,990.00
Mobilization / Bond @5%	$265,050.00
Contingencies @ 10%	$530,100.00
Subtotal	$6,096,140.00
Contract Administration @ 3%	$182,890.00
Engineering/Survey @ 10%	$609,620.00
Estimated Total	$6,888,650.00

Table 4-3b: Water System Production Capital Improvements (WTF # 7)

Description	Price
0.5 MG Ground Storage Tank	$325,000.00
12" Well – Upper Floridan	$200,000.00
Yard Piping	$75,000.00
High Service Pump & Controls	$195,000.00
Well Pumps & Controls	$75,000.00
Chlorination System	$30,000.00
Fluoridation System	$30,000.00
Well, HSP & Chlorination Buildings	$300,000.00
Electrical Controls	$400,000.00
Emergency Generator	$150,000.00
Site Work & Fencing	$50,000.00
Landscaping/Restoration	$62,190.00
Subtotal	$1,892,190
Mobilization / Bond @5%	$94,610.00
Contingencies @ 10%	$189,220.00
Subtotal	$2,176,020.00

Contract Administration @ 3%	$65,290.00
Engineering/Survey @ 10%	$217,610.00
Estimated Total	$2,458,920.00

CURRENT AND FUTURE DEMAND

As of the December 2010, total demand for City water was averaging 600,000 gpd. Of this total, approximately 88% was from residential customers with the remaining 30% non-residential.

The City has established a level of service for water of 122 gpdpc. Based on projected population growth the total water demand through 2035 is set out in Table 4.4 below.

Table 4.4 Projected Water Demand (total average demand, mgd)

2010*	2016	2020	2025	2030	2035
0.627	0.75	1.0	1.22	1.42	1.62

Although the existing and proposed wells/water treatment plants have sufficient design capacity to meet this demand, the City's ability to supply water is regulated by its consumptive use permit (CUP) issued by SJRWMD. The City's existing Consumptive Use Permit (CUP) was issued February 14, 2012 (permit #2-069-2482-5). In addition, the City is a participant in the Lake County Water Alliance and has agreed to participate in a study being undertaken by SJRWMD and preliminary design of alternative water supply projects that could benefit the City.

LEVEL OF SERVICE

Based upon an analysis of the City's water use, a level of service for water system has been established as follows:

Year	Gallons per Resident per Day
2012	150
2015	172
2025	172
2035	172

Level of service includes commercial level of service at 850 gallons per day per commercial acre.

Minimum storage capacity of the City water system shall be at least 200,000 gallons.

> The potable water distribution system shall provide a minimum pressure of 20 pounds per square inch.

This figure represents water used by all land use types, including residential, commercial, institutional located within the City as well as residences not within the City but served by the City's water system.

PRIVATE WATER TREATMENT PLANTS

There are no private water treatment plants in the City of Fruitland Park.

PRIVATE WELLS

The City requires that all new subdivision developments tie into the municipal water system for potable water and restricts new wells for potable water use. Private wells are permitted for irrigating landscapes. The City does not keep a record of private irrigation wells in the City.

REUSE WATER

No reuse water is available in the City, although Phases 3 and 4 of the wastewater treatment plant on Spring Lake Road will provide the opportunity to provide reuse water in the future. The current flows are not sufficient to provide public access to reuse water. Pursuant to an agreement executed in July 2015 between the City of Fruitland Park and Town of Lady Lake, the City will be sending all wastewater to the Town of Lady Lake for treatment and beneficial reuse within Lady Lake's service area. This agreement is for a 10 year period with an option to renew.

SERVICE TO ADJACENT JURISDICTIONS

The City provides water on an individual basis to a limited number of homes outside the city boundary. No water service is provided to other cities, nor is there a formal interlocal agreement between the City and the County for service to the unincorporated area. These customers are estimated to use approximately 9,039 gpd. The City may provide service other areas outside its jurisdiction, but will generally require the property to be annexed into the City or a covenant to annex signed if the property is not contiguous to the city boundary.

IMPACT ON ADJACENT NATURAL RESOURCES

The St. Johns River Water Management Districts (SJRWMD) water supply planning and assessment investigations have documented that the rate of withdrawal of groundwater in certain areas of SJRWMD is approaching the maximum rate that can be sustained without

causing unacceptable adverse impacts to the water resources and related natural systems. In 2003 SJRWMD established priority water resource caution areas (PWRCAs) as areas where existing and reasonably anticipated sources of water and water conservation efforts may not be adequate to (1) supply water for all existing legal uses and anticipated future needs, and (2) to sustain the water resources and related natural systems. The majority of Lake County, including the City of Fruitland Park, is within a PWRCA.

INTERGOVERNMENTAL COORDINATION FOR AREA WIDE POTABLE WATER MASTER PLAN

As referred to above, the City is a participant in the Lake County Water Alliance and has agreed to participate in a study being undertaken by SJRWMD and preliminary design of alternative water supply projects that could benefit the City.

STORMWATER MANAGEMENT

OPERATIONAL RESPONSIBILITY

The existing storm drainage systems generally consist of low impact infrastructure components such as swales, overland sheet flow, ditches, small culverts and drainage pipes. The drainage systems along the major road corridor (US 441/27, CR 466-A) are owned and maintained by the Florida Department of Transportation or Lake County Public Works. The City maintains the systems that serve the local streets and roadways. The City also maintains several stormwater retention areas that have been constructed for stormwater management.

Site specific stormwater management for new or existing projects is regulated by the St. Johns River Water Management District. The City requires new development to provide stormwater management as part of the project. Operational responsibility for stormwater management systems within developments remains the responsibility of the owners or legally created property/homeowners association that are served by these facilities.

Operation, maintenance and repairs of existing City systems are addressed on an annual basis during budget preparation. The City has also received a Phase 2 MS4 stormwater permit issued by the Florida Department of Environmental Regulation. This permit issued under the provisions of Section 403.0885, Florida Statutes, provides for the establishment and implementation of a stormwater management program.

GEOGRAPHIC SERVICE AREA

Drainage basins do not hold to political boundaries. Regional drainage has an impact on the drainage system within the City of Fruitland Park. Map 4-4 delineates the boundaries of drainage basins that enter and encompass Fruitland Park.

There are no drainage facilities within other local government's jurisdiction that serve the City. There are several drainage improvements located along the U.S. 27/441 corridor that provide conveyance of stormwater generated within the City. These facilities are maintained by the Florida Department of Transportation. Projects including road rights-of-way that were previously in the unincorporated area of the County but are now within the City limits due to annexations, are maintained by the city. Also, the City does not rely on Lake County or other local governments to maintain facilities to which the City contributes drainage.

DRAINAGE BASIN AND DRAINAGE FEATURES

There are two natural drainage basins dividing the City of Fruitland Park (Map 4-4); the Withlacoochee River Basin encompasses the western part of the City (S.E. Fruitland Park Sub-basins, 0-4, 0-5) and the surrounding areas to the west while the St. Johns River Basin encompasses the eastern part of the City and the surrounding areas to the east (Lake Griffin Sub-basin, G-5).

According to the Florida Department of Transportation U.S. 27/441 (State Road 25) does not have stormwater sewer openings from the south City limit to the north City limit. There are a few cross drain (culvert) pipes under the road along with swales and ditches.

There are four (4) City owned retention ponds in the City of Fruitland Park as of 2011, that are located as follows:
1. At the City Complex
2. Grizzard Street
3. North Dixie Ave.
4. North Pennsylvania Ave.

There are a number of culvert pipes located under the roads in Fruitland Park that are maintained by the city. Culverts under U.S. 27/441 within the City are maintained by the State DOT.

TYPES OF LAND USES SERVED

Of the approximately 4,443 +/- acres comprising the City area, approximately 2,639 acres is undeveloped (59%). Of the 4,443 acres, approximately 2,846 acres are designated residential or mixed use (64%). Approximately 61% of the residential/mixed use land is vacant/undeveloped land.

It is expected that the vacant land in the City will be gradually developed during the planning period to the year 2035. With increased development, there will be increased potential for stormwater runoff and drainage problems. However, based upon past performance, no severe problems are anticipated especially since SJRWMD stormwater permits are required for all new

commercial and residential developments.

CAPACITY, DEMAND AND LEVEL OF SERVICE

Development within the City has altered some of the natural drainage features. Specific data on the design capacity of the stormwater drainage system (i.e. stormwater sewer system) is not available. Approximately 55 percent of the soils in the City are part of the Astatula Series. This series consists of excessively drained sandy soils with a permeability rating of >20.0 inches per hour according to the Soil Survey of Lake County Area, Florida, published by the Soil Conservation Service in April, 1975. The Apopka Series comprises approximately 20 percent of the soils in the City and are well-drained sandy soils with a permeability rating of 6.3-20.0 inches per hour. Most of the stormwater will percolate directly into the ground. There have been no significant problems of flooding in the City where Pompano and Myakka soils are present.

Since 1972, stormwater management facilities have been required for water quality protection. Consequently, projects have been designed to provide the required retention of stormwater in compliance with Lake County, St. Johns River Water Management District, and the Department of Environmental Protection requirements. These facilities, Water Retention Areas (WRAs) are currently providing this minimum level of service (retain the runoff from 1" rainfall). Additional capacity is provided for flow attenuation, flood protection, etc. This capacity varies widely from project to project and is evaluated on a case-by case basis depending on project intensity, location, off-site conveyance capacity, and watershed characteristics.

All necessary facilities, either underground pipe, canals or drainage ditches, shall be installed to provide adequate disposal of surface water and to maintain any natural water courses, Article XIV (1) states that "When and if the City requires sidewalks and drainage curbs, then assurance of construction either by bond or written compliance, must accompany plans." Article XIV (7) states that "'Curb and gutters or concrete strips, where installed must be a minimum of six inches (6") in thickness, twelve inches (12") high and the flange or gutter must be a minimum of eighteen inches (18") in width, with a thickness of six inches (6") at the curb, rising to seven and one-half inches (71/2") at the connection to the asphalt."

The City is in the National Flood Insurance Program (FEMA) which is based on the National Flood Insurance Act of 1968, and the Flood Disaster Protection Act of 1973. The orientation of this program is to provide special insurance rates for those developments within the 100 year flood prone areas and to discourage further developments within those areas. A "Flood Insurance Rate Map" at the City Hall indicates those areas subject to flooding and the incidence.

The City, pursuant to Chapter 1"63.3202, F.S., has developed regulations regarding flood prone

areas with an ordinance that is more restrictive toward development in these areas than the requirements of the National Flood Insurance Program.

U.S. Public Law 92-500 "Federal Water Pollution Control Act" deals with water quality through reduction in pollution caused especially by non-point pollution sources, such as surface drainage. Section 208 of the law provides assistance to state and local governments in drafting "Areawide Water Quality Management Plans", which is administered by the East Central Florida Regional Planning Council. Chapter 17-25, FAC, 'Regulation of Stormwater Discharge" carries out the requirements of Chapter 403, F,S,, which gives authority to the Department of Environmental Protection to set minimum criteria for water quality for both surface and ground waters.

Chapter 17-25, FAC, states:"No discharge from a stormwater discharge facility shall cause or contribute to a violation of water quality standards in water of the state."

DEMAND

There have been no backups of the system along U.S. 27/441 in the City. The system is adequate at this time to meet the needs of the residents. The various systems located throughout the City are functioning as designed with no observed or apparent problems. There are areas within the older portion of the City where minor drainage problems occur from time to time. These do not, however, cause property damage or extensive flooding, as they are usually corrected via normal maintenance of the system. Upon completion of a Master Drainage and Stormwater Management Study, retrofitting, replacement, or upgrading of problem areas can be addressed.

Future projects will be carefully evaluated with respect to storm water drainage impacts. Permits for construction must be obtained from the St. Johns River Water Management District and must comply with that agency's requirements. The City will review projects as it has in the past to assure compliance with City requirements and drainage facility needs.

LEVEL OF SERVICE

The City is in the National Flood Insurance Program and has adopted the 100 year flood incidence as the level of service for flood protection. The level of service for water quality protection is as described in the St. Johns River Water Management District Rules Chapter 40C-42 and 40C-4 FAC. The level of service for conveyance is the 25-Year Storm Event and is also prescribed in the appropriate sections of the St. Johns River Water Management District regulations cited above. These rules and regulations incorporate the provisions of Chapter 17-z5 FAC, since the Department of Environmental Regulation has delegated this program to the District. New or redeveloped projects must provide stormwater management in compliance with these requirements.

The minimum finished floor elevation of buildings shall be as currently required in the City's Flood Protection Ordinance. This has proven adequate and acceptable in the past and is deemed adequate for future development since no flooding or property damage has resulted.

REGULATIONS

Fruitland Park's Land Development Regulations state that 'best management practices" shall be used in the control of erosion and sedimentation during construction.

The St. Johns River Water Management District also implements a stormwater management permitting and operation program that applies to the area within the City limits. This program involves management and storage of surface waters, stormwater management, and water resource protection. This program is aggressively implemented by the District and can be heavily relied upon to achieve the objectives of the public drainage facilities program. No projects will be constructed without proper permits from the District. The City has adopted the St. Johns River Water Management District requirements as part of the new subdivision regulations and will continue to review drainage/stormwater retention plans. The City will determine if the project is consistent with currently accepted practices and engineering design.

PROBLEMS AND OPPORTUNITIES

Problems

In 2003, the DEP adopted water quality restoration targets, called Total Maximum Daily Loads (TMDLs), to establish how much phosphorus loadings entering the waterbodies must be reduced. TMDLs are water quality targets for waterbodies that DEP has identified as impaired for specific pollutants (such as TP, total nitrogen [TN], and others). The TMDLs helped stakeholders evaluate and identify local actions to control phosphorus discharges.

The Upper Ocklawaha BMAP is the first to be developed under DEP's comprehensive approach to identify polluted waterways and build partnerships with local, regional and state interests to clean them. The Upper Ocklawaha BMAP has been developed as part of DEP's TMDL Program (authorized by the Florida Watershed Restoration Act [FWRA] [Section 403.067, Florida Statutes [F.S.]). Through a science-based program, DEP determined that ten of the waterbodies in the Upper Ocklawaha River Basin, including Lake Griffin, did not meet Florida's water quality standards. High levels of phosphorus in the waterbodies have caused an imbalance in the native plant, fish and wildlife communities. The action plan sets forth actions to reduce the total phosphorus in these waters to meet targets. A number of projects in Lake County have been identified as contributing towards helping Lake Griffin meet the target load.

Opportunities

Since drainage patterns do not often conform to political boundaries the City's involvement in

initiatives that affect multiple agencies, such as the above mentioned TMDL program will continue to be an important element of improving the quality of the lakes and rivers in the City and Lake County as a whole.

Aside from the common problems of flooding and excessive drainage during periods of low rainfall, special attention should be given to the retrofitting of discharge directly into lakes or streams. These basins or structures should be designed to aid in the removal of pollutants from the initial runoff occurring at the beginning of a rainfall event.

Based upon the requirements of the MS4 permit issued by FDEP, the City has established a funding for this program by establishing a Stormwater Utility Program and the ability to collect stormwater fees. As the implementation and compliance with the Phase 2, MS4 permit progresses, capital improvements for stormwater management will be identified and plans developed. The City will also seek grants from other agencies such as Lake County Water Authority and SJRWMD to assist in implementing improvement projects.

IMPACT ON ADJACENT NATURAL RESOURCES

The lakes in the City have not had indications of a pollution problem.

RECOMMENDED DRAINAGE AND SURFACE WATER MGT. MASTER PLAN

The City continually evaluates its adopted level of service and proposed drainage plans for appropriateness with its results and findings.

CHAPTER 4
PUBLIC FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 4: **Provision of Public Facilities. Assure provision of sanitary sewer, solid waste, potable water, and drainage facilities and services that efficiently maximize capacity of existing facilities, promotes managed growth, protects public health and safety, and maintains environmental quality, with consideration to limited financial resources.**

OBJECTIVE 4-1: **Implement A Capital Improvements Schedule For Public Facilities.** The City shall adopt a five-year schedule of Capital Improvements as specified within the Comprehensive Plan, Capital Improvements Element. The Schedule shall be monitored and revised annually as necessary to provide improvements as indicated in the Public Facilities element and to ensure facilities are available consistent with adopted level of service standards for those facilities. Achievement of this objective shall require the maintenance of an updated five-year schedule of capital improvements and the levels of service adopted in this plan

Policy 4-1.1: **Capital Improvement Schedule**. The City shall annually (by the month of September) evaluate the implementation of capital improvements proposed within the Capital Improvement Program and rank improvements according to priority of need. Criteria for ranking such improvements shall be defined within the Capital Improvements Element.

Policy 4-1.2: **Criteria for Evaluating the Implementation of Capital Improvements**. Proposed Capital Improvement Project Shall Be Evaluated and Ranked According to the Following Priority Level Guidelines:

1. Indicated Need: Implementation needed to:
   - Protect public health, safety, and environmentally sensitive natural resources;
   - Comply with State or Federal requirements to provide facilities and services;
   - Preserve or maximize the use of existing facilities;
   - Improve efficiency of existing facilities.

2. Additional Facility Needs: Implementation is needed to:
   - Eliminate facility or capacity deficiencies for service provided to existing development areas;

- Extend facilities and expand capacities in a manner consistent with the Future Land Use Element goals, objectives, and policies and the Future Land Use Map.

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

Policy 4-1.3: **Priority of Capital Improvements**. In the event deficiencies should develop in the provision of public facilities, the City shall grant existing deficiencies priority among capital improvements scheduled within the Capital Improvement Program. The City shall issue no development permits for new development that will result in an increase in demand on deficient facilities. Capital improvements shall be ranked in the Five-Year Schedule of Capital Improvement according to the following order of priority:

1. Current Capital Improvement deficiencies

2. Replacement of worn-out or obsolete facilities

3. New Capital Improvements required to meet demands generated by anticipated future growth and development (as identified within the Future Land Use Element).

SANITARY SEWER FACILITIES

OBJECTIVE 4-2: **Assure Availability Of Capacity**. Assure that adequate sanitary sewer capacity is available to support demands generated by existing and new development concurrent with the issuance of a development permit or at the time service will be demanded.

Policy 4-2.1: **Minimum Level of Service Standards**. The City of Fruitland Park hereby adopts the following level of service standard for sanitary sewer by which development shall be evaluated for demand generation:

Level of Service for residential: 122 gallons per day per resident.
Level of Service for commercial businesses: 450 gallons per day.

Policy 4-2.2: **Minimum Design Capacity of On-Site Septic Tank Systems**. The City of Fruitland Park adopts by reference the requirements of Chapter 64E-6 F.A.C., Standards for Onsite Sewage Treatment and Disposal Systems. All systems constructed within the City of Fruitland Park will comply with the most current edition of this rule.

Policy 4-2.3: **Compliance with Levels of Service**. The City's Land Development Regulations require new development to provide evidence that the sanitary sewer or septic tank system is designed to provide service that complies with the sanitary sewer level of service standards and with the minimum design capacity for on-site septic tank systems.

Policy 4-2.4: **Compliance with State Regulations**. The development review process incorporated in the City's Land Development Regulations requires applicants for development orders or permits to demonstrate compliance with applicable State permit requirements for on-site septic tanks, as administered by the Florida Department of Health through the Lake County Health Department.

Policy 4-2.5: **Concurrency Management System: Wastewater**. The City's Concurrency Management System monitors compliance with minimum levels of service and available capacities and compliance with the Future Land Use Element and Future Land Use Map to assure that septic tank systems, as well as any other sanitary sewer system that may be installed, complies with goals, objectives, and policies set forth therein.

OBJECTIVE 4-3: **Correct Or Improve Existing Deficiencies In The Provision Of Sanitary Sewer Services**. Identify and correct any deficiencies in the operation of septic tank systems.

Policy 4-3.1: **Identify and Correct Existing Deficiencies**. The City shall coordinate with the Lake county Health Department to correct any deficiencies in the performance of septic tanks. Such coordination shall include notifying the Health Department of Systems that are not functioning property, meeting with Health Department staff to determine solutions to identified deficiencies, and requesting inspections by the Department to verify deficiencies have been corrected.

OBJECTIVE 4-4: **Provide Additional Sanitary Sewer Facilities And Capacities To Meet Future Demands.** The City shall provide additional facilities and capacities to meet demands generated by future development, including an assessment of state and federal grants that could be used to help finance a public waste water system.

Policy 4-4.1: **Provision of Additional Facilities**. All development shall be required to have on-site sanitary sewer or septic tank systems operating prior to the issuance of a certificate of occupancy. All residential planned unit developments and subdivisions exceeding four units per acre shall connect to the City's central

wastewater systems, available concurrent with the impacts of the development.

Policy 4-4.2: **Disposal of Septic Tank Solids**. The City shall annually (by the month of March) evaluate collection and disposal service for septage removal and septic tank cleaning services provided by commercial waste management services to determine if sufficient performance and services are provided to land uses within the City.

Policy 4-4.3: **Criteria for Establishing Sanitary Sewer Systems for New Development**. The City shall continue to maintain provisions in the Land Development Regulations that require applicants of subdivisions, PUDs, or replats to provide sanitary sewer service through a central treatment system as a condition to the issuance of a development order or permit. In the event a central public wastewater system is available or proposed, the City shall require new development to connect to the system as applicable to one or more of the following situations:

1. Commercial Uses – wastewater generation exceeds an average daily flow of more than 5,000 gallons.

2. Residential Uses – Septic tanks shall not be permitted for new multi-family housing developments, or single family residential or mobile home developments exceeding four units per acre.

OBJECTIVE 4-5: **Minimize Urban Sprawl**. The City shall assure that extension of public facilities will not result in promoting urban sprawl by requiring mandatory connection of new development to water and sewer facilities, annexing adjacent land in accordance with the polices of this Comprehensive Plan and by conducting review and analysis of existing capacities and the effect of such annexations on the capacities in relation to the adopted level of service standards.

Policy 4-5.1: **Coordinate Capacity and Facility Expansions with the Future Land Use Map**. The provision of sanitary sewer services shall be consistent with land use allocations delineated on the Future Land Use Map; with goals, objectives, and policies established in the Future Land Use Element of the City's Comprehensive Plan; and with the plans and policies of the East Central Florida Regional Planning Council.

SOLID WASTE

OBJECTIVE 4-6: **Assure Availability Of Capacity**. Assure that adequate solid waste collection and disposal capacities are available to support demands generated by existing and new development concurrent with the issuance of a development permit or at the time service will be demanded.

Policy 4-6.1: **Minimum Level of Service Standards**. The City of Fruitland Park hereby adopts a level of service standard 2 collections per week.

Policy 4-6.2: **Collection of Solid Waste**. The City shall continue to provide collection service to residential and commercial land used located within the City limits through franchise agreements with private solid waste management companies. At any time the company does not have the capacity to provide service to new development, additional service shall be obtained through franchise agreements with other private waste management businesses.

Policy 4-6.3: **Disposal of Solid Waste**. The City shall continue to use Lake County landfills and/or the proposed trash burning facility through year 2035 for final disposal of solid waste.

Policy 4-6.4: **Coordinate with Lake County**. The City shall coordinate with Lake County on an annual basis to:

1. Assure that Fruitland Park is allocated a proportional share of capacity in County-operated land fills, or other disposal facilities;

2. Reduce solid waste disposal levels through recycling programs administered by Lake County;

3. Offer assistance to the County in the management of hazardous waste according to State Regulations (403.7265, F.S.); and

4. Comply with the Florida Solid Waste Management Act of 1988.

Policy 4-6.5: **Concurrency Management System: Solid Waste**. The City shall continue to monitor performance of solid waste collection services, available capacities, and compliance with levels of service through its Concurrency Management System.

OBJECTIVE 4-7: **Correct Or Improve Existing Deficiencies In The Provision Of Solid Waste Services**. Identify and correct any deficiencies in the provision of solid waste collection and disposal facilities and services.

Policy 4-7.1: **Coordinate with Lake County Hazardous Waste Management**. The City shall continue to coordinate with Lake County to assist in establishing a county-wide hazardous waste management program to reduce potential threat to public health and safety, and to environmental quality.

OBJECTIVE 4-8: **Provide Additional Solid Waste Facilities And Services To Meet Future Demands**. The City shall meet additional solid waste collection services demanded by 2035 through the provision of additional pick-up service or through additional franchise agreements with private waste collection services.

Policy 4-8.1: **Additional Capacity**. Additional collection service shall be obtained through extended service provided by existing companies holding a franchise with the City or through the extension of franchise agreements with other businesses.

OBJECTIVE 4-9: **Maximize Use Of Existing Facilities.** The City shall prevent the formation of unauthorized dumping sites within the City to maximize use of existing facilities and to protect public health and safety by continuing the enforce mandatory garbage collection within the City and to continue recycling and composing efforts. Such effort shall enable the City to assist Lake County in reducing solid waste volumes as required by State Law.

Policy 4-9.1: **Removal of Unauthorized Dumping Sites**. The City shall require land owners to remove any unauthorized dumping sites that may gather on private property. The City shall remove any unauthorized dump sites on public property.

POTABLE WATER

OBJECTIVE 4-10: **Assure Availability Of Capacity**. The City of Fruitland Park shall assure that adequate potable water capacities that meet adopted level of service standards are available to support demands generated by existing and future development as required by the Concurrency Management System.

Policy 4-10.1: **Minimum Level of Service Standards**. The City of Fruitland Park hereby adopts the following potable water level of service standards by which development shall be evaluated for demand on the water system capacity and for demands generated by development.

Year	Gallons per Resident per Day
2012	150
2015	172
2025	172
2035	172

Level of service includes commercial level of service at 850 gallons per day per commercial acre.

Policy 4-10.2: **Maximum Annual Groundwater Withdrawal**. The maximum allowed annual groundwater withdrawal, per the City's CUP (#2482, approved January 28, 2015), is 444.94 million gallons (1.219 mgd annual average) through 2020.

Policy 4-10.3: **Minimum Storage Capacity**. Minimum storage capacity of the City water system shall be at least equal to 25% of the system's maximum day water demand, excluding any design fire-flow demand (Chapter 62-555.320, F.A.C.).

Policy 4-10.4: **Minimum Line Pressure**. The City potable water distribution system shall provide a minimum pressure of 20 pounds per square inch (psi) to provide adequate service for potable water demands and to meet fire flow pressure requirements.

Policy 4-10.5: **Compliance with Minimum Level of Service, Storage Capacity, and Line Pressure**. The development review process shall ensure that issued development orders or permits are predicated on demonstrated compliance with the potable water level of service standards, minimum line pressure standards, and available storage capacity. No development orders or permits shall be issued unless capacity is available to service new development concurrent with its impacts on the water system.

Policy 4-10.6: **Concurrency Management system: Potable Water**. The Concurrency Management System provides a monitoring mechanism to update the condition and levels of service of potable water facilities and services provided to the City of Fruitland Park.

Policy 4-10.7: **Service to Unincorporated Areas**. The City shall continue to provide water service to customers located in the unincorporated service areas at the adopted levels of service.

Policy 4-10.8: The City's Water Supply facilities Work Plan is incorporated into the Comprehensive Plan as Appendix A of the Public Facilities Element.

OBJECTIVE 4-11: **Correct Or Improve Deficiencies In The Water System.** The City shall identify deficiencies in the water system, including storage and distribution systems, annually and correct any deficiencies by including necessary capital improvements in the Capital Improvement Element and their five year schedule of capital improvements.

Policy 4-11.1: **Identify and Correct Existing Deficiencies**. The City shall issue no development orders or development permits without first consulting with the water supplier(s) to determine whether adequate water supplies to serve the proposed development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

OBJECTIVE 4-12: **Provide Additional Facilities And Capacity To Meet Future Potable Water Demands**. The City shall schedule the construction of additional facilities and capacities as necessary for water demands to meet adopted level of service standards for future development.

Policy 4-12.1: **Mandatory Connection to System**. The City's Land Development Regulations require all new development to connect to the City's Water System. In development areas where water service is planned, but not yet available, the installation of "dry" water lines will be required for future connection to the City potable water system when it becomes available.

Policy 4-12.2: **Available Capacity Prior to Development**. The City's Land Development Regulations ensure adequate water capacity is available prior to the issuance of a development order or permit. The evaluation of adequate water capacity shall be based on procedures and principles established within the City's Concurrency Management System.

Policy 4-12.3: **Alternative Water Service**. All new subdivisions located within the existing City F.S. Chapter 180 Utility Service Area shall install dual lines.

OBJECTIVE 4-13: **Maximize Use Of Existing Facilities And Minimize Urban Sprawl**. The City shall assure that extension of potable water services will not result in promoting urban sprawl by requiring mandatory land connections in accordance with the policies of this comprehensive plan and within the specified joint planning area and by conducting review and analysis of existing capacities and the effect of such annexations on the capacities in relation to the adopted level of service.

Policy 4-13.1: **Coordinate Capacity and Facility Expansions with the Future Land Use Map**. The City shall regulate the expansions and extensions of potable water by ensuring land use approvals are consistent with the Future Land Use Map. Such approvals shall also comply with policies in the Future Land Use element prohibiting urban sprawl and regulating the extension of public facilities. Any future expansions shall ensure that public facilities meet adopted levels of service standards.

Policy 4.13.2: **Expansion and Upgrade of Facilities**. The City's water supply plan shall be used to coordinate and prioritize the expansion and upgrade of facilities needed to withdraw, treat, store, transmit and distribute potable water to meet current and future needs. The City shall also prioritize the identification and utilization of alternate and renewable sources of water to meet the projected increases in demand.

Policy 4.13.3: **Maximizing the use of Existing Public Facilities**. The City will maximize the use of existing potable water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources and related natural systems, and / or optimize water supply yield. These techniques may include, but are not limited to aquifer storage and recovery, reclaimed water, system interconnects and water conservation.

OBJECTIVE 4-14: **Conserve Potable Water Resources**. The City shall continue to implement water conservation measures.

Policy 4.14.1: **Water Conservation**. The City's Land Development Regulations include guidelines (consistent with the Plan) to utilize water saving plumbing fixtures compliant with the State Water Conservation Act (Florida Statute 553.14) in new construction and renovations.

Policy 4.14.2: **Preservation of Permeable Surface**. The City's open space requirements in the Comprehensive Plan, and in the Land Development Regulations, are applicable to new development and redevelopment within Fruitland Park. Open Space requirements are at 25% for residential development and 20% for mixed use developments. Preservation of permeable surface will also be attained by determining the maximum percentage of impervious surface allowed with the City based upon Table 1¬4, Future Land Use Element.

Policy 4.14.3: Florida Friendly Landscaping. The City's Land Development Regulations include provisions for Florida Friendly Landscaping in the landscape ordinance.

Policy 4.14.4: **Supplement Existing Groundwater**. In conjunction with SJRWMD and other local governments, the City shall seek to develop efficient, cost-effective, and technically feasible water sources to supplement existing groundwater supplies to meet future water demands, while minimizing impacts to water quality, wetlands, and aquatic systems.

Policy 4.14.5: **Alternative Water Supply**. The City shall allocate funding to participate in the development of a regional alternative water supply project such as the St. Johns River near Deland or Lower Ocklawaha project, or to investigate the development of local alternative water supplies if such regional projects do not move forward or are determined not to be feasible.

RECLAIMED WATER

Objective 4-15: Provide lowest quality water source for landscape irrigation to reduce groundwater withdrawals associated with irrigation.

Policy 4.15.1: The City shall require the installation of reclaimed water lines for landscape irrigation for all new developments. All connections to the reclaimed water distribution system shall be metered.

Policy 4.15.2: The City shall investigate on its own or with local or regional partners the feasibility of developing lower quality water supply sources, such as reclaimed water, for landscape irrigation.

DRAINAGE

Goal 4A: **Provide Adequate Drainage.** Assure Adequate Drainage Capacity To Protect Public Health And Safety, And Investment In Property Against Flood Conditions And To Prevent Deterioration Of Ground And Surface Water Quality.

OBJECTIVE 4A-1**:Assure Available Drainage Capacity**. The City shall assure that available natural and man-made drainage features provide adequate capacity to meet adopted level of service standards to receive, retain, detain, and release stormwater in a timely manner.

Policy 4A-1.1: **Minimum Drainage Level of Service**. The City hereby adopts the following minimum stormwater drainage level of service standards for retention volume and design storm.

1. Retention Volume – Complete retention of the pre-development minus the post development run off occurring at the established design storm.

2. Design Storm – The level of service standard for stormwater management ponds shall be the 25 year design storm, designed per St. Johns River Water Management District (SJRWMD) rules, Chapter 40C-4, Applicants Handbook.

Stormwater management ponds shall be designed to limit the post-development peak discharge rate to the pre-development peak rate for the 25 year – 24 hour design storm, except where discharge is to a landlocked basin.

In the case of a landlocked basin, the post development volume of discharge may not exceed the pre-development volume of discharge for the 25 year – 96 hour design storm.

3. Water quality -- Stormwater discharge facilities must be designed to provide minimum level of service for water quality, conveyance (including minimum retention volumes for design storm) and flood protection. Water quality of receiving water must not be degraded below established classification due to stormwater discharge for new and redevelopment projects. The performance criteria for water quality treatment of stormwater runoff shall meet the requirements of the SJRWMD rules, Chapter 40C-42, F.A.C.

Policy 4A-1.2: **Regional Drainage Coordination**. The City shall coordinate by with the St. Johns River Water Management District, the Florida Department of Environmental Protection, and Lake County to evaluate a regional approach to stormwater management. Such cooperation will include participation on committees to evaluate such an approach, sharing of available data with other governmental entities and coordinating development approval, when necessary, with these agencies.

Policy 4A-1.3: **Preserve Natural Drainage Features**. The City hereby adopts provisions for requiring erosion and sediment control for construction occurring in soils with high erosion potential and adjacent to surface waters and natural drainage ways. Such provisions will require that the conveyance capacity of drainage ways of post-development will not be reduced from their pre-development capacity.

Policy 4A-1.4: **Support a Stormwater Master Plan**. The City shall continue to coordinate with Lake County in the development of a basin studies and stormwater improvements for Lake County.

Policy 4A-1.5: **Identify and Correct Existing Deficiencies**. The City shall amend the Capital Improvements Element when it becomes necessary to include drainage improvements which are necessary to correct identified deficiencies.

OBJECTIVE 4A-2: **Control Impacts of Future Stormwater Runoff**. The City shall control impacts of future stormwater runoff and associated impacts to water quality through

the adoption of the following criteria for stormwater drainage and flood prevention regulations.

Policy 4A-2.1: **Establish a Stormwater Management Program**. The City protects natural drainage ways by managing development with the following requirements:

1. Buffer Zones. To protect natural drainage from the encroachment of development, the City shall establish buffer zones adjacent to natural drainage features. Buffer zone demarcations shall juxtapose demarcations established for the 100-year flood zone for the associated natural drainage feature.

2. Lakefront Littoral Zone. To protect lakefronts from the encroachment of development, the City shall establish a littoral protection zone for Fountain Lake, Crystal Lake, Lake Gem, Mirror Lake, and Dream Lake. Development within the littoral zone shall be restricted to conditions set forth within the Land Development Regulations, and shall be limited to recreation, conservation, or other open space land uses. Protection of 100 year Floodplain. Preserve the natural functions of the 100 year floodplain through the establishment of a floodplain protection ordinance.

3. Open Space Requirements. Open space requirements in new development shall be based on the densities and intensities of land uses as specified in the Future Land Use Element.

4. Promote on-site retention and natural percolation of surface water to groundwater aquifers. All new development shall be designed to provide stormwater management at adopted levels of service as specifies in the Data, Inventory, and Analysis of this element.

Policy 4A-2.2: **Coordinate Watershed Management with Federal, State, and Local Agencies**. The City shall assure coordination of watershed management plans and policies with Lake County, St. Johns River Water Management District, East Central Florida Regional Planning Council, Florida Department of Environmental Protection, Florida Agricultural Extension Service, and the U.S. Corp. of Engineers, and other appropriate agencies.

Policy 4A-2.3: **Assure New Development Provides Adequate On-Site Drainage and Storage Retention.** The City's Land Development Regulations require applicants of PUDs, subdivisions and plats to provide retention and drainage facilities that comply with adopted minimum level of service standards for drainage. No new development shall be permitted that creates flooding problems or

overloads existing natural or man-made drainage pathways and facilities on adjacent (off-site) property.

Policy 4A-2.4: **Drainage Study**. The City shall coordinate with the St. Johns River Water Management District to identify areas where drainage studies are needed. The evaluation will focus on the least costly approach to mitigating the impacts of stormwater runoff.

OBJECTIVE 4A-3: **Maximize Use Of Natural Drainage Features**. Upon adoption of the Comprehensive Plan EAR based amendment, the City shall require provisions that maximize the use of natural drainage ways and retention ponds to manage stormwater runoff by promoting the use of wetlands for treated stormwater discharge.

Policy 4A-3.1: **Promote the Use of Wetlands for On-Site Stormwater Storage and Natural Drainage Ways for Stormwater Discharge**. The City's Land Development Regulations require applicants of PUDs, subdivisions, plats, and replats to provide retention and drainage facilities that comply with adopted minimum level of service standards for drainage. No new development shall be permitted that creates flooding problems or overloads existing natural or man-made drainage pathways and facilities on adjacent (off-site) property.

GROUNDWATER AQUIFER RECHARGE

Goal 4B: Protect the Function of and Maintain Groundwater Aquifer High Recharge Areas.

OBJECTIVE 4B-1: **Promote High Recharge Of Stormwater To Groundwater Aquifers**. The City shall promote recharge to the groundwater aquifer through conservation of permeable surface areas and management of surface runoff. Such measures shall be provided through open space requirements, limitations on development in high recharge areas, and compliance with adopted levels of service for stormwater management as specified in the Future Land Use Element.

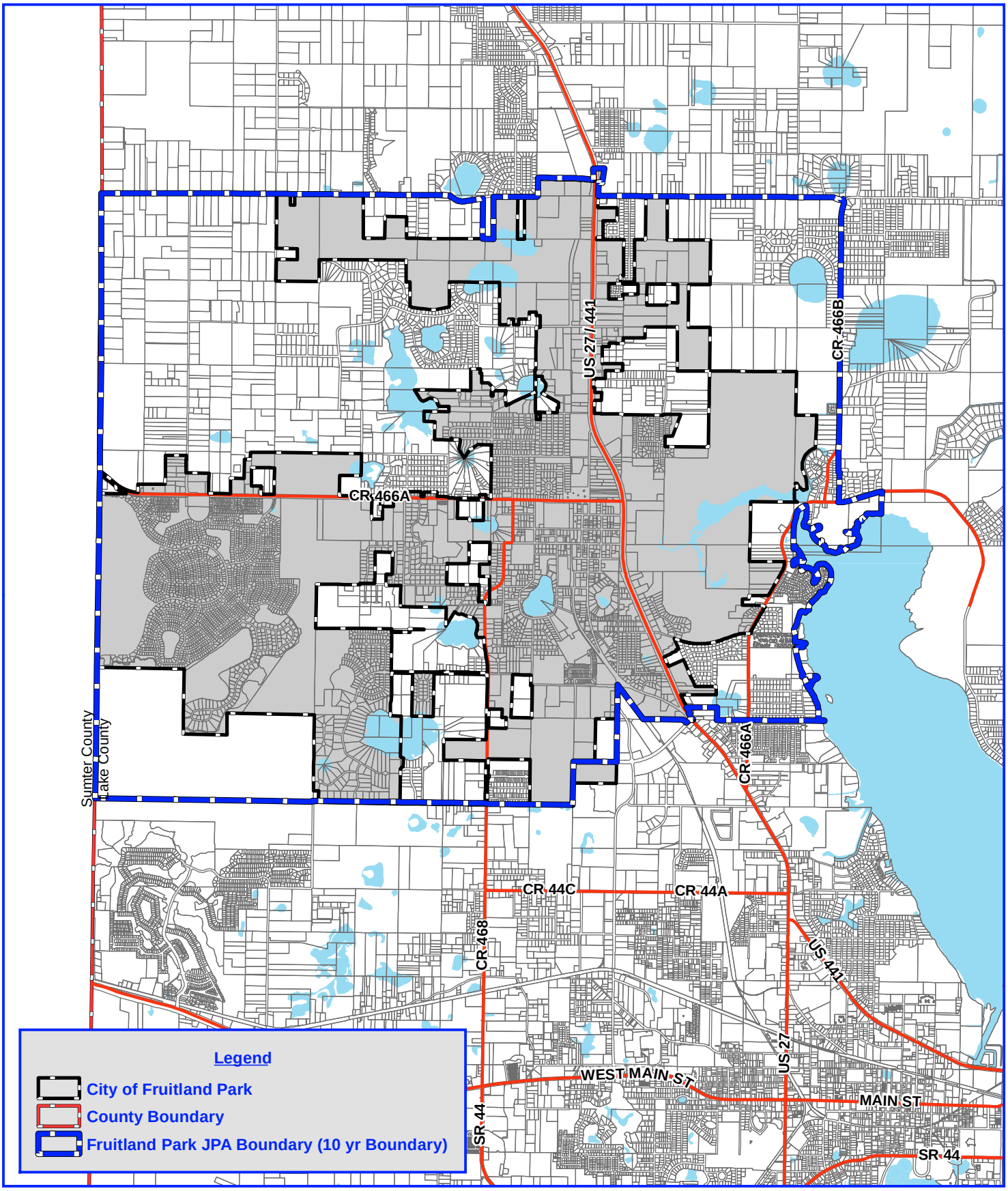
Policy 4B-1.1: **Preserving Permeable Surface Area**. The Future Land Use Element and the Future Land Use Map shall establish land use types and densities that are compatible to the preservation of permeable ground surface areas within high aquifer recharge areas designated by the St. Johns River Water Management District. The City has open space requirements for all development types through provisions set forth within the Land Development Regulations. The City will promote high recharge of stormwater to groundwater aquifers

through the standards developed by the St. Johns River Water Management District regarding the most effective recharge areas criteria.

Policy 4B-1.2: **On-Site Stormwater Retention and Natural Percolation of Surface Water to Groundwater Aquifers**. On-site retention structures for new development shall be designed to comply with the criteria developed by the St. Johns River Water Management District regarding stormwater structures and percolation rates within most effective recharge areas.

Policy 4B-1.3: **Compatible Land Use for Preservation of Ground Water Quality**. To protect potential contamination of ground water supplies, the Land Development Regulations specifies the types of industrial activities allowed within its jurisdictional area. The City defines performance criteria pertaining to the storage and placement of chemicals and other environmentally hazardous materials. The City prohibits land uses that may have the potential to adversely affect the quality of the groundwater. In addition, the City defines performance standards for land use activities with septic tank utilization. Standards include minimization through land use densities and monitoring in cooperation with the appropriate federal, state, and local authorities.

Policy 4B-1.4: **Septic Tank Regulations**. The City's Land Development Regulations stipulate and define performance standards for land use activities with septic tank utilization.



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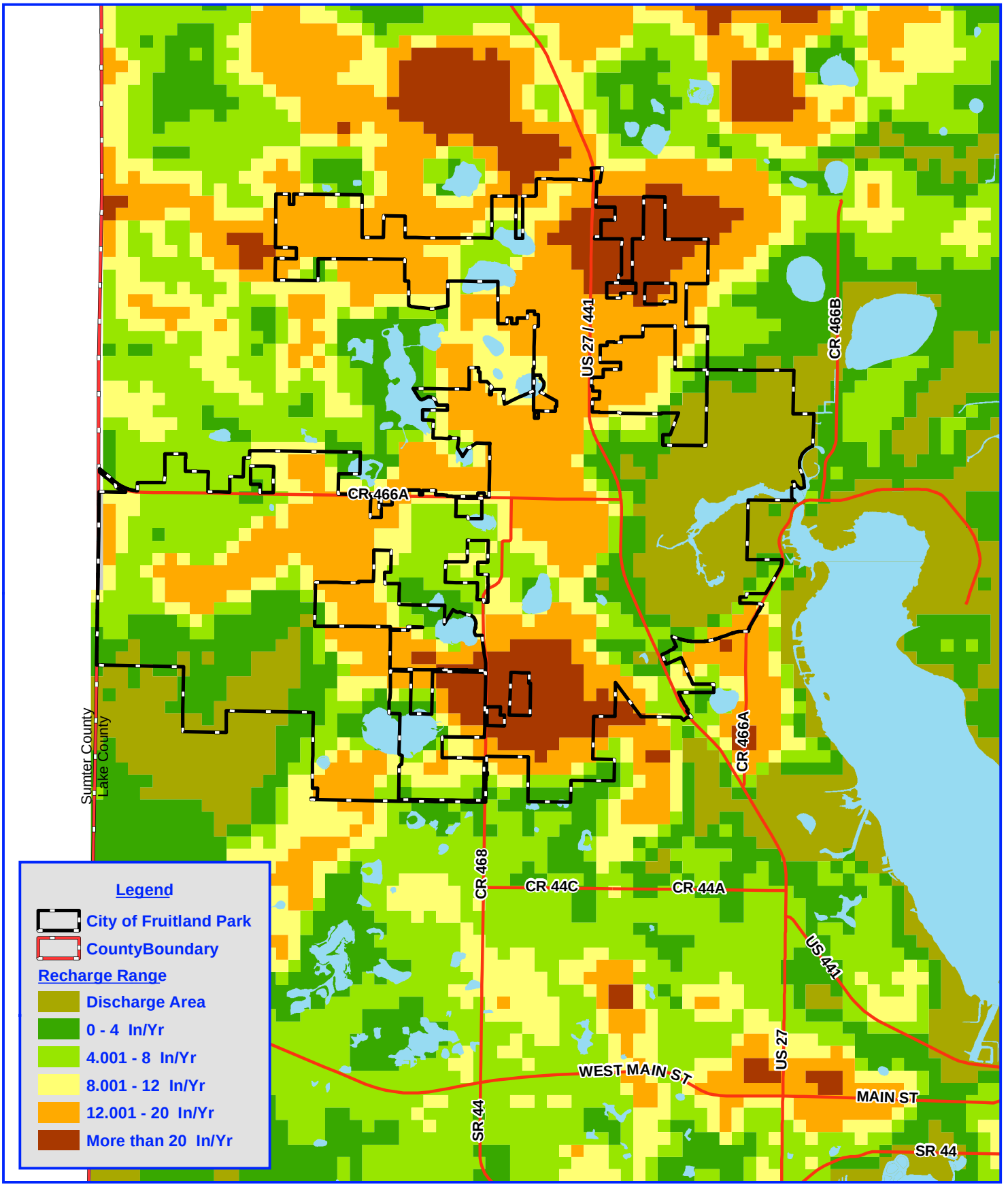
1 inch = 4,000 feet

City of Fruitland Park

Map 4-1
Water Utility Accessibility
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 4-1 Water Utility.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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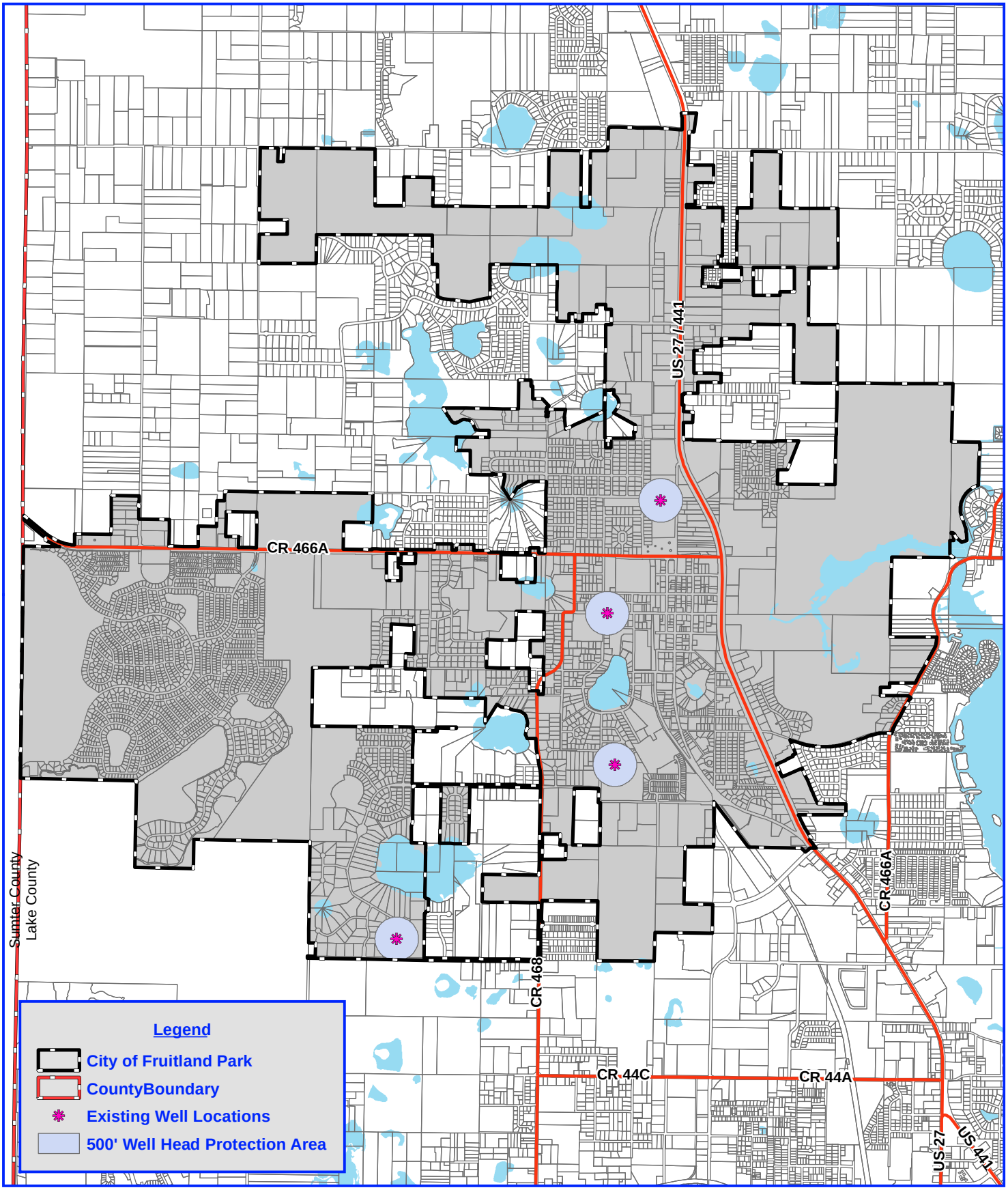
1 inch = 4,000 feet

City of Fruitland Park

Map 4-2
Recharge Zones
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 4-2 Recharge.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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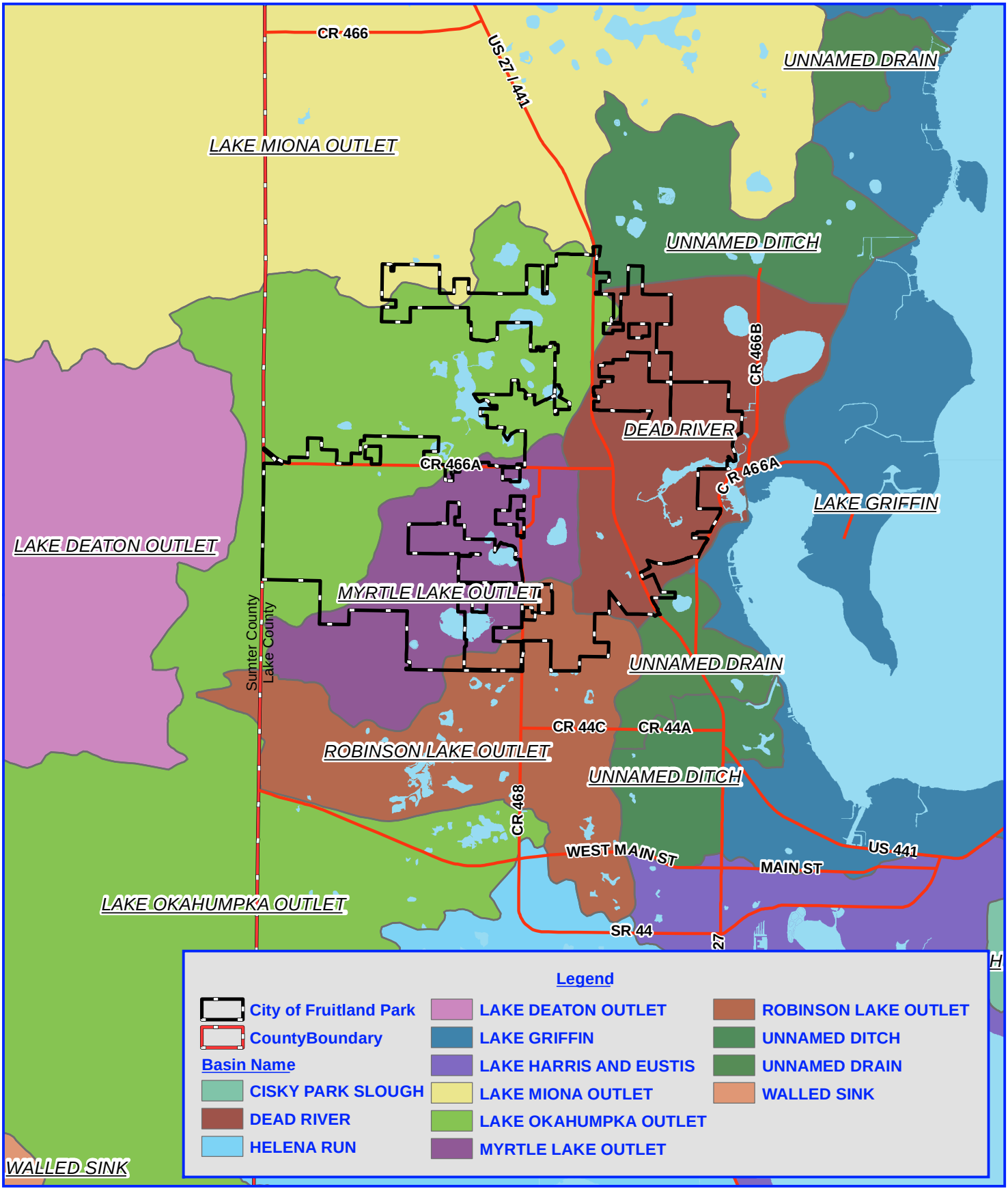
1 inch = 3,000 feet

City of Fruitland Park

Map 4-3
Well Locations
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 4-3 Well Locations.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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1 inch = 6,000 feet

City of Fruitland Park

Map 4-4
Drainage Basins
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 4-4 Basins.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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CHAPTER 5
CONSERVATION ELEMENT
DATA, INVENTORY, AND ANALYSIS

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Map 5-2: Land Use Map

INTRODUCTION

The purpose of the conservation element is to provide a guide for the conservation, use, and protection of the natural resources located within the City of Fruitland Park. The element provides a means to protect the beneficial qualities of the natural environment and thereby enhance the public health, safety, welfare and quality of life of its citizens. Standards enforced by county and state agencies are used in the City.

GENERAL LOCATION AND PHYSIOGRAPHY

The City of Fruitland Park is located in northwestern Lake County, Florida and is in close proximity to other communities, such as Leesburg, Lady Lake and The Villages (Map 1-1). The City covers 6.8 square miles and is 4,354± acres.

Review of the USGS Topography Map indicates that the City ranges in elevation from a low of 65' NGVD along Lake Griffin State Park to a high of 135' NGVD along its southwestern boundary (Map 5-1). The City is located within two watersheds, the Ocklawaha River and the Withlacoochee River. The majority of the City is within the Withlacoochee River Watershed.

The Ocklawaha River Watershed covers 2,769 square miles and the major water features include Lake Apopka and the Palatlakaha River/Green Swamp and Lake Lowery form the headwaters to the Ocklawaha River. Lake Apopka discharges through the Apopka-Beauclair Canal to Lake Beauclair, and the Palatlakaha River discharges to Lake Harris. Water moves from the headwaters through the Harris Chain of Lakes before discharging to the Ocklawaha River proper at Moss Bluff. The Ocklawaha River runs north, receiving large inputs of ground water from Silver Springs via Silver River and the surface water from Orange Creek tributary sub-basin. The river discharges into the St. Johns River near the town of Welaka.

The Withlacoochee River Watershed covers 2,100 square miles and the major water features include the Withlacoochee River, Rainbow River, Rainbow Springs, Colt Creek, Jumper Creek, Pony Creek, Gator Creek, Mattress Drain, Grass Creek, and Gum Springs. The Withlacoochee River runs for 157 miles to the Withlacoochee Bay Estuary in the Gulf of Mexico, near Yankeetown, from its headwaters in the Green Swamp.

INVENTORY OF NATURAL RESOURCES

Air

Air quality in the City is considered to be good, although data is lacking. The Florida Department of Environmental Protection (FDEP) has no air pollution monitoring station within the City of Fruitland Park. At present, there are no major stationary sources of air pollution in the City.

Non Point Source Air Pollution

Attributes and Sources

There are six major air pollutants that can cause health problems if they are at high concentrations in the ambient air. The pollutants are Carbon Monoxide(CO), Nitrogen Oxides (NOx), Ozone (O3), Lead (Pb), Sulfur Dioxide (SO2) and Particulate Matter (PM-2.5 and PM-10). These pollutants are referred to as "criteria pollutants" and a National Ambient Air Quality Standard (NAAQS) has been established for each based on health related criteria and data.

1. **Carbon monoxide (CO)** is a colorless, odorless gas that is formed when carbon in fuel is not burned completely. Higher levels of CO generally occur in areas with heavy traffic congestion. In cities, 85 to 95 percent of all CO emissions may come from motor vehicle exhaust. High levels of CO in the air are poisonous to healthy people. The level of CO can be of major concern to people with heart disease and affects the central nervous system. (USEPA)

2. **Nitrogen oxides (NOx)** are the generic term for a group of highly reactive gases, which contain nitrogen and oxygen in varying amounts. Many nitrogen oxides are colorless and odorless. Nitrogen oxides form when fuel is burned at high temperatures, as in a combustion process. The primary sources of NOx are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuels. Nitrogen oxides contribute to the formation of acid rain and contribute to nutrient overload that deteriorates water quality. (USEPA)

3. **Ozone (O3)** is a gas composed of three oxygen atoms. This compound is formed by the combination of nitrogen oxides, volatile organic compounds, heat, and sunlight. As a result, it is known as a summertime air pollutant. Ozone has the same chemical structure whether it occurs miles above the earth or at ground level and can be "good" or "bad," depending on its location in the atmosphere. "Good" ozone occurs naturally in the stratosphere approximately 1 0 to 30 miles above the earth's surface and forms a layer that protects life on earth from the sun's harmful rays. In the earth's lower atmosphere, ground-level ozone is considered "bad." The primary cause of concern is that it can trigger a variety of health problems at low levels and may cause permanent lung damage after

long-term exposure. Elevated ozone levels are detrimental to plants and the ecosystem. (USEPA) Many urban areas tend to have high levels of "bad" ozone, but even rural areas are also subject to increased ozone levels because the wind can carry ozone and pollutants that form it hundreds of miles away from their original sources. Elevated ozone levels are detrimental to plants and the ecosystem. (USEPA)

4. **Lead (Pb),** a metal which is found naturally in the environment as well as in manufactured products. The major sources of lead emissions have been historically from motor vehicles (such as cars and trucks) and industrial sources. Due to the phase out of leaded gasoline, metals processing is the major source of lead emissions to the air today. The highest levels of lead in air are generally found near lead smelters. Other stationary sources are waste incinerators, utilities, and lead-acid battery manufacturers. Since the 1980's, EPA and it's federal partners have phased out lead in gasoline, reduced lead in drinking water and industrial air pollution, and banned or limited lead used in consumer products, including residential paint.

5. **Particulate matter, or $PM_{2.5}$ and PM_{10},** the term for particles found in the air, including dust, dirt, soot, smoke, and liquid droplets. Particles can be suspended in the air for long periods of time. Some particles are large or dark enough to be seen as soot or smoke. Others are so small that individually they can only be detected with an electron microscope. The particles come from a variety of sources such as cars, trucks, buses, factories, construction sites, tilled fields, unpaved roads, stone crushing, and burning of wood. Particulate matter is associated with serious health effects and is a major source of haze that reduces visibility. (USEPA) Particulate matter is categorized by the following sizes:

    a. Particulate matter 2.5, or PM 2.5, is the measurement of particulate matter smaller than 2.5 micrometers in size. By comparison, the thickness of a human hair is approximately 90 micrometers.

    b. Particulate matter 10, or PM 10, is the measurement of particulate matter smaller than 1 0 micrometers in size.

Total Suspended Particulate (TSP) was broken into two classifications PM_{10} and $PM_{2.5}$. The air quality of the City of Fruitland Park will be analyzed based on national ambient air quality standards. Those standards and the County's measurable standards are listed in the table below.

Table 6-1 – State and Federal Ambient Air Quality Standards (2006)

POLLUTANT	AVERAGING TIMES	Florida Standards	Primary NAAQS	Secondary NAAQS
Carbon Monoxide	8-hour	9 ppm	9 ppm	---
	1-hour	35 ppm	35 ppm	---
Lead	Quarterly[b]	1.5 µg/m^3	1.5 µg/m^3	1.5 µg/m^3
Nitrogen Dioxide	Annual[b]	100 µg/m^3 (.05 ppm)	100 µg/m^3 (.053ppm)	100 µg/m^3 (.05ppm)
Ozone	1-hour[c]	0.12 ppm		
	8-hour[d]	---	.08 ppm	.08 ppm
Particulate Matter (PM_{10})	Annual[b]	50 µg/m^3	50 µg/m^3	50 µg/m^3
	24-Hour[c]	150 µg/m^3	150 µg/m^3	150 µg/m^3
Particulate Matter ($PM_{2.5}$)	Annual[b]	---	15 µg/m^3	15 µg/m^3
	24-Hour[c]	---	35 µg/m^3	35 µg/m^3
Sulfur Oxides	Annual[b]	60 µg/m^3 (0.02 ppm)	0.030 ppm	
	24-Hour[a]	260 µg/m^3 (0.10 ppm)	0.14 ppm	
	3-hour[a]	1300 µg/m^3 (0.5 ppm)	---	0.5 ppm

2006 Florida Air Monitoring Report, Department of Environmental Protection, Division of Air Resource Management:

a. Not to be exceeded more than once per year
b. Arithmetic mean
c. Not to be exceeded on more than an average of one day per year over a three year period
d. Not to be exceeded by the three-year average of the 4th highest daily max
e. Not to be exceeded y the three-year average of the 98th percentile of the 24-hour averages.

Climate

The City's climate can be described as moderate with an average minimum temperate in January of 50.8° and July of 73°. The average precipitation in January is 1.25" and in July it is 8.65".

Water Quality

The City of Fruitland Park is located within two drainage basins: the east side of the City drains into the St. Johns River Drainage Basin and the west side drains into the Withlacoochee River Drainage Basin. Information is not available on the water quality of the lakes in the City of Fruitland Park.

The Department of Environmental Protection lists four (4) unique potential contaminant sources within the City of Fruitland Park (2006). These are all petroleum storage tanks.

Lake Griffin has been documented by the Florida Department of Environmental Protection as eutrophic from excessive nutrient loading from historical wastewater treatment plant discharge, upstream sources, and citrus and muck farming within its drainage area.

Lakes and Streams

No rivers or streams flow through the City of Fruitland Park. The lack of streams in the area is largely due to the nature of the soils that are generally well-drained sandy soils, and to the scattered wetland areas within the City and surrounding area.

The City of Fruitland Park has three (3) named lakes completely within its City limits and five (5) named lakes that extend beyond the limits. These lakes are identified on Map 1-4.

The lakes in the City are used for recreation. There are no records with the County or the St. Johns River Water Management District that indicate the lakes have been used for sanitary sewer dumping. Lake waters are not used for irrigation; the water used for irrigation comes from the two aquifers, the Surficial and the Floridan Aquifer. There is no commercial usage of the lakes in the City of Fruitland Park.

Springs

There are no known springs within the City of Fruitland Park. Springs are often classified by the volume of water they discharge. The largest springs are called first magnitude, defined as springs that discharge water at a rate of 100 cubic feet of water per second. Second magnitude springs are defined as springs that discharge water at a rate of 10 – 100 cubic feet of water per second.

There are twenty-one (21) known springs within Lake County according to the Florida Department of Environmental Protection (FDEP). The closest 1st magnitude spring to the City is Alexander Springs, which is located in the Ocala National Forest. The closest 2nd magnitude spring to the City is Bugg Spring, which is located northwest of Okahumpka, south of Lake Denham. The spring is located on private property; however, it is leased to the U.S. Naval Research Laboratory for underwater sound reference work.

Due to the importance of spring protection, should any springs be identified in the City or be found on land annexed into the City, the following language section on springs is included. Spring flow occurs at points where the potentiometric surface of the Floridian aquifer is above the land surface and where the confining bed overlying the aquifer has been breached. According to the FDEP, the major issues impacting the health of the springs

include population growth, urban sprawl, growing demand for groundwater, and introduction of fertilizers, pesticides, and other pollutants to the spring sheds.

Ground water aquifers

The origin of the water resources for the City extends far beyond the City's boundaries. In addition to local rainfall, water from cloud precipitation many miles away enters the ground and filters down into the Surficial and Floridan Aquifers. This water flows through the aquifer toward Fruitland Park and the rest of Lake County and supplies the potable, agricultural and industrial water needs of the area.

The primary source of water for potable, agricultural and industrial use in Fruitland Park and in Lake County is ground water from the Floridan Aquifer.

Geology

The City of Fruitland Park is in a unique geologic area with soil and geology formed in the late Tertiary, Late Pliocene period called the Cypresshead Formation. Cypresshead Formation (Tc) consists of quartz sands ranging from fine to very coarse, moderately to well sorted with common occurrences of quartz gravel. Clay is commonly present in very minor amounts and is generally kaolinite. Mica often occurs in minor percentages, particularly in the finer grained sediments. Colors range from reddish-orange in exposed sections to olive gray in the subsurface. The Cypresshead Formation was deposited in a shallow, nearshore, marine setting and overlies the Hawthorne group. It is overlain by the undifferentiated Quaternary sediments (Qu), dune sequence sands (Qd) and Holocene fluvial and lacustrine sediments (Qr).

The City also contains an area mapped as Holocene fluvial and lacustrine sediments (alluvium) (Qr). This unit is composed of quarts sands, silt, clay any marl (poorly consolidated variably sandy clayey ,shelly carbonate sediments). Peat and other organic rich sediments are often present in this unit as well.

Limestone, which underlies all of Florida, is readily dissolved and eroded by the downward percolation of water. This erosion often creates large caverns. Sinkholes are a common, naturally occurring geologic feature and one of the predominant landforms in Florida. Sinkholes form when there is a collapse of overlying sediments into the underground cavities and pose hazards to property and the environment. According to data collected by the Florida Geological Survey (FGS) there have been no sinkholes reported within the City limits.

Soils

Soil provides a natural filter for surface water that percolates downward toward the water table. This filtering process helps remove the pollutants before they can pollute groundwater.

Another important characteristic of soil is its bearing strength. This is how much weight or load the soil will hold. While some soils are good for agricultural use, others are not as suitable for such use.

Soil erosion

The Lake County Soil and Water Conservation District has indicated that no soil erosion problems have been identified in the City of Fruitland Park.

Hydrology

Several named and unnamed bodies of surface water exist in the City. None of these water bodies provide drinking water. The following provides a brief summary of the lakes within and adjacent to the City as reported by the Lake County Water Authority (LCWA).

Water Body	Acreage	Section/Township/Range	Watershed
Lakes within the City Limits			
Crystal Lake	32.98	9/19/24	Withlacoochee River
Dream Lake	6.10	9/19/24	Ocklawaha River
Fountain Lake	9.84	4/19/24	Withlacoochee River
Gem Lake	1.47	9/19/24	Withlacoochee River
Mirror Lake	15.60	9/19/24	Withlacoochee River
Lakes Adjacent to the City Limits			
Josephine Lake	9.25	5/19/24	Withlacoochee River
Lake Geneva	47.81	33/18/24	Withlacoochee River
Lake Indiola	17.12	10/19/24	Ocklawaha River
Myrtle Lake	66.16	17/19/24	Withlacoochee River
R. N. Spring	4.78	4/19/24	Withlacoochee River
Spring Lake	75.87	32/18/24	Withlacoochee River
Twin Lakes	9.03	4/19/24	Withlacoochee River
Zephyr Lake	13.22	4/19/24	Withlacoochee River

Flood plains

All of the surface water bodies have been determined to be in “flood-prone” areas by the U.S. Geological Survey (USGS) for the U.S. Department of Housing and Urban Development (HUD). This designation is based upon a preliminary delineation of the 100-year flood level. The 100-year flood is equivalent to a flood that has a one percent (1%) probability of occurring in any given year. The Federal Flood Insurance Administration uses this flood level for their insurance programs. FEMA Flood Hazards map (Map 1-5) shows the locations of the surface water bodies within the City and the areas delineated by the USGS as “flood-prone”. Most of the flood prone areas are in undeveloped areas.

Wetlands

According to the Soil Conservation Service, wetlands are areas in which the water table is at or above the surface except during extended dry periods (lakes are viewed as wetlands). Characterized by very poorly drained, level, organic soils, wetlands usually are found immediately adjacent to natural waterways and lakes, and in land depressions.

Wetlands provide numerous environmentally important functions. Ecologically, wetlands provide habitat for many aquatic and land species. Cover is particularly important for nesting, spawning, and rearing. Additionally, they are critical suppliers in the food chain. Hydrologically, wetlands provide filtering and purification of water which protects and enhances water quality. Wetlands also increase water retention and protect the shorelines of lakes.

The FDEP has regulations, Section 373, F.S., regarding all dredge and fill activities conducted in state waters. In addition, the U.S. Army Corps of Engineers, St. Johns River Water Management District, and in some cases, the U.S. Environmental Protection Agency also have regulations that provide protection of wetlands. The general thrust of all these regulations is to discourage development in or near wetlands and to prescribe actions to be taken to improve the effects of development when it does occur in wetlands.

Vegetative Communities

The Florida Land Use, Cover and Form Classification *(FLUCFCS)* cover types are associated with the community's title. These ecological communities are comprised of flora and fauna which provide a number of ecological functions and benefits. Several upland communities provide important aquifer recharge capacities, while wetlands provide important ecological functions which affect surface water quality and quantity. These communities serve as noise barriers, reduce pollutants, modify temperature extremes, provide habitat for wildlife and resources for recreation and scientific research. Numerous rare species that have been sighted in Lake County use these communities as habitat.

Species of special concern

There is no specific data to describe the distribution and abundance of plants or wildlife within the City of Fruitland Park. Thus, no information is available documenting the occurrence of species listed by U.S. Fish and Wildlife Service or Florida Game and Fresh Water Fish Commission as endangered, threatened or of special concern. Nonetheless, some protected animals and plants found elsewhere in Central Florida are known to use habitat types similar to those found within the City.

Ecological Communities

Lake County experiences a transitional, semi-tropical climate that affords a great diversity of vegetative species and ecological communities. Ecological communities are defined according to two broad categories: uplands and wetlands. The upland communities found within the City of Fruitland Park are Long Leaf Pine-Xeric Oak, Upland Hardwood Hammock and Pine Flatwoods (Map 5-2). The wetland communities found within the City include: Stream and Lake Swamps, Scrub Bog-Bay Swamps, Fresh Water Shallow Marsh, and Pond Cypress Swamp.

In the discussion of specific upland and wetland communities, the Florida Land Use Cover and Forms Classification (FLUCCS) numbers are associated with the community's title. These ecological communities are comprised of flora and fauna that provide important aquifer recharge capacities while wetlands provide important ecological functions that affect surface water quality and quantity. These communities serve as noise barriers, reduce pollutants, modify temperature extremes, provide habitat for wildlife, resources for recreation, and scientific research. Numerous rare species that have been sighted in Lake County use these communities as habitat.

Central Florida supports diverse plant communities owing to its transitional semi-tropical climate. The well-defined rainy seasons and flat, low-elevation topography, form distinct and persistent upland and wetland habitats. Much of the natural habitat diversity has been lost within the limits of Fruitland Park through historical urban and agricultural development.

No specific data are available to describe the environmental conditions of these habitats within Fruitland Park. Due to limited research funds, it was not possible to analyze these areas extensively. Instead, general features likely associated with these habitats were derived from Twenty-six Ecological Communities of Florida, published by Soil Conservation Service in 1981. In general, all natural areas are prized for serving as noise buffers and providing visual relief in increasingly urbanized landscapes. Uplands are also important aquifer recharge sites, whereas wetlands store stormwater runoff and filter pollutants. Natural areas provide wildlife habitats and may be important recreation or research sites.

Aesthetics

Aesthetics deal with the general appearance or beauty of the City. Factors that may improve the City’s appearance are the availability of open space and parks, landscaping and trees.

Landscaping is one effective way of conserving aesthetics. Landscaping can help to create buffers between busy streets that are adjacent to residential neighborhoods, provide screens of living hedges to hide commercial or industrial activity, and thereby, improve the appearance of

the City. Fruitland Park has scattered commercial and industrial sites intermixed with residential areas. Landscaping would help lesson the visual impact of these area.

Trees also play an important function in the urban environment. Trees serve as effective buffers between streets or commercial areas and residential neighborhoods, reduce noise and glare by as much as fifty percent (50%) and purify the air by releasing oxygen and absorbing carbon dioxide. The leaves of trees also have a high reflectance of solar energy, thereby providing shade and cooler micro-climates within the city.

RESOURCE USE AND MANAGEMENT

Minerals

There is one (1) borrow pit within the City limits known as the Logan pit which is located off of Gray's Airport Road. Review of the NRCS soils map dated 1971 indicates that there were previously two (2) borrow pits located near the city limits. These pits were located south of CR 466A and west of Cutoff Road.

ANALYSIS OF WATER SOURCES AND NEEDS

The City of Fruitland Park is partially located within the Withlacoochee River Watershed. Aquifers are subsurface zones of rocks that yield water. Aquifers within the Withlacoochee River watershed are formed by a discontinuous surficial aquifer system and the deeper Floridan aquifer system (FAS). The FAS, which underlies all of Florida, is the main source of potable ground water for much of the state. All potable water in the City is derived from the Floridan aquifer.

Existing potable water sources

Potable water is provided by a City owned and operated system, public water system (PWS No. 3350427). The City currently operates five (5) wells of various sizes and pumping capacity. The total design capacity of the five (5) pumps serving the City's water system is 2.897 million gallons per day.

Water demand

As of October 2013, the City is providing service to a total of 1,712 customers, of which the majority is within the city limits. The connections are as follows:

Residential	1,519
Commercial	193

Existing Water Conservation Use and Regional Water Management Policies

The City of Fruitland Park has an abundant water supply to serve a small population. The water supply in this area has not been threatened due to draw down by excessive demand or extreme drought conditions. The City does comply with the SJRWMD water use restrictions. The Water Resources Act of 1972 mandated each water management district to "promote the conservation, development, and proper utilization of surface and groundwater" (Section 373.013, Florida Statutes). The St. Johns River Water Management District and Lake County have promulgated rules, including water use restrictions, to afford a considerable degree of protection to the recharge function of the aquifer. These rules and regulations generally prohibit the drainage of wetlands, while at the same time require that post development runoff not exceed pre-development runoff.

Although no free-flowing artesian wells are known to exist within the City, the water management district is mandated by Section 373.207, Florida Statutes, to have an on-going program to identify and plug abandoned free-flowing artesian wells and restore them to original hydrologic conditions. The plugging of these wells can prevent wasting of water resources while preventing contamination of the aquifer.

Section 373.246, F.S., enabled each water management district to formulate a plan for implementation during periods of water shortage, to declare water shortage warnings and implement water use restrictions. The intent of the plan is to provide for essential water uses (fire protection, hospitals, etc.) and ensure equity in all other uses. The water shortage plan has a direct impact on the City and the rest of Lake County that is under the jurisdiction of the St. Johns Water Management District. The County and municipalities are required to comply with the restrictions that have been declared by the water management district.

LAND USES THAT COULD AFFECT THE NATURAL ENVIRONMENT

Any land use will affect the natural environment; however, the manner and degree of impact are the important factors that need to be considered. The following is a brief description and analysis of the possible impacts of various land uses.

Residential Development

Residential/mixed use development (mobile homes, RV Park, multi-family, and conventional single-family) accounts for 65% of all the land in Fruitland Park.

Commercial Development

Commercial development accounts for 8% of the land.

Industrial Development

2% of the land in Fruitland Park is developed as an industrial use. This category includes industrial activities such as manufacturing, processing, and distribution.

Public Development

Public development accounts for 13% of the land in Fruitland Park. This category includes facilities such as municipal buildings, schools, public recreation facilities and other public and private (non-profit) civic organization buildings.

Public Facilities Infrastructure

The City of Fruitland Park serves central potable water to its residents and provides a central sanitary sewer system as well as providing solid waste pick-up.

Recreational Development

This land use generally has positive impacts on the natural environment. Recreational activities are frequently located in areas that are considered to be environmentally sensitive when used for development purposes (commercial, industrial, residential and other land uses).

Development Overview

The City of Fruitland Park is comprised predominantly of single-family homes. The City's major commercial concentration is located along US 27/441.

PRESERVATION, CONSERVATION, AND USE POTENTIAL OF FRUITLAND PARKS NATURAL RESOURCES

Potential for Preservation

The Florida Department of Environmental Protection has defined "preservation areas" as areas that have major ecological, hydrological, physio-graphic, historical or socioeconomic significance to the general public. Areas included within the City of Fruitland Park in these categories are the lakes and wetlands described previously.

Potential for Conservation

The Florida Department of Environmental Protection defines "conservation areas" as those areas that have natural or institutional limitations on use that would require certain

precautionary measures to be taken before development. Areas included within the City in these categories are:

- Aquifer Recharge Areas
- Flood plain/flood prone areas
- Vegetative and Wildlife Communities
- Well field areas

1. Aquifer, Aquifer Recharge Areas

Residential development can have an adverse impact on ground water through improperly filtered septic tank effluent seeping down into the surficial and Floridan aquifers. At present, the density of septic systems in the City of Fruitland Park, in relation to the underlying soils, is not known to have contaminated the surficial and Floridan aquifers.

The City includes in its Land Development Regulations, Chapter 18 "Aquifer Recharge and Well Field Protection," pertaining to potential contamination from septic systems. In those areas not served by the municipal sanitary sewer system, the City must comply with the County Health Department's density guidelines of no more than 4 dwelling units per acre with central water, and no more than 2 dwelling units per acre with private well. Future industrial activity is also restricted from those areas unless it can be shown that the nature of the activity does not present a potential for contamination. In general, those activities that generate pollutants that present a significant potential for contamination of either aquifer are restricted.

2. Flood Plains/Flood Prone Areas

Little can be done to further improve the conservation and preservation potential of Fruitland Park's lakes. Water quality throughout these waters remains good even though most of the original plant communities adjacent to these lakes have been cleared or otherwise altered through development. Existing wetlands are well protected by current regulations enforced by federal (USACOE, USEPA) and state (FDEP, SJRWMD) agencies. Further, the Lake County Department of Environmental Services regulates alterations of adjoining lake wetlands that extend beyond City limits. Nonetheless, mandatory wetland buffer zones and floodplain restrictions are required by the City's Land Development Regulations (LDRs) to assure the protection of aquatic habitats within the City.

Development should be kept out of floodplain/flood prone areas to prevent damage to buildings, protect the recharge capability and maintain the diversity of vegetation and wildlife. The City is required to develop regulations regarding flood prone areas by Chapter 163.3202, FS and has developed a flood prone areas ordinance that is more restrictive toward development in these areas than the requirements of the National Flood Insurance Program.

Floodplains can be utilized as parks and open space. These parks and open space designations would aid in protecting the health and safety of residents by preventing flooding of populated areas.

3. Vegetative Habitats and Wildlife Habitats

At present there is no comprehensive inventory of wildlife habitat in the City. A comprehensive wildlife inventory encompassing information about the distribution of local wildlife at a site specific level would need to be assembled to successfully establish land management programs and regulations that would preserve natural areas and their wildlife, and the establishment of a corridor system. The City should coordinate their efforts with the Florida Game and Fresh Water Fish Commission.

Currently, wetland communities are the only significant ecosystems receiving substantial protection under the law. The FDEP, USACOE, USEPA, SJRWMD, US Fish and Wildlife Service and the County review development permits for alterations to wetlands. Upland communities can be protected through planned-unit development (PUD) zoning with landscape and tree ordinances. The use of PUD zoning allows negotiation for higher development densities on a certain portion of a site in return for lower densities elsewhere. The City includes PUD zoning in Chapter 6 “Zoning District Regulations” of its LDRs. This chapter also regulates arrangements for fee simple purchase, transfer of development rights, open space designations, conservation easements, cooperative management agreements, and greenbelt or bluebelt status (special taxing status for undeveloped lands).

The development review process is used by the City to provide protection for designated conservation areas (Chapter 17 in the LDRs). The City reviews developments for their potential impacts on the hydrology, water quality, air quality, wildlife populations, natural ecosystems and aesthetics of the conservation areas.

The City has adopted a tree protection and landscape ordinance (Chapter 15 in the LDRs) to protect native vegetation and wildlife habitat from removal, help prevent soil erosion, and to enhance the aesthetic appearance of the City.

4. Well Field Protection

The City has in its Land Development Regulations, Chapter 18, as required by Chapter 163.3202(b)(c), FAC, a section on “Aquifer Recharge and Well field Protection", to regulate development activities near future municipal well sites and high aquifer recharge areas Development that takes place near or adjacent to the designated well field areas has to meet additional land use controls and/or performance standards. Certain uses are prohibited and others are subject to more stringent requirements than in other areas of the City. Development in the vicinity of the designated well field area are required to be low density, with measures taken to insure protection from septic system contamination. Restricted land uses involve storage tanks, industrial and commercial wastes, excessive stormwater runoff and agricultural chemical applications. Since cones of influence can extend beyond the City limits, the City coordinates their efforts with the County in a countywide program for well field protection.

The location of a future well field should be based on water quality, hydrogeologic data, land uses, related physical criteria, economics and potential point sources of contamination. The U.S. Environmental Protection Agency and the Florida Department of Environmental Protection have developed criteria and regulations for well field protection.

Potential for Utilization

Natural resources found in the City of Fruitland Park and the immediate surrounding area can potentially be utilized as reserves and recreation. The most abundant resource in the City and the area is water. The City should coordinate with the County to maximize the utilization of this natural resource.

1. Nature Reserves

Those areas that are wetlands, flood prone areas or lakes, uplands and the immediately adjacent land could serve as reserves for vegetative and wildlife communities that are attracted to these types of environments.

2. Recreation

The majority of the lakes within the City are relatively small with the largest being Crystal Lake (32.98 acres). The City does offer recreational opportunities on Fountain Lake at the Veterans' Memorial Park. Due to the relatively small size of the lakes and the adjacent ownership being held as private property, there is currently little opportunity for the city to offer additional recreation opportunities at these area lakes.

3. Education

The wetlands and the several lakes could serve as a living laboratory by providing field trips for students. Discussion of the life cycles of lakes and wetlands and the effects of pollution could take place by direct observation.

CHAPTER 5
CONSERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 5-1: **Conservation of natural resources. Conserve, protect, and effectively manage natural resources within the City of Fruitland Park, particularly environmentally sensitive areas that include Fountain Lake, Crystal Lake, Lake Gem, Mirror Lake, Dream Lake, and Unnamed Lake, all wetlands, groundwater quality, and scarce vegetative communities.**

OBJECTIVE 5-1: **Protect air quality**. Protect air quality within the City of Fruitland Park by complying with or exceeding air standards established by the Florida Department of Environmental Protection.

Policy 5-1.1: **Promote Activities Conducive to Safe Air Quality**. The City shall promote land use activities that are conducive to maintaining existing air quality. The Land Development Regulations define permitted and non-permitted uses within all zoning districts.

Policy 5-1.2: **Coordinate with Lake County to Effectively Mitigate Pollution Generated from Adjacent Unincorporated Areas**. Fruitland Park shall coordinate with Lake County to assure that County land use controls applicable to adjacent unincorporated areas promote land uses that shall not adversely impact air quality within Fruitland Park. The City shall further encourage Lake County to enforce state and federal standards as minimums only, and strive for the improvement of air quality.

Policy 5-1.3: **Encourage Alternative Modes of Transportation.** In order to reduce vehicular emissions, the City shall encourage programs that improve automotive traffic flow and shall encourage the use/development of private/public mass transit, multiple ridership in automobiles, telecommuting, and the development and safe use of bikeways.

OBJECTIVE 5-2: **Protect water quality of surface and ground waters.** The City of Fruitland Park shall protect the quality of surface and ground water by controlling existing and potential sources of contaminants and by coordinating with Federal, State, and County entities having jurisdictional authority over these water sources.

Policy 5-2.1: **Restrict Activities Known to Adversely Affect the Quality of Surface and**

Ground Water. The City of Fruitland Park shall protect potential contamination of ground water supplies by maintaining Land Development Regulations that specify the types of commercial and industrial activities allowed within its jurisdictional area. The City has developed performance criteria pertaining to the storage and placement of chemicals and other environmentally hazardous materials. The City will prohibit land uses that may have the potential to adversely affect the quality of the surface and ground water.

Policy 5-2.2: **Compliance with State Requirements to Protect Water Quality**. The City has established procedures within the development review process that require applicants of proposed commercial developments to provide evidence, prior to the issuance of a building permit or order, that all appropriate operating permits have been issued by State regulatory agencies, particularly for commercial activities using on-site storage facilities for chemical or hazardous materials and wastes, such as gasoline stations.

Policy 5-2.3: **Establish a Lake Front and Wetland Littoral Zone**. The City shall manage development along lake shorelines and wetland areas through the establishment of an upland buffer zone. The Land Development Regulations provide development setbacks to preclude encroachment into wetlands or lakefronts. The ecological integrity of the City's lakes and wetlands shall be maintained by enveloping those systems with upland buffer zones of existing undisturbed native vegetation. Buffer zones shall be required for wetlands connected hydrologically to "waters of the state" (as defined by the Florida Department of Environmental Protection) and isolated wetlands. Actual delineation of the buffer zone will vary for wetland systems according to site specific conditions and quality of the wetlands. Factors to be addressed in determining buffer widths will include (1) wetland size, (2) hydrologic functions, (3) human impacts, (4) plant diversity, and (5) integration with other ecosystems.

Policy 5-2.4: **Development Limitations within Wetlands**. All wetlands within the City limits have been designated as Conservation Open Space within the Future Land Use Element and on the Future Land Use Map. No development shall be permitted within, or allowed to alter, wetlands without obtaining appropriate dredge and fill permits from the Florida Department of Environmental Protection, St. Johns River Water Management District, and the U.S. Army Corps of Engineers. The following uses may be permitted within wetlands: passive recreation and conservation related facilities, roadways necessary to protect the safety and welfare of life and property, access to lakes, and in areas where no reasonable alternative exists and minimization of impacts has been demonstrated.

Policy 5-2.5: **Control Surface Water Runoff**. The design and construction of stormwater management systems must meet the performance criteria as set forth by the St. Johns River Water Management District Applicant's Handbook, Management and Storage of Surface Waters, in order to comply with the State Water Quality Standards established by the Florida Department of Environmental Protection in Chapter 17-3, Florida Administrative Code, or as amended.

Policy 5-2.6: **Mitigate Impacts of Septic Tank System Discharge into Ground Water Supplies**. No on-site sanitary sewer system shall directly discharge into any lake or wetland, nor shall a system use surface waters for back-up or overflow discharge. All new residential developments exceeding a density of four units per acre shall be required to provide a central sanitary sewer system for that development..

Policy 5-2.7: **Reduce Sediments and Suspended Solids Associated with Shoreline Erosion.** To prevent shoreline from erosion, the City encourages the growth of sufficient aquatic vegetation in the littoral zones of the City's lakes to reduce wave energy and reduce sediment disturbance. The City's Land Development Regulations and Comprehensive Plan prevent the wanton destruction of aquatic plant beds along lake shorelines. In general, vegetation shall be removed from a littoral zone only to temper excessive growth of nuisance species or to clear a limited access way to open water. Further, any permits required by other government entities (e.g., state Department of Natural Resources) must be granted before clearing may begin.

Policy 5-2.8: **Land Adjacent to Water Front Areas**. The City shall investigate funding sources that are available from the State of Florida to acquire land along lakefront areas for recreation or conservation purposes.

Policy 5-2.9: **Ground Water Contamination Introduced through Sinkhole Passages**. To protect ground water quality from potential contamination introduced through sinkhole passages that provide rapid downward percolation to ground water storage areas, and to protect property and life from potential damage or threat resulting from a sink collapse, the City of Fruitland Park has adopted Land Development Regulations to include design standards to limit development within and adjacent to sinkhole areas.

OBJECTIVE 5-3: **Protect the quantity of surface and ground water.** The City shall protect the quantity of surface and ground water through the preservation of permeable surface area and through promotion of conservation activities affecting the

consumption of potable water.

Policy 5-3.1: **Avoid Reduction of Recharge Volumes Entering Ground Water Supplies**. The City shall continue to maintain Land Development Regulations that include design standards to maximize quality and quantity of stormwater percolating downward to groundwater storage areas. These standards are addressed within the Stormwater Management Land Development Regulations.

1. The Future Land Use Element and the Future Land Use Map promotes land use activities and development densities that are compatible to high recharge potential percolation rates.

2. The Land Development Regulations incorporates provisions stipulated within the Public Facilities Element that promote recharge and discourage runoff. These provisions address preservation of permeable surface and open space, on-site retention and detention of surface runoff, and compatible land uses for preservation of groundwater quality.

3. Promote the application of permeable parking lot surfaces for commercial developments proposed within high recharge areas through land development incentives to be provided within the Land Development Regulations.

Policy 5-3.2: **Compliance with Water Management District Consumptive Use Permit.** The City shall not exceed maximum allowable rates of water consumption issued by the St. Johns River Water Management District for ground water withdrawal from municipal wells, except where emergency situations arise due to fire prevention or a break in a water line. The City shall comply with maximum allowable rates specified within the Water Management District's Consumptive Use Permit.

Policy 5-3.3: **Participation and Compliance with Water Management District Emergency Water Plan and Conservation Efforts.** The City shall coordinate with and provide assistance to the St. Johns River Water Management District (SJRWMD) to implement emergency water conservation efforts required to preserve regional water supplies.

Policy 5-3.4: **Promote Conservation of Water.** To conserve potable ground water sources and to accomplish reasonable reductions in water consumption, the City shall undertake the following activities:

1. The City shall notify the St. Johns River Water Management District of the

presence of any abandoned free-flowing artesian wells identified within its municipal jurisdiction.

2. The City shall require development to use the lowest quality water source for non-potable needs, such as reclaimed water, to supply the needs of a project when economically, environmentally or technically feasible.

3. The City shall promote the use and application of water saving plumbing fixtures, compliant with the State Water Conservation Act (Florida Statute 553.14), in all new developments, redevelopments, or renovations involving the replacement of interior plumbing systems.

4. The City shall annually (by April of each year) evaluate the performance of its water distribution system to determine if excessive leakage may occur as a result of deterioration to water lines. The City shall schedule repairs to any identified damage or deficiency in the distribution system based on the extent of damage, urgency to correct the problem, and availability of funds necessary to rectify the lines. Any improvement qualifying as a capital improvement and not deemed to represent an emergency shall be included within the Capital Improvement Program.

5. New development shall limit high volume irrigated turf and use site appropriate plants and/or preserve native vegetation for landscaping to the greatest reasonable extent as specified in the City's Land Development Code. The selection of native and site appropriate plants shall be based on those species deemed appropriate within the Florida Native Plant Society's publication Native Plants for Landscaping in Florida, the SJRWMD Waterwise database, or comparable recommended guidelines supported by the Florida Department of Agriculture and Consumer Affairs, the SJRWMD, or the Florida Department of Environmental Protection

6. The City shall promote Florida-Friendly landscaping practices through educational programs and publications, the use of Florida Friendly Landscape practices, which include low or no water landscaping, the use of solid waste composts, efficient irrigation systems, and the prohibition of exotic plant species.

7. The City shall ensure that water service connections are metered, and shall maintain an ongoing meter replacement program to ensure the reliable accounting of water usage.

8. The City shall enforce restricted irrigation hours and rain sensor device

requirements in compliance with State and local regulations.

9. The City shall promote water conservation to its customers in accordance with the water conservation plan submitted to and approved by the SJRWMD as part of the most recent Consumptive Use Permit process. The City's water conservation plan shall continue to meet the requirements of the SJRWMD at the time of CUP issuance and may be adjusted as necessary to meet changing water use habits and patterns and habits of customers.

Policy 5-3.5: **Preservation of Permeable Surface.** The City incorporated open space requirements in the Comprehensive Plan and in the Land Development Regulations that are applicable to new development and redevelopment within the City of Fruitland Park. Preservation of permeable surface will also be attained by determining the maximum percentage of impervious surface allowed within the City based on Table 1-4, Future Land Use Element. Such intensities of nonresidential land use have been incorporated in the Land Development Regulations.

Policy 5-3.6: **Wellfield Protection Zone.** Land within a five hundred (500) feet radius from a well shall be designated as the well field protection zone. The Land Development Regulations include provisions regulating development within wellfield areas and establish minimum setback distances from the well site in accordance with Federal guidelines.

Policy 5-3.7: **Water Conservation through Wastewater Reclamation.** The City affirms the conservation benefits provided by irrigating lawns and horticultural plantings with "gray-water" (i.e., non-septic wastewater). The City shall explore and report on the feasibility of gray-water irrigation when planning the construction of any new City facility. Gray water irrigation shall be implemented to the extent such practices are economically rewarding to the City and pose no threat to either public health or the surrounding natural environment.

OBJECTIVE 5-4: **Conserve, appropriately use and protect native vegetative communities.** Conserve, appropriately use, and protect native vegetation indigenous to the City of Fruitland Park.

Policy 5-4.1: **Implementing Protection of Vegetative Communities and Aquatic Habitats.** The City's Land Development Regulations include guidelines to preserve and protect indigenous native vegetation. The Tree and Native Vegetation Protection Ordinance shall be used in managing and protecting the impacts of development on major vegetative communities and aquatic habitats. Aquatic

habitat will be protected through the City of Fruitland Park Environmental Protection Regulations utilizing buffer zones established in this element. Guidelines for the preservation of upland vegetative communities within the Land Development Regulations, for new development, require a percentage of the on-site native plant communities to be set aside. Such set aside areas will be preserved in a viable condition and shall be allowed as credit toward landscape and open space requirements. Native upland communities and vegetation would be defined as those included in the Guide to the Natural Communities of Florida, Florida Natural Inventory, 1990.

OBJECTIVE 5-5: **Conserve, appropriately use, and protect fisheries.** Conserve, appropriately use, and protect fisheries indigenous to Fruitland Park's lakes.

Policy 5-5.1: **Manage Impacts of Development on Fisheries.** The City shall promote land use activities within the Future Land Use Element as designated on the Future Land Use Map that are compatible with preservation of fisheries within the City's lakes. The City shall prohibit any land use that would detrimentally affect water quality or water temperature within any lake.

Policy 5-5.2: **Assist Federal and State Agencies in the Maintenance of Fish Populations.** The City shall coordinate with and assist Federal and State environmental and wildlife preservation agencies to protect fish populations within the City's lakes and to promote environmental management activities that enhance fish propagation through natural processes or by managed fish restocking.

Policy 5-5.3: **Aquatic Weed Control.** The City shall coordinate with the Lake County Water Authority to control any aquatic weed, algae blooms, or other aquatic plant proliferation occurring within the City's lakes.

OBJECTIVE 5-6: **Conserve wildlife and wildlife habitats.** Conserve and protect wildlife and wildlife habitats through the management of growth and development within the City, and through coordination with Lake County, the Florida Fish and Wildlife Conservation Commission, the SJRWMD, and the State Department of Agriculture and Consumer Affairs.

Policy 5-6.1: **Manage Impacts of Development on Wildlife Habitats.** The City shall continue to implement Land Development Regulations that require new development to conduct an inventory of threatened, endangered and species of special concern, flora and fauna, on the site in question if suitable habitat exists within the development. This analysis shall be conducted by an Environmental Professional, or by a State, Regional, or Lake County environmental or wildlife agency. If a designated species, flora and/or fauna, is

found within the development site, or would be affected by the proposed development, a species management plan and/or relocation plan will be required prior to the issuance of the final development order to ensure the on-site species preservation.

Policy 5-6.2: **Coordinate with the State and Regional Agencies to Promote Preservation of Wildlife and Wildlife Habitats.** The City shall notify the Florida Department of Agriculture and Consumer Affairs to any significant clusters of endangered or threatened plant (flora) species occurring within its jurisdiction. The City shall notify the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service ~~to~~ regarding the presence of any roosting or nesting areas for endangered or threatened wildlife occurring within its jurisdiction.

OBJECTIVE 5-7: **Conserve and appropriately use soils.** The City shall continue to promote the conservation and appropriate use of soils through Land Development Regulations that include performance criteria designed to reduce the incidence of soil erosion resulting from land clearing, breaches in stabilized lake shorelines, and soils exposed to environmental conditions due to the lack of vegetation.

Policy 5-7.1: **Implementing Erosion Control.** The City has incorporated provisions within the Land Development Regulations that require that appropriate measures be taken during land clearing and building operations to assure that exposed, destabilized, or otherwise altered soil is expeditiously covered with an acceptable erosion control material. The provision shall be applicable to the act of subdividing and installation of related improvements as well as during the development review process including the period during which improvements may occur as well as the length of time soil may be exposed to the environment.

The tree and native vegetation protection ordinance is applicable to all clearing and grading activities and includes specifications for management principles guiding the removal or placement of vegetation and landscaping design. Regulations also require developers to take precautionary measures, where necessary, to avert destruction or damage to native vegetation.

Policy 5-7.2: **Coordination with the U.S. Soil Conservation District.** The City shall notify the local office of the U.S. Soil Conservation Service (Lake Soil & Water Conservation District) of any soil erosion problems that may occur within the City's jurisdiction.

Policy 5-7.3: **Regulation of Mining Activities.** As no significant deposits of valuable minerals are present with the City of Fruitland Park, no mining activities shall be permitted to occur within the City's jurisdictional area.

OBJECTIVE 5-8: **Protect environmentally sensitive areas.** Protect environmentally sensitive lands from the encroachment of development in order to preserve their natural functions and to assure their perpetual existence. Environmentally sensitive lands shall comprise wetlands, surface waters, sink holes, prime aquifer recharge areas, and undisturbed significant vegetative communities, particularly those serving as habitat or refuge for endangered and threatened plants and animals.

Policy 5-8.1: **Designation of Environmentally Sensitive Areas.** The Future Land Use Element designate all wetlands, sink holes, and surface waters as conservation open space; the City may designate significant high recharge areas, and undisturbed natural vegetative communities as conservation open space based on the necessity to protect such areas under this designation. The Future Land Use Map Series illustrate areas designated as conservation open space. Performance criteria developed within the Land Development Regulations, restrict or prohibit development in areas designated for Conservation Open Space on the Future Land Use Map.

Policy 5-8.2: **Protect and Preserve Functions of Wetlands.** The City has incorporated provisions within the Land Development Regulations which require all necessary permits to be obtained prior to any development within wetlands. Alteration of viable wetlands shall be mitigated through the successful restoration or creation of wetlands whose functional values are comparable to those of the altered wetlands. The net result shall be no net loss of natural functional value. The conditions of approval as permitted by the state and federal regulatory agencies shall be accepted as suitable mitigation by the City.

Policy 5-8.3: **Maintenance of 100 year Floodplain.** Preserve the natural functions of floodplains through the establishment of a floodplain protection ordinance which regulates development within the 100 year floodplain. This ordinance shall be incorporated into the Land Development Regulations by March 1992. This ordinance shall allow for limited development within the 100 year floodplain provided that compensating storage is provided. The following activities shall be prohibited within the 100 year floodplain: septic tanks and the storing of hazardous waste or materials. Roads, bridges, and other similar public facilities shall not be located within the floodplains, except where no reasonable alternative exists.

Policy 5-8.4: **Protection of Natural Reservations.** The City shall continue support to preserve natural reservations within Lake County.

Policy 5-8.5: **Acquisition of Environmentally Sensitive Land**. The City shall pursue State funds to purchase environmentally sensitive lands designated as conservation open space on the Future Land Use Map.

Policy 5-8.6: **Development Restrictions Within and Adjacent to Sink Holes**. No development shall be permitted to fill or to construct upon a sinkhole unless the site is deemed safe for development by a certified geologist or professional engineer, as stipulated within Land Development Regulations.

Policy 5-8.7: The City shall measure the achievement of Objective 5-8 by recording the number of wetland acres preserved as part of the development review process.

OBJECTIVE 5-9: **Management of hazardous wastes to protect natural resources.** Manage the Use and Disposal of Hazardous Wastes to Protect Natural Resources and Public Health and Safety.

Policy 5-9.1: **Regulate Land Uses Generating Hazardous Waste.** The City adopted provisions within the Land Development Regulations, which requires all new generators and/or users, involving the handling, generation, or storage of hazardous wastes to obtain all necessary permits from the Environmental Protection Agency (EPA), Florida Department of Environmental Protection (FDEP), and any other agency having regulatory jurisdiction over hazardous waste.

Policy 5-9.2: **Protect Natural Ecological Systems and Resources**. The City shall continue to enforce the Land Development Regulations which incorporate development restrictions directed toward preserving natural ecological systems and resources.

Policy 5-9.3: **Hazardous Waste Management.** The City shall coordinate with the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency (EPA) in the monitoring and management of hazardous waste generators within the City. The City shall also notify these agencies to the presence of any disposed, buried or stored wastes or materials for which the volatility and chemical contents thereof are unknown.

OBJECTIVE 5-10: **Conservation of historically significant sites.** Conserve historically significant

sites through the use of Land Development Regulations and protection of existing historical structures.

Policy 5-10.1: **Promote the Identification of Historically Significant Sites.** The City shall coordinate with the State Division of Historic Resources in continuing to identify protect, analyze, and explain the City's historical, archaeological, and cultural resources. Such efforts shall include determination of their worth and vulnerability, as well as determination of specific applicable preservation management policies.

Policy 5-10.2: **Standards for Protecting Sites of Historic, Archaeological, and Cultural Resources.** The City incorporated provisions within the Land Development Regulations which prohibit activities that depreciate or eliminate the historical value of sites registered on State or Federal historic files. Activities deemed adverse to the preservation of historic sites shall include:

1. Demolition or alteration of all or part of such site;

2. Isolation from, or alteration of the associated environment;

3. Placement of visual, audible, or atmospheric elements that foster discordance with the character of the property; and

4. Transfer or sale of a registered historical site without adequate contractual written agreement to maintain and preserve the historical character of the structure

Policy 5-10.3: **Registration of Locally Historic Sites.** The City shall promote and support local efforts, including those fostered by the Lake County Historical Society, to effectively pursue registration of historically significant sites under Federal and State certified historical master files.

OBJECTIVE 5-11: **Implementation and evaluation of the effectiveness of conservation activities.** The City shall establish a process for implementing and evaluating conservation activities which promote the perpetuity of natural resources.

Policy 5-11.1: **Schedule, Budget and Implement Conservation Activities Qualifying as Capital Improvements.** Conservation activities involving the purchase of land or the expenditure of funds equal or exceeding amounts qualifying as a capital improvement, as defined within the Capital Improvement Element Goals, Objectives, and Policies, shall be scheduled and budgeted within the Five-Year Schedule of Capital Improvements.

Policy 5-11.2: **Evaluate the Effectiveness of Conservation Activities.** The City shall annually (by March of each year) review conservation Goals, Objectives and policies supported in the Conservation Element of the Comprehensive Plan and implemented through Land Development Regulations, to measure the effectiveness of the City's conservation activities. Deficiencies identified within the evaluation process shall be analyzed to determine ameliorative measures necessary for correction.

Policy 5-11.3: **Evaluate Effectiveness of Intergovernmental Coordination.** The City shall evaluate the effectiveness of intergovernmental coordination activities established within the Conservation policies, or upon the emergence of conservation issues extending into areas beyond the City's jurisdiction, for purposes of amending the Comprehensive Plan and Land Development Regulations.

OBJECTIVE 5-12: **Intergovernmental coordination activities for the conservation of natural resources.** Manage natural resources and conservation issues transcending the City's jurisdictional area or constituting an issue of regional nature through intergovernmental coordination.

Policy 5-12.1: **Implementing Policies for Intergovernmental Coordination with Lake County to Manage Conservation Issues and Activities.** The City of Fruitland Park shall coordinate with Lake County to manage natural resources and conservation activities. Such management activities shall engage, but not be limited to:

1. Participate in County forums and in technical review activities concerning conservation techniques.

2. Participate in technical review concerning ground and surface water quality; floodplain and stormwater management; fish and wildlife preservation, in particular endangered and threatened species; wildlife habitats and significant vegetative communities; and issues affecting the function and survival or environmentally sensitive areas. Such issues and activities shall also be coordinated with appropriate State and regional entities for which jurisdictional authority or interest overlies.

3. Public access issues to lake front areas shall be coordinated with Lake County, including issues concerning maintenance and improvements.

4. The City coordinates with Lake County in order to assure that all future development within unincorporated areas adjacent to the City shall occur

in an orderly and timely manner concurrent with the availability of infrastructure and services. Such development reviews shall closely monitor and evaluate impacts on:

City infrastructure levels of service, especially impacts on roadways, water and wastewater systems, floodplain and stormwater management, and area-wide recreation.

Natural resources, especially ground water quality and quantity.

5. The City coordinates with the Lake County Environmental Services Department on issues related to hazardous waste management, drainage, solid waste disposal and recycling, and protection of surface and ground waters.

6. The City will continue to coordinate with Lake County to reduce solid waste disposal

Policy 5-12.2: **Implementing Policies for Intergovernmental Coordination with State Agencies.** Issues which shall be coordinated with the Florida Department of Environmental Protection (FDEP) the St. Johns River Water Management District (SJRWMD), the Florida Fish and Wildlife Conservation Commission (FFWCC), and Lake County as deemed necessary to resolve conservation concerns that presently exist or that may emerge include the following:

1. The City coordinates all development and natural resource conservation measures impacting all lakes in Fruitland Park with the FDEP, as well as other applicable State public agencies.

2. The City coordinates with technical staff within the SJRWMD and FDEP in order to assure implementation of sound principles and practices of resource management during the development review process as well as the formulation of policies impacting natural resource management.

3. The City coordinates with the Florida Sinkhole Research Institute or the Lake County Environmental Services Department to manage issues concerning the impact of sinkhole formations or potential threats related thereto.

4. The City coordinates with the SJRWMD as well as other appropriate State agencies in matters regarding stormwater management, floodplain protection, drainage, surface and groundwater quality and quantity, and

consumptive use permits for potable water.

5. The City coordinates with FDEP and the Lake County Environmental Services Department for issues concerning the management of hazardous waste.

6. The City coordinates with the Florida Department of Health and Rehabilitative Services on issues related to the proper management and operation of septic tank systems and on-site, low use ground well.

7. The City coordinates with the FGFWFC and the Florida Department of Agriculture to resolve any issues pertaining to development impacts adversely affecting the nesting, propagation, or survival of any endangered and/or threatened plant and any animal listed as threatened, endangered or species of special concern.

8. The City coordinates with the Department of State on issues concerning the preservation of historical sites located within the City of Fruitland Park.

Policy 5-12.3: **Coordination with the East Central Regional Planning Council.** The City shall coordinate with the East Central Regional Planning Council (ECFRPC) in preparing amendments to the City's Comprehensive Plan and to review any development of regional impact studies associated with any development within the City, or for DRI projects impacting natural resources or conservation activities within Fruitland Park.

Goal 5-3: Implementation. To implement activities that strive to conserve, protect, and effectively manage natural resources with the City of Fruitland Park.

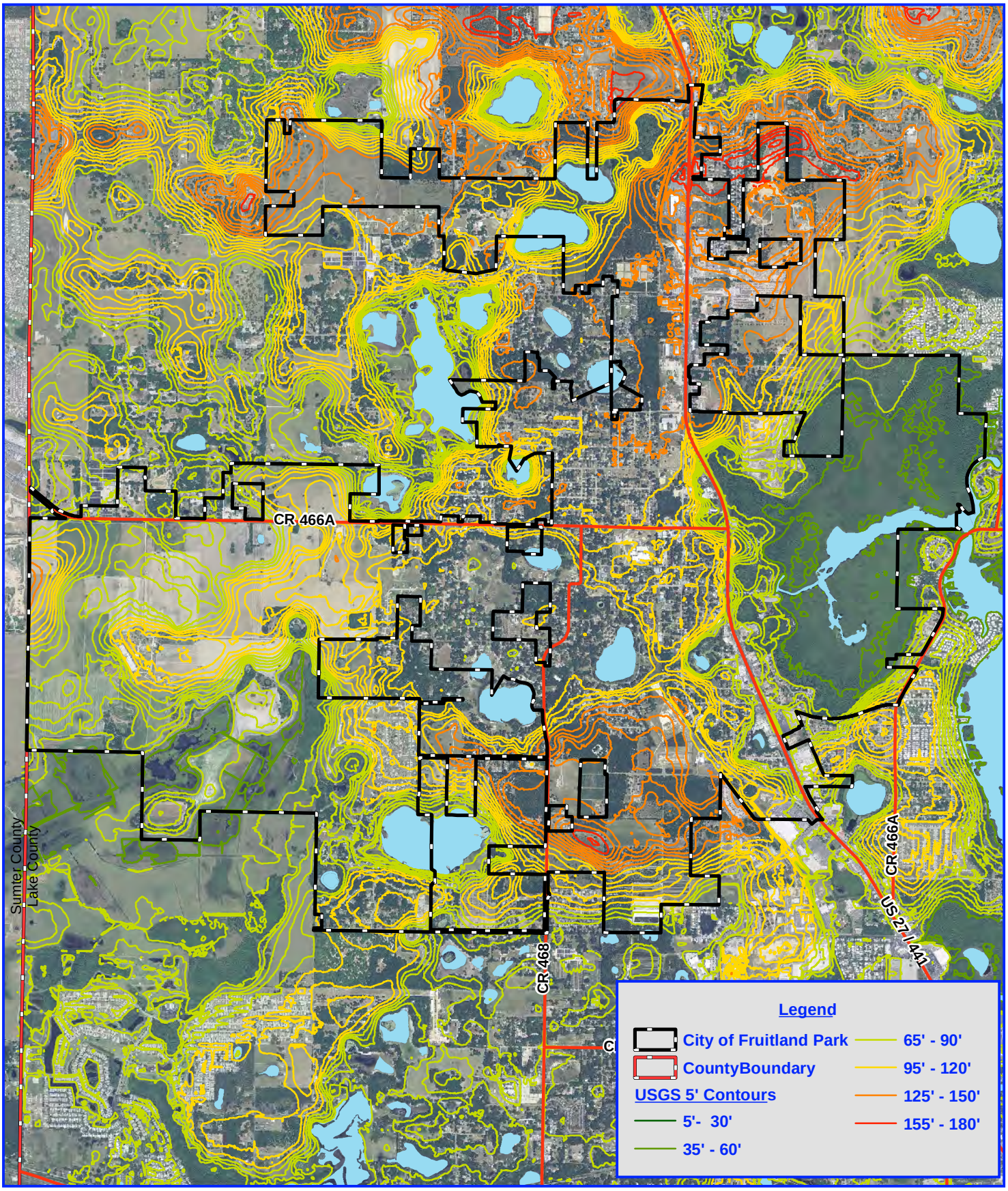
OBJECTIVE 5-3: **Land Use.** Protection of water quality by restriction of activities and land uses known to affect adversely the quality and quality of identified water sources, including natural groundwater recharge areas, wellhead protection areas and surface waters used s a source of public water supply.

Policy 5-3.1: **Designation of appropriate land uses.** The City shall control lakefront development to protect views, access, and water resources.

The City shall promote public access to lakes through the use of pedestrian paths, trails, or walkways, or other viable means.

All development and redevelopment projects shall ensure the water quality of potable water resources in not reduced by requiring that post development

flow conditions not be less than predevelopment conditions. The level of treatment for stormwater must ensure that the water quality of the recharge area is not degraded.



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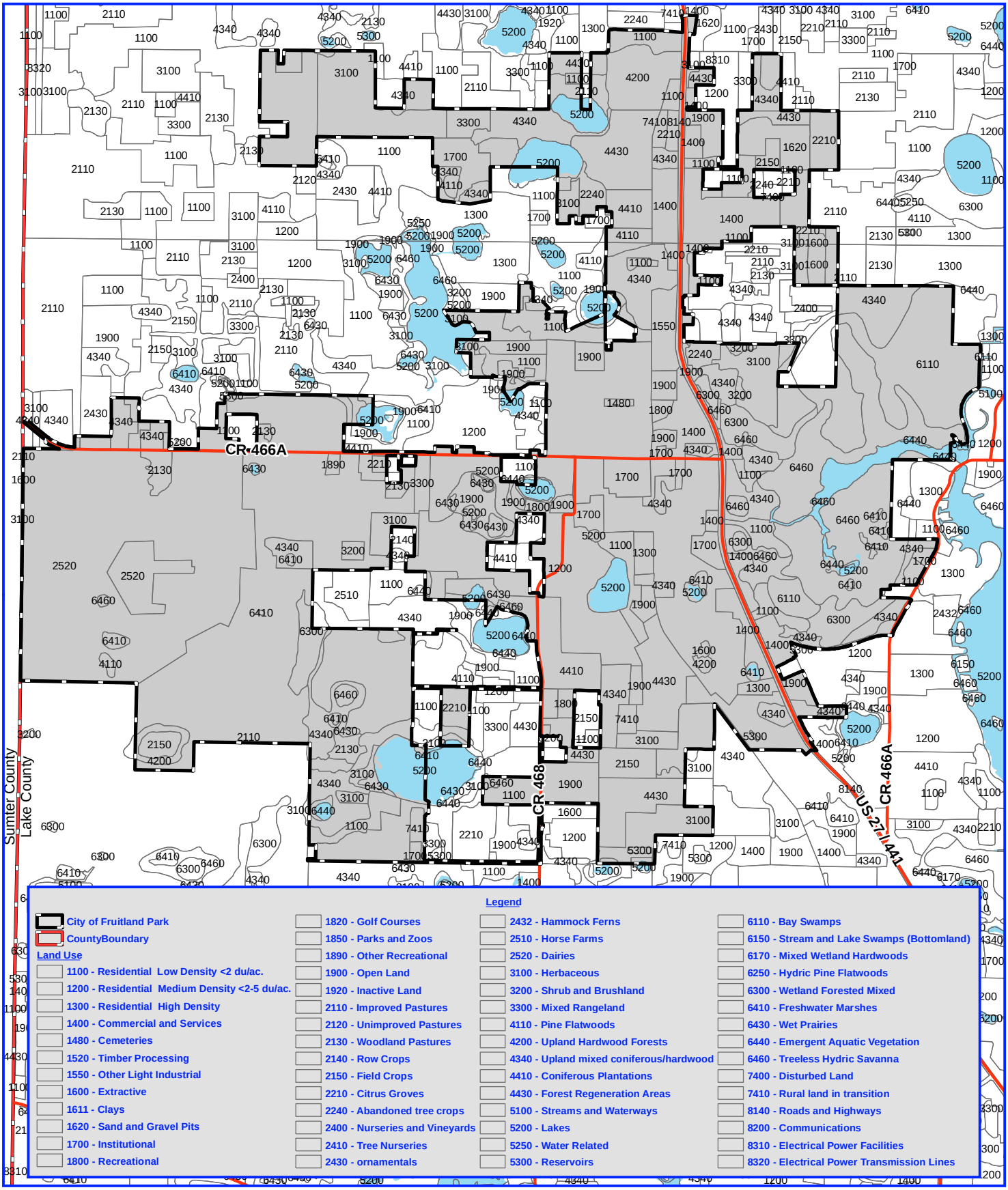
1 inch = 3,000 feet

City of Fruitland Park

Map 5-1
USGS Topoography
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 5-1 Topo.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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Legend

City of Fruitland Park
CountyBoundary

Land Use

- 1100 - Residential Low Density <2 du/ac.
- 1200 - Residential Medium Density <2-5 du/ac.
- 1300 - Residential High Density
- 1400 - Commercial and Services
- 1480 - Cemeteries
- 1520 - Timber Processing
- 1550 - Other Light Industrial
- 1600 - Extractive
- 1611 - Clays
- 1620 - Sand and Gravel Pits
- 1700 - Institutional
- 1800 - Recreational
- 1820 - Golf Courses
- 1850 - Parks and Zoos
- 1890 - Other Recreational
- 1900 - Open Land
- 1920 - Inactive Land
- 2110 - Improved Pastures
- 2120 - Unimproved Pastures
- 2130 - Woodland Pastures
- 2140 - Row Crops
- 2150 - Field Crops
- 2210 - Citrus Groves
- 2240 - Abandoned tree crops
- 2400 - Nurseries and Vineyards
- 2410 - Tree Nurseries
- 2430 - ornamentals
- 2432 - Hammock Ferns
- 2510 - Horse Farms
- 2520 - Dairies
- 3100 - Herbaceous
- 3200 - Shrub and Brushland
- 3300 - Mixed Rangeland
- 4110 - Pine Flatwoods
- 4200 - Upland Hardwood Forests
- 4340 - Upland mixed coniferous/hardwood
- 4410 - Coniferous Plantations
- 4430 - Forest Regeneration Areas
- 5100 - Streams and Waterways
- 5200 - Lakes
- 5250 - Water Related
- 5300 - Reservoirs
- 6110 - Bay Swamps
- 6150 - Stream and Lake Swamps (Bottomland)
- 6170 - Mixed Wetland Hardwoods
- 6250 - Hydric Pine Flatwoods
- 6300 - Wetland Forested Mixed
- 6410 - Freshwater Marshes
- 6430 - Wet Prairies
- 6440 - Emergent Aquatic Vegetation
- 6460 - Treeless Hydric Savanna
- 7400 - Disturbed Land
- 7410 - Rural land in transition
- 8140 - Roads and Highways
- 8200 - Communications
- 8310 - Electrical Power Facilities
- 8320 - Electrical Power Transmission Lines

N W E S

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1 inch = 3,000 feet

City of Fruitland Park

Map 5-2
Land Use
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 5-2 Land Use.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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CHAPTER 6
PARKS AND RECREATION ELEMENT
DATA, INVENTORY, AND ANALYSIS

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Map 6-1: Recreation Map

INTRODUCTION

The City of Fruitland Park is providing a recreation and open space element indicating a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities. Recreation is the pursuit of leisure time activities occurring in an indoor or outdoor setting.

The purpose of this element is to document the existing inventory of parks, open space, and recreational facilities, identify guidelines for development, identify level of service standards, assess needs and provide a framework to meet the current and projected future needs of the community through the planning year 2035.

DATA ANALYSIS

Existing Recreational Facilities

Recreational sites are frequently classified as resource based or activity based. Resource based sites and facilities are defined as sites and facilities centered on particular natural resources and may provide opportunities for picnicking, hiking, hunting, water sports, fishing or simply enjoying nature. Activity based recreational sites and facilities are defined as sites developed for the enjoyment of particular activities/sports such as basketball, baseball or football, recreation programs such as aerobics and painting, senior citizen activities, and many spectator sports.

Community parks are facilities designed to serve the needs of more than one neighborhood. They are intended to serve a maximum of 5,000 City residents and be located no greater than three (3) miles from those residents.

Neighborhood parks are facilities designed to serve an entire neighborhood or area with a maximum of 5,000 City residents and be located no greater than one-half (1/2) of a mile from those residents.

Regional parks are large, resource based areas that serve two or more communities or counties and are usually located within an hour's driving distance of the residents they serve. They typically serve a population of over 100,000 and range in size from a minimum of 250 acres to as much as several thousand acres.

Utilizing the guidelines from the "State Comprehensive Outdoor Recreation Plan" for Florida, 2008, prepared by the Florida Department of Environmental Protection, the City

of Fruitland Park has two (2) neighborhood parks (Casino and Olive Avenue) and three (3) community parks (Cales Memorial Complex, Gardenia Park, and Veterans Memorial Park). The City's parks and recreation areas are shown on Map 6-1 and Table 6-1.

The City's Recreation Department oversees the recreational activities at the parks and the Public Works Department conducts maintenance of the parks. Organized recreational activities sponsored by the City include swimming, soccer, T-ball, tennis, and men's softball. Senior socials are held at the Casino Park.

The City also has a municipal library located adjacent to Gardenia Park. The library provides passive and leisure recreational activities for children and adults. These activities include crafts, chess club, afterschool movies, PAWS Dogs Therapy, story time, book club, and mahjong club. The library also conducts monthly special events programming.

Lake Griffin State Park is a regional park located within the municipal limits that provides additional recreation opportunities to the City and Lake County residents. This park offers fishing, boating, hiking, camping, children's play area, and picnicking. Lake Griffin connects to the Central Florida chain of lakes and the St. Johns River.

Lake County has a mini park within the municipal limits, Spring Lake Park. This small park offers access to Spring Lake for fishing.

The Lake County School Board owns one school facility within the City, Fruitland Park Elementary School; however, the School Board does not allow the use of the facilities after school hours. This recreation area contains an open play area and a playground.

Table 6-1: Parks and Recreation Facilities

Parks	Acres	Active/ Passive	Resources & Facilities
Community			
Cales Memorial Complex	5.0	Active	Baseball fields (2-lighted), children's play area, bleachers, walking path, concession stand with restrooms, and parking
Gardenia Park	7.0	Active	Racquetball court (lighted), swimming pool, playground, skate park (lighted), soccer field (lighted), volleyball court, restrooms, picnic area, pavilion, grills, and parking
Veterans Memorial Park	8.0	Active	Baseball, basketball (lighted), tennis courts (lighted), children's play area, fishing pier, concession stand, picnic area, restrooms, walking path, and parking
Neighborhood			
Casino	1.5	Active	Recreation center, children's play area, restrooms, and parking
Olive Avenue	0.5	Active	Children's play area , picnic table, and parking
Total	**22**		
State & County			
Spring Lake Park	0.38	Passive	Fishing
Lake Griffin State Park	490	Both	Boat ramp, fishing pier, two (2) marina slips, canoes/kayak rentals, picnic area with tables and grills, one (1) volleyball court, two (2) horseshoe pits, catwalk, forty (40) camping and trailer sites, .50 mile hiking trail, equipped play area, grills, showers, laundry, restrooms, and parking
Total	**512**		

Accessibility

All park and recreation facilities are open to all age groups and accessible parking is available at all sites. Access to the park facilities is available to both pedestrian and automobiles. Bike racks are provided at the three (3) community parks. Adequate restroom facilities for the physically challenged are available at all the active parks.

There are no dedicated bike paths or trail system within the City other than sidewalks.

Proposed Trailways

Gardenia Trail: A 10.9 mile long, planned, shared-use trail the Gardenia Trail begins at the Leesburg Wildwood Trail and travels north to Marion County primarily following a historic railroad grade. This trail connects the communities of Leesburg, Fruitland Park, Lady Lake, and the Villages to existing community parks, natural areas, schools and the rural areas of Marion County. An ongoing PD&E study being conducted by the FDOT will determine the preferred alignment for Phase II and Phase III from CR 466A to the Town of Lady Lake. Segments 8, 9 and 10 are potential connections to Marion County and Sumter County

The Leesburg-Wildwood Trail provides a vital link for the Lake County Trails Network by connecting the Tav-Lee Trail to the Gardenia Trail and Sumter County future trails.

Park Development Guidelines

Site guidelines are a set of general criteria for determining the specific types and amounts of parklands necessary to accommodate the recreational needs of the local community. State and national standards generally establish a classification of parks and open space areas. The criteria define the facility type, service area, and population served and the facilities available for various types of community recreation sites. The City will utilize the overall guidelines suggested in the "Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008".

The guidelines for park development and facility standards are outlined in Tables 6-2 and 6-3 below.

Table 6-2: Park Guidelines

Park Facility	Location	Service Area	Area Per 1,000 Population	Population Served	Park Adjoining School	Separated Park	Facilities
Neighborhood Park	Neighborhood area adjacent to elementary school when feasible	1/4 - 1/2 mile	2 acres	5,000 maximum	Minimum of 2 acres	Minimum of 5 acres	Play structures, recreational buildings, court games, hard courts, tennis courts, internal trails, shuffleboard, volleyball courts, picnic area, open area, landscaping
Community Park	Usually serves two or more neighborhoods	1/2 - 3 miles	2 acres	5,000 maximum	Minimum of 5 acres	Minimum of 20 acres; Optimal is 20-50 acres	All the facilities found in a neighbor-hood park plus informal ball fields, swimming pools, archery ranges, disc golf areas, ornamental gardens, open space and facilities for cultural activities

Source: Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008

Table 6-3: Facility Guidelines

Facility Guideline Standards	
Facility	**Standards Based on Median Population**
Tennis Courts	1 court per 2,000 population
Basketball Court	1 court per 5,000 population
Baseball/Softball Field	1 field per 5,000 population
Football/Soccer Field	1 field per 6,000 population
Equipped Play Area	1 area per 10,000 population
Hiking/Nature/Fitness Trail	1 mile per 6,750 population
Picnic Area	1 site per 6,000 population
Handball/Racquetball Court	1 court per 10,000 population
Shuffleboard Court[1]	1 court per 6,000 population
Swimming Pool	1 pool per 25,000 population
Volleyball	1 court per 6,000 population

Source: Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008

[1] May be substituted for horseshoe pits, bocci court, or other lawn game

ANALYSIS: DEMAND AND NEED ASSESSMENT

Although not a Level of Service (LOS) standard, in developing parklands the City may consider the facility type and facility needs for specific activities as suggested in the "Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008. The following tables indicate future need by park type and facility need by specific activity.

Table 6-4: Future Recreation Need by Park Type

Future Recreation Need by Park Type*					
Park Type	**2015[1]**	**2020[2]**	**2025[3]**	**2030[4]**	**2035[5]**
Neighborhood	1	2	2	2	3
Community	1	2	2	2	3

[1] Based on 2015 estimated population of 6,197
[2] Based on 2020 estimated population of 7,931
[3] Based on 2025 estimated population of 9,665
[4] Based on 2030 estimated population of 11,339
[5] Based on 2035 estimated population of 13,133
* Based on guideline of a maximum population served of 5,000 for neighborhood and community parks.
The City currently has two (2) neighborhood parks and three (3) community parks.

The analysis based on these guidelines indicates that the City may want to consider adding an additional neighborhood park by 2035. Based on the standards suggested in the "Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008, a neighborhood park as a separate park would require a minimum of five (5) acres.

Table 6-5: Future Facility Need by Specific Activity

Future Facility Need by Specific Activity*						
Activity	**Currently Provided**	**2015[1]**	**2020[2]**	**2025[3]**	**2030[4]**	**2035[5]**
Tennis	2	3	4	5	6	7
Basketball	1	1	2	2	2	3
Baseball/Softball	3	1	2	2	2	3
Football/Soccer	1	1	1	2	2	2
Equipped Play Area	3	1	1	1	1	1
Hiking/Nature/Fitness Trail	.57	1	1	1	2	2
Picnic Site	3	1	1	2	2	2
Handball/Racquetball	1	1	1	1	1	1
Horseshoe pits	2	1	1	2	2	2
Swimming Pool	1	1	1	1	1	1
Volleyball	1	1	1	2	2	2

[1] Based on 2015 estimated population of 6,197
[2] Based on 2020 estimated population of 7,931
[3] Based on 2025 estimated population of 9,665
[4] Based on 2030 estimated population of 11,399
[5] Based on 2035 estimated population of 13,133
*Based on median population served

Review of these guidelines indicates that the City exceeds in providing the majority of these activity based recreation needs. The City may want to consider adding an additional tennis court and an additional .50 mile of hiking/nature/fitness trail by 2015; adding an additional tennis court and basketball court in 2020; adding an additional volleyball court, tennis court, and football/soccer field by 2025; adding an additional tennis court and 1 mile of hiking/nature/fitness trail in 2030; and adding an additional tennis and basketball court in 2035. However, based on the guidelines for maximum population served for each facility, no additional facilities are needed until 2030 which would be one additional tennis court and 1 mile of hiking/nature/fitness trail and one additional volleyball court in 2035.

SUMMARY AND FINDINGS

The City currently provides 22 acres of recreation open space within their five (5) parks that offer a wide range of activities and facilities. Also located within the municipal limits is Lake Griffin State Park, a regional park offering a variety of outdoor activities, including camping and boating. All of the parks are accessible to all age groups and parking is available at all sites. Bike racks are provided at the three (3) community parks and the City may want to consider adding bike racks to the two (2) neighborhood parks.

Although not a LOS standard, recreation need by park type indicates that the City may want to consider adding one (1) neighborhood park by 2035. Facility need guidelines indicate that the City may want to consider adding an additional tennis court and an additional .50 mile of hiking/nature/fitness trail by 2015; adding an additional tennis court and basketball court in 2020; adding an additional volleyball court, tennis court, and football/soccer field by 2025; adding an additional tennis court and 1 mile of hiking/nature/fitness trail in 2030; and adding an additional tennis and basketball court in 2035. However, based on the guidelines for maximum population served for each facility, no additional facilities are needed until 2030 which would be one additional tennis court and 1 mile of hiking/nature/fitness trail and one additional volleyball court in 2035. Should the City consider the facilities offered at Lake Griffin State Park which is open to the general public, no additional facilities are needed throughout the planning period.

Due to aging of the existing facilities and infrastructure in the parks, the City should consider budgeting monies for renovation and/or replacement of those facilities.

There are no existing bike paths or tail system within the City; however, there is a planned Gardenia Trail which will traverse the City and provide a link to the Tav-Lee Trail and the Leesburg-Wildwood Trail.

In order to provide a multi-modal form of transportation and provide sustainable communities, it is recommended that the City continue to coordinate with Lake County, Lake-Sumter Metropolitan Planning Organization, the Florida Trail Association, the Rails to Trails Conservancy, the Department of Environmental Protection and other organizations involved in the acquisition and development of trail systems.

All park and recreation facilities are open to all age groups and handicapped parking is available at all sites. It is recommended where feasible, that the City provide bike racks at the two neighborhood parks.

CHAPTER 6
RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 6: **Provide adequate recreation and open space. Provide adequate recreation and open space through the coordinated utilization of public and private sites to meet the needs of existing and future resident and seasonal populations.**

OBJECTIVE 6-1: **Provision of Adequate Sites and Facilities**. To ensure adequate lands are provided for public and/or public access parks, the City may utilize criteria specific to population, park size and location. The City may utilize parklands under the jurisdiction of private development, the City, County, State or Federal government in order to meet this objective.

Policy 6-1.1: **Recreation Facility Guidelines**. The City may use as a guideline, the activity standards suggested in the "Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008" and any future amendments to the plan.

Policy 6-1.2: **Mandatory Dedication of Land for Recreation Space.** The City has incorporated provisions within the Land Development Regulations that require new development to provide recreation space, or pay fees in lieu thereof, consistent with the minimum level of service acreage requirements as applied to anticipated population associated with said development. The payment shall be based on a fair share fee as established by the City Council by Resolution. All such fees collected shall be allocated and appropriated to the City's recreation budget to be expended to enhance the City's community park system with priority given to expend such funds to acquire parkland.

Policy 6-1.3: **Planned Capital Improvements Required to Meet Recreation Space Demands.** The City shall include any declared land acquisition for recreation facilities that exceed $10,000 in the Five-Year Schedule of Capital Improvements.

OBJECTIVE 6-2: **Maximize use of existing recreation space and facilities.** Maximize the use of existing recreation space and facilities by promoting the availability of recreation activities.

Policy 6-2.2: **Use of Lights.** To maximize the use of existing and future recreation sites, the City shall analyze the use of lighting at existing and future active-based parks. Many of the new facilities have lighting for night use.

Policy 6.2.3: **Maintenance of Facilities**. New park, trail development and redevelopment of existing facilities and infrastructure shall address the cost to maintain each facility prior to implementation. Design/maintenance techniques, materials, and procurement methods should be used that provide the most cost effective measures to develop, as well as maintain the park and trail facilities.

Policy 6.2.4: **Revenue Generating Opportunities**. Design of new facilities and redevelopment of existing facilities should consider revenue-generating opportunities (i.e. concessions, rentals, etc) that could offset operational costs or enhance the recreational experience of participants as appropriate.

Policy 6.2.5: **Annual Review**. The City shall review park and recreation facilities on an annual basis, in order to maintain adequate facilities.

OBJECTIVE 6-3: Assure efficient and convenient access to recreation sites. Recreation sites shall be accessible to the public through efficient and convenient entry to parks and facilities, and through availability of adequate parking for all recreation facilities. In addition, the City shall continue to ensure access to all public recreation areas.

Policy 6-3.1: **Access to Recreation Sites.** The City incorporated provisions within the Land Development Regulations that stipulate that access ways leading to recreation sites shall contain right-of-way widths adherent to standards incorporated within policies of the Transportation Element and the Land Development Regulations.

Access ways to new recreation site shall be analyzed for appropriate considerations to safe bicycle and pedestrian traffic.

Policy 6-3.2: **Available Automobile Parking.** The City has incorporated principles within the Land Development Regulations that requires the provision of designated parking areas, either paved or unpaved, at all recreation sites according to parking requirements established within the Land Development Regulations. Parking may not be required at recreation sites for which insufficient land area is available, and where the site is within distance to the residences of a majority of its users.

Policy 6-3.3: **Secure Storage Areas for Bicycles.** The City shall continue to provide bicycle storage areas at all recreation sites.

Policy 6-3.4: **Access to Sites and Facilities for Transportation Disadvantaged.** The City shall assure that all recreation sites are accessible to transportation disadvantaged (handicapped and elderly) citizens through the provision of designated accessible parking areas where appropriate and required by State Law, and through design consideration to recreation facilities that enable participation.

OBJECTIVE 6-4: **Potential access to City lakes.** Analyze the potential to provide public access points to Fruitland Park's lakes.

Policy 6-4.1: **Acquire and Maintain Access Points to Lakefront Areas.** The City shall analyze land adjacent to its lakes as sites for new park land to be acquired by 2013. Veteran's Memorial Park shall continue to provide access to Fountain Lake.

OBJECTIVE 6-5: **Assure provision of open space.** Assure provision of open space through land acquisition and through designation of land for Open Space Use on the Future Land Use Map.

Policy 6-5.1: **Open Space Definitions to be Consistent with Land Use Designations of the Future Land Use Map.** The City hereby adopts the following definitions of open space types to be delineated on the Future Land Use Map under the general category of Open Space. (Recreation is a type of open space but constitutes a separate land use category on the Future Land Use Map.)

Utility Open Space: Areas unsuitable to development due to potential threat to public health and safety as a result of the presence of a public utility or service, and areas that are not suitable to development because of the presence of a human service that would destroy the character of the site and adversely affect the value of investments constructed thereon, shall be designated on the Future Land Use Map as utility open space. Such areas include, but are not limited to cemeteries and drainage canals.

Conservation Open Space: This open space constitutes significant natural or historical resources which require protection from impacts associated with development. Such areas include wetlands, water bodies, wildlife habitats and significant vegetation communities.

Policy 6-5.2: **Designation of Open Space.** The City shall designate open space on the Future Land Use Map according to the classifications set forth in this chapter. The Future Land Use Map shall illustrate the areas designated for Recreation and Open Space.

Policy 6-5.3: **Pursue Grant Funding for Open Space Acquisition.** The City shall pursue grant

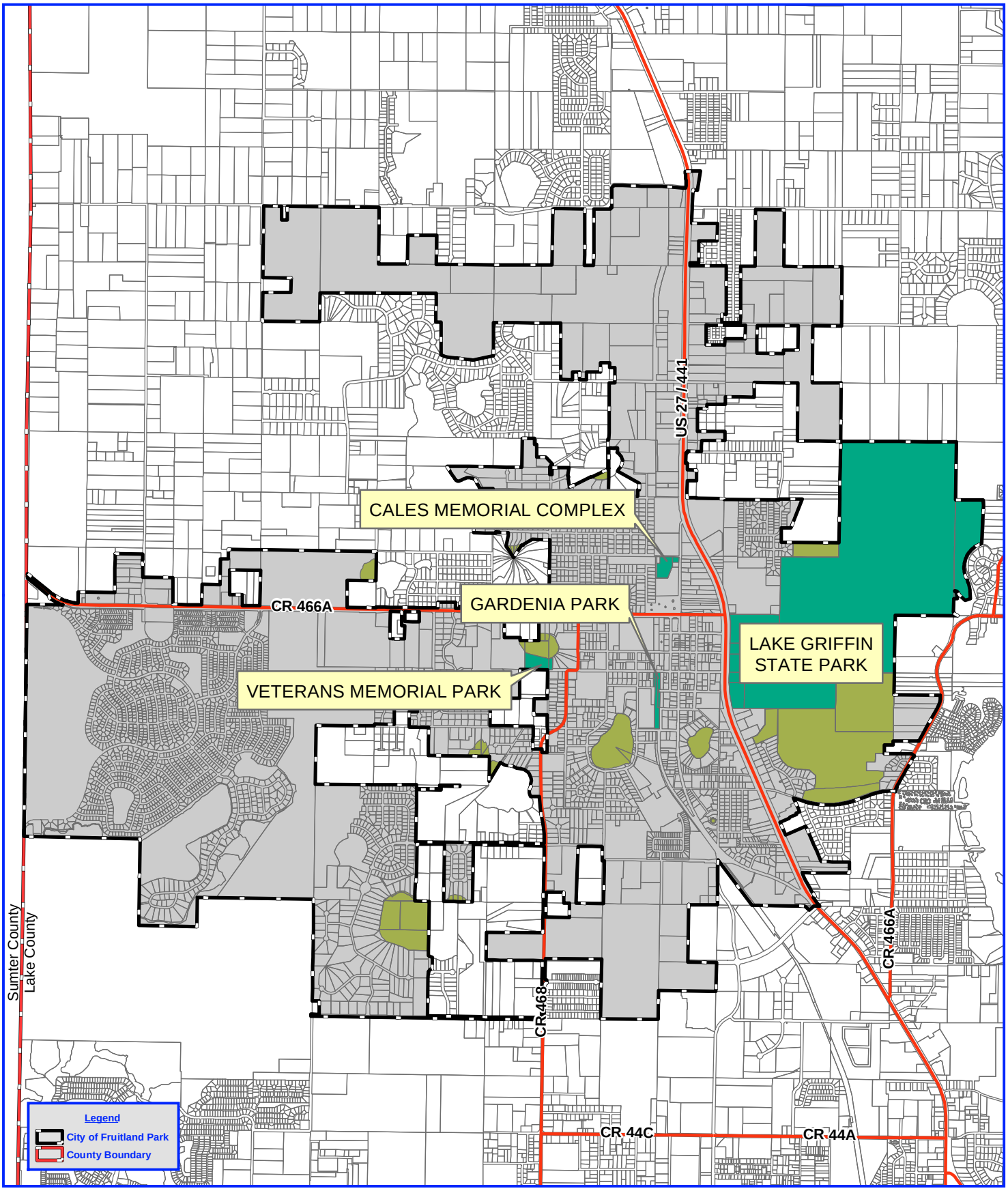
funds from the State of Florida to acquire land adjacent to City lakeshores or to purchase wetlands, and other park lands.

OBJECTIVE 6-6: **Coordinate public and private recreation resources.** Coordinate recreation planning activities with local and state governments to avoid duplication of services.

Policy 6-6.1: **Public Access to School Facilities.** The City shall evaluate the opportunities for the joint use of existing school and City recreational facilities and shall pursue the location and design of future park sites.

Policy 6-6.2: **Coordination with Lake County Park System.** The City shall coordinate with the Parks and Trails Division prior to the scheduling of recreation improvements in the City's Capital Improvements Element to assure that duplication of recreation services does not occur with Lake County parks and recreation facilities and that existing facilities are used to their maximum capacities. Coordination shall also include a review of the priority of County recreation improvements in order to incorporate Fruitland Park recreation interests and needs.

Policy 6-6.3: **Coordination with Florida Department of Environmental Protection**. The City shall coordinate with the Florida Department of Environmental Protection, Division of Recreation, to identify available grant funds for recreation and open space land acquisition and for development of recreation facilities.



N
W E
S

1,000 0 1,000 2,000 Feet

1 inch = 3,000 feet

City of Fruitland Park

Map 6-1
Parks & Recreation Areas
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 6-1 Parks.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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CHAPTER 7
INTERGOVERNMENTAL COORDINATION ELEMENT
DATA, INVENTORY, AND ANALYSIS

TABLE OF CONTENTS

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MAPS

Map 7-1: Joint Planning Areas

INTRODUCTION

It is the purpose of the Intergovernmental Coordination Element to identify and resolve incompatible goals, objectives, policies, and development proposed in local government comprehensive plans as well as to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies. Intergovernmental coordination shall be utilized to the extent required to carry out the provisions of this chapter.

This element prioritizes the listing of agencies in both the inventory and analysis into two divisions for purposes of intergovernmental coordination (Table 7-1). The primary agencies are those that are most essential to achieve the goal of managing future growth and development. These agencies include the Lake County Government and the Lake County School Board. These two entities are the most influential public sector decision-making bodies that shape the location of growth and development in and around Fruitland Park.

The Capital Improvement Elements of the County's and City's Comprehensive Plans and the School Board's capital improvement program represent the majority of all public infrastructure investment in the County. Consequently, even as each government's capital improvement plans must be coordinated with their own individual long-range plans, so must they be coordinated with each other. Unilateral decisions by individual local governments are not in the best interest of the County as a whole. The requirements Florida statutes for specific comprehensive plan elements demand that optimal coordination take place between the primary local units of government.

Secondary governments are also important to Fruitland Park's future. They include federal, state, and regional agencies, in areas of both planning and permitting. Also included are utilities and special authorities. Even though most secondary agencies do not make basic decisions regarding infrastructure and the location of growth in the City, their decisions can affect the type of development and the rate of development. Other agencies do make infrastructure decisions but on a limited basis (e.g. Florida Department of Transportation).

BACKGROUND

The City of Fruitland Park is located in the northwest part of Lake County along US. Hwy 441/27 as seen in Map 1-1 of the Future Land Use Element data & analysis. The City consists of approximately 7.5 square miles with the City of Leesburg to the south and the City of Lady Lake to the north.

EXISTING CONDITIONS

This section provides an inventory of governmental, quasi-governmental, and utility companies that have formal and informal intergovernmental relationships with the City of Fruitland Park. The listing in Table 7-1 includes those entities that the City coordinates with on a regular basis

as well as those that the local government will occasionally have the opportunity to coordinate with but on an infrequent basis. All entities that are listed provide services or information, but do not necessarily have regulatory authority over the use of land.

A coordination mechanism is usually a written agreement. Most existing mechanisms are formal in nature such as interlocal agreements, statutory requirements, and franchise agreements. In addition, there exists extensive informal coordination on a day-to-day basis. Most of this informal coordination is by telephone contact or through the general sharing of information. The following section describes the existing coordinating mechanisms pertaining to the City indicating the subject matter, the nature of the relationship and the office with primary responsibility for coordination

Table 7-1
Inventory of Existing Governmental Agencies

AGENCY	**ABBREVIATION**
PRIMARY	
LOCAL	
Lake County	LC
Lake County School Board	LCSB
City of Leesburg	Leesburg
City of Lady Lake	Lady Lake
SECONDARY	
FEDERAL	
Environmental Protection Agency	EPA
Housing and Urban Development	HUD
Federal Transit Administration	FTA
Federal Emergency Management Administration	FEMA
Federal Aviation Administration	FAA
Army Corps of Engineers	ACOE
Fish and Wildlife Service	FFWS
U.S. Bureau of the Census	USBC
STATE OF FLORIDA	
Florida Department of Transportation	FDOT
Florida Department of Economic Opportunity	FDEO
Florida Department of Environmental Protection	FDEP
Florida Department of Natural Resources	FDNR
Florida Department of Children and Families	FDCF
Florida Department of Agriculture and Consumer Services	FDACS
Florida Department of State	FDOS
Florida Fish and Wildlife Conservation Commission	FFWCC
East Central Florida Regional Planning Council	ECFRPC
SPECIAL DISTRICTS	

St. Johns River Water Management Districts	SJRWMD
AUTHORITIES	
Lake County Water Authority	LCWA
UTILITIES	
Sprint Telephone	Sprint
Comcast	Comcast
Progress Energy	Progress Energy
Sumter Electric Company	SECO
TECO Gas	TECO
Waste Service	Waste Service
City of Fruitland Park Water Service	CFPWS
City of Fruitland Park Waste Water Service	CFPWWS

LOCAL GOVERNMENTS

Lake County Government

The City of Fruitland Park is located in Lake County Florida. Lake County government provides public safety assistance through the county wide E-911 system and back-up assistance from the Lake County Sheriff's Department. All municipal solid waste is deposited at the county-owned disposal facility. Fruitland Park also participates in the County's Road Impact Fee program, which generates funds for road capital improvements.

Lake County School Board

The City is located in Lake County School Concurrency Area 3. There is one public elementary school, operated by the Lake County School Board, located within the city boundary of Fruitland Park, Fruitland Park Elementary. Within the City's concurrency area, but not within the City limits is The Villages Elementary School. Middle school students attend Carver Middle School in Leesburg. High school students attend Leesburg High School.

While informal working agreements currently exist for the use of school facilities for recreation, consideration should be given to expanding and formalizing these agreements to optimize the use of available facilities.

The City will keep the Lake County School Board advised as to new developments and development patterns along with associated data and population projections to aid in the planning of school expansions and new schools. Similarly, the School Board will keep the City informed of their plans and needs for new facilities and sites. An agreement to include the School Board in the development review process on a regular basis is beneficial to both parties.

FEDERAL AGENCIES

The three federal agencies that do not have formal coordination with the City of Fruitland Park are the Army Corps of Engineers, Florida Fish and Wildlife Service, and the Federal Transit Administration. Fruitland Park coordinates with the Federal Emergency Management Administration (FEMA) through the City's flood ordinance.

STATE AGENCIES

Florida Department of Transportation (FDOT)

The Florida Department of Transportation (FDOT) develops five-year road programs and coordinates the design, construction, and maintenance for all of Florida's highway systems. The FDOT is responsible for US Hwy 441/27 through the City of Fruitland Park. The FDOT has regulatory authority over the access of the land along state roads. These functions include the location and design standards for curb cuts along state roads and in determining the functional classification of the state designated facilities. The City of Fruitland Park is within FDOT District 5, which is administered by the Leesburg Office.

Florida Department of Economic Opportunity (FDEO)

The Florida Department of Economic Opportunity (FDEO) does not have regulatory authority over the use of the land, although it does have appeal powers to the Governor and Cabinet. This same authority is also involved in the Development of Regional Impact (DRI) review process.

Coordination between the City and the DEO has been through the Local Government Comprehensive Planning Act in 1975 and its subsequent revision in 1985. Chapter 163, Florida Statutes is known as the Local Government Comprehensive Planning and Land Development Regulation Act, which mandates that all counties and incorporated municipalities prepare a comprehensive plan and implement development regulations. The DEO also has statutory duties through Chapter 380, Florida Statutes to administer the Development of Regional Impact (DRI) review process. One (1) DRI development order has been issued within the City limits, The Villages of Fruitland Park DRI.

Florida Department of Environmental Protection (FDEP)

The Florida Department of Environmental Protection (FDEP) is the foremost agency in the state dealing with issues of environmental quality. The FDEP has regulatory authority that encompasses large and small quantity hazardous waste generators, air pollution emissions, solid waste disposal, potable water usage, dredge and fill permitting, and development in

environmentally sensitive areas. The FDEP is the state permitting agency with regulatory authority over the use of the land within waters of the state. The enabling legislation that covers these activities is Section 403.813, Florida Statutes. The types of activities within waters of the state that require permitting include dock and pier construction and dredging and filling. The City is within the Central District of the FDEP, whose district office is in Orlando.

Florida Department of Children and Families (DCF)

The City coordinates with the Florida Department of Children and Families (DCF) services in areas such as service delivery for social and medical care for children, youth, families, and the elderly. The DCF has regulatory authority over the use of the land in areas of public health and environmental control. The City is within District III-B, the office of which is in Tavares on State Road 19.

The coordination effort for social and medical care services is through the County Health Department, which is an office of the DCF and not the County. The office is housed within the County administration building. The County Health Department coordinates both public and environmental health. The County Health Department is responsible for septic tank regulation, water quality, and pollution control matters. Pollution control matters are dealt with by the Florida Department of Environmental Protection (FDEP), who is responsible for water quality issues related to sewage package treatment plants.

Florida Department of Agriculture and Consumer Services (FDACS)

The City maintains coordination with the Florida Department of Agriculture and Consumer Services (FDACS), Division of Forestry, and the Agricultural Extension Service. The Division of Forestry maintains an office in Leesburg and the Agricultural Extension Service has its office located at the County Agricultural Center, located on State Road 19. The FDACS offices provide staff and residents with technical assistance, consumer related services, and publications.

Florida Department of State (DOS)

The City coordinates with the Florida Department of State (DOS) and its Division of Archives as it relates to the state's inventory of historic sites and properties, libraries, and fine arts. The City coordinates on issues regarding sites that are or may be of archaeological or historical significance. The Division of Archives also participates in the DRI review process. The DOS is the City's source for obtaining rules and regulation promulgated by state agencies. All ordinances passed by the City must be recorded with the DOS.

Florida Fish and Wildlife Conservation Commission (FFWCC)

The Commission staff reviews and comments on comprehensive plan elements. The Commission staff also plays a role in the review of Developments of Regional Impact (DRI) for

issues related to wildlife and fisheries. Any fishery issues related to the lakes in the City are coordinated through the Commission.

REGIONAL AGENCIES

East Central Florida Regional Planning Council (ECFRPC)

The East Central Florida Regional Planning Council (ECFRPC) conducts planning functions in a six county area in east central Florida. The City of Fruitland Park is a member of the Regional Planning Council. The Regional Planning Council's central planning function is the implementation of the Comprehensive Regional Policy Plan pursuant to Chapter 187, Florida Statutes. The policy plan is used to achieve regional goals, objectives, and policies. All local government comprehensive plans are required to be consistent with the regional policy plan. When reviewing the local plan, the regional planning council must apply the regional policy plan as a whole and not any particular policy.

The other area in which the regional planning council has coordination and review duties is in the review of Developments of Regional Impact (DRI) pursuant to Chapter 380, Florida Statutes. Developments of Regional Impact are those projects that may, because of their character or magnitude, have a substantial effect on the health, safety or welfare of more than one county. DRIs are reviewed for consistency with the regional policy plan, and planning council recommendations are incorporated into the Development Order. The ECFRPC office is located in Winter Park.

SPECIAL DISTRICTS

Lake County Soil and Water Conservation District

The Soil and Water Conservation District was created under Florida Statute 582. Although the relationship is formal in that its coordination mechanisms are interlocal agreements, the Conservation District has solely a technical and educational function for the residents of Fruitland Park. It does have a planning function concerning land use, but does not have regulatory authority over the use of land. Coordination between the City and the Conservation District has been effective.

St. Johns River Water Management District (SJRWMD)

The SJRWMD is a multi-county agency responsible for the use and management of the water resources in Lake County. The district does have regulatory authority over the use of land and requires administrative review of permits for development proposals pursuant to Chapter 373, Florida Statutes. Within Chapter 373, Florida Statutes are Parts II, III, and IV that entail the permitting of the consumptive use of water (CUPs), regulation of wells, and management and storage of surface water. Portions of the Florida Administrative Code implement these laws. The type of development proposal dictates the type of permit that will be needed.

The SJRWMD's main office is in Palatka with a service center in Maitland and permitting within Lake County and Fruitland Park is administered from the Maitland office.

Lake County Office of Emergency Services

Fruitland Park is located within Fire District #15 and within the Northwest taxing district or the Municipal Service Taxing Unit (MSTU). As with the County Sheriff's Office, an interlocal agreement exists between the County and the City of Fruitland Park that stipulates that back up fire service will be provided by the County in the event that fire services needed supersede those that the City is able to provide in a given situation.

AUTHORITIES

Lake County Water Authority (LCWA)

The LCWA is an independent unit of local government with five board members elected for terms of four years. The authority is funded from Ad Valorem taxes, along with federal and state revenue sharing, and grant programs. The authority's function is to control and conserve the fresh water resources of the County and to foster and improve tourism by improving water quality, therefore, providing for the recreation needs of citizens and tourists. The authority is also charged with preserving, protecting and improving the habitat for fish and wildlife. The authority pursues the purchasing of endangered and unique habitats found within the County.

The LCWA is also responsible for the management of Lake County's aquatic weed program. In lakes that have general public access, the authority controls weeds through an interlocal agreement with the Board of County Commissioners and the Department of Natural Resources.

UTILITIES

Sprint Telephone

The City maintains a franchise agreement with Sprint Telephone for the provision of telephone services within its corporate limits.

Comcast Cablevision Company

The City maintains a franchise agreement with Comcast Cablevision Company for the provision of cable television service within its corporate limits.

Progress Energy

The City maintains a franchise agreement with Progress Energy for the provision of electrical power within its corporate limits.

Sumter Electric Company - SECO

The City maintains a franchise agreement with Sumter Electric Company for the provision of electrical power within its corporate limit.

City of Leesburg

The City maintains a franchise agreement with the City of Leesburg for the provision of electrical power within its corporate limit.

TECO Gas Company

The City maintains a franchise agreement with TECO Gas Company for the provision of natural gas within its corporate limits.

Waste Service

The City of Fruitland Park contracts for mandatory refuse service for its residents for trash collection within the corporate limits. The system is maintained by contract.

Fruitland Park Water System

Fruitland Park provides potable water service for its residents.

Fruitland Park Waste Water Treatment System

Fruitland Park provides waste water treatment service for its residents.

ANALYSIS REQUIREMENTS

This section provides an analysis of the Intergovernmental Coordination mechanisms, problems and needs within the City of Fruitland Park.

PRIMARY COORDINATION

ADJACENT LOCAL GOVERMENTS

The formal and informal coordinating mechanisms at the primary level have resulted in good preliminary efforts to establish effective growth management in the City of Fruitland Park. The adoption of the City's Comprehensive Plan ensures that Fruitland Park and the surrounding

unincorporated area have an effective growth management program that corresponds to and meets the requirements of Florida statutes.

Lake County

The City and the County have several existing interlocal agreements for service provision. In 2006, an interlocal agreement was drawn up for the purpose of establishing joint planning areas (JPAs). The interlocal agreement utilizes a joint planning committee to monitor, review and recommend a plan for mutual adoption by the City and the County. The plan encompasses the entire joint planning area and provides for the eventual annexation of the joint planning area in accordance with state law (See Map 7-1).

The City has an interlocal agreement with the Lake County Sheriff's Office for back-up police and fire equipment services within the City of Fruitland Park in the event the local police and fire service delivery needs augmentation.

Lake County School Board

The City shall consider the provision of schools within the project review procedure.

SECONDARY COORDINATION

The effectiveness of existing coordinating mechanisms varies considerably from agency to agency. Many of the agencies have no formal agreements with the City but rely upon informal arrangements. In some cases there are statutory requirements that constitute formal agreements. An analysis of the effectiveness of the coordination mechanisms with secondary agencies is as follows:

FEDERAL AGENCICES

Of the eight listed federal agencies, the City participates in the FEMA Flood Insurance Program. To participate, the City enforces FEMA mandated flood elevations for construction of habitable structures. The City Building Department reviews building permit applications and identifies ground elevations for structures. The City's effective administration of FEMA's elevations protects the health, safety, and welfare of the citizens of the City of Fruitland Park.

The City has less formal mechanisms with the six other listed federal agencies. Formal coordination (i.e., statutory requirements) with these agencies is on a project-by-project basis.

STATE AGENCIES

Department of Transportation

DOT maintains control over the state roads in the City. This control is manifested in construction, maintenance and permitting of access for these roads. The first two functions are coordinated with the City through the DOT five-year road program. Permitting is coordinated with the DOT and the City staff on a project-by-project basis

Department of Economic Opportunity

The most formal coordinating mechanism with state agencies is with the Department of Economic Opportunity (DEO). This agency is responsible for implementing Comprehensive Planning Legislation (Chapter 163) as well as the Development of Regional Impact process (Chapter 380). The Florida Statutes outline both the City's and DEO's roles in these processes. To date, the City has met the minimum requirements of Comprehensive Planning and DRI legislation.

Department of Environmental Protection

Coordination with the Department of Environmental Protection is on a project-by-project basis. Lack of development pressure within the City has resulted in limited coordination with these agencies and therefore, limited measurable effectiveness.

Department of Health

The Department of Health and the City coordinate with several mechanisms. The most relevant to planning is the Health Department's issuance of septic tank permits. The County Health Department is not a County agency, but rather enforces state requirements for septic tanks and public and private water systems not covered by the Florida Safe Drinking Water Act (Section 403.850 F.S.). The County Health Department is involved as a step in the City's building permit process because a septic tank permit must be issued before the issuance of a plumbing permit. The coordination mechanism has worked well as the Health Department has steadfastly enforced the code and the building permit process has not been impaired.

Department of Agriculture and Consumer Affairs

The City maintains minimal informal coordination with the Department of Agriculture and Consumer Affairs (DACS), Division of Forestry, and the Agricultural Extension Service. The DACS offices provide staff and residents with technical assistance, consumer related services, and publications. The coordination is effective.

Department of State

The City's informal coordination with the Department of State is limited to the state's inventory of historic sites and properties as well as the City's source for obtaining rules and regulations promulgated by state agencies and finally through the recordation with the DOS of ordinances passed by the City. This coordination is effective.

Florida Fish and Wildlife Conservation Commission

There has been little opportunity for coordination, formal or informal.

REGIONAL AGENCIES

East Central Florida Regional Planning Council

The City is a member of the East Central Florida Regional Planning Council. This regional agency represents municipal and county governments in Osceola, Orange, Seminole, Lake, Brevard, and Volusia counties. The Council is responsible for reviewing DRIs in each of the six counties. Because the City is a member of the ECFRPC, it has the formal opportunity to review projects in adjacent Counties as well as those within Lake County through the DRI review procedure. The City also has the opportunity to review projects that lie in adjacent Counties that are in the other regional planning council districts. The Council also provides data and staff support for various local planning programs.

Chapter 163 Florida Statutes gives the ECFRPC the ability to review local comprehensive plans for consistency with regional policies. The ECFRPC's review will occur simultaneous to DCA's. The ECFRPC staff also serves as the review staff for the Lake-Sumter Metropolitan Planning Organization (MPO). This entity serves as the long range transportation planning agency for Lake and Sumter counties Pursuant to federal requests, no federal monies may be spent on projects that are not included in the MPO's Transportation Plan.

SPECIAL DISTRICTS

St. Johns River Water Management District

The County is encompassed primarily in the SJRWMD, with only the western portion of the County located in the Southwest Florida Water Management District. The City lies wholly within the SJRWMD and therefore coordinates activities solely with that district. To better coordinate with the County, development plans are reviewed by SJRWMD staff in the Maitland Service Center.

AUTHORITIES

Lake County Water Authority

The principal focus for intergovernmental coordination with the water authority is the provision of recreation sites and facilities. Another focus for coordination is the management of Lake County's aquatic weed program. The water authority does not have regulatory jurisdiction over the use of the land within the City and hence there is little opportunity for coordination.

UTILITIES

There are six utility service providers within the City including the City itself. Coordination is achieved through the use of franchise agreements which have proven effective in meeting the needs of the citizens and governance of the City. Besides the franchise agreement with Progress Energy, there is also a franchise agreement with Sumter Electric Company (SECO) and the City of Leesburg, due to a small portions of the City that fall within these service areas. Provision of electrical power is made during the platting process and the approval of engineering plans by the City. In addition, the agencies are required to obtain zoning approval for substations. Further coordination can be achieved to the satisfaction of both the City and the utility companies in the Land Development Regulations.

COMPREHENSIVE PLAN ELEMENTS

Future Land Use

The coordination of land use along with service delivery through the use of Intergovernmental Planning Agreements, such as the informal Joint Planning Area (JPA), sets the stage for improved coordination. The annual monitoring of such agreements will assist in the determination of its effectiveness. Other joint City and County concerns include: sanitary-sewer provision and effluent disposal, drainage, and solid-waste disposal, and annexation.

Map 7-1 illustrates the boundary for the Joint Planning Area.

Transportation

Because of the City's location along US Hwy 441 / 27, any future development along this road will have a decided impact on the traffic-circulation system of the City of Fruitland Park. Increased coordination is now possible due to involvement with the Lake-Sumter Metropolitan Planning Organization.

One area that needs further coordination is in the construction of roads that a municipality may desire but would be located in the unincorporated county. An example of this type of facility is

a by-pass. Several municipalities are interested in by-passes but cannot regulate land use because the land is not within municipal boundaries.

Development in adjacent unincorporated areas and in the City of Leesburg and the Town of Lady Lake must be monitored to assure that future development does not cause the level of service on roads in Fruitland Park to degrade below the minimum standards. Such awareness will require coordination in the concurrency management system prepared by each government, as well as the exchange of information pertaining to the status of available capacities on roadways and other facilities. Funding from the County's road impact fee program would also be available. Road impact fees are collected by the County at or prior to the issuance of building or development permits. The County is divided into six "Road Benefit Districts" and the funds collected are held for capital improvements in the district from which they were collected.

Housing Element

There is currently no housing program sponsored by the City. If such a need exists, a housing program could be coordinated by interlocal agreements whereby the housing assistance program of the County is expanded into the City.

Public Facilities Element

The County is not currently involved with sewer facilities; therefore, coordination is not relevant. The City, along with the County, is proactive in its effort to cooperate with the SJRWMD. The purpose of the SJRWMD is to protect water resources. For the projects that require protection of water resources, such as planning, engineering, or construction projects, the City must involve the SJRWMD for permitting purposes.

Conservation Element

There are existing permitting agencies at the state and federal level that regulate development. Constant vigilance on the City's part will be necessary to ensure that the City's programs will not conflict with those agencies' programs. The City must comply with the activities of those agencies to ensure that environmental values are preserved.

Recreation Element

To reduce the duplication of services, coordination of recreation plans should occur between Fruitland Park and the County's Parks and Trails Division.

Concurrency Management

Both Lake County and Fruitland Park comply with state growth management legislation, as stipulated in Senate Bill 360, with regards to the implementation of Concurrency Management Systems. Coordination between the two governments is necessary to discuss the exchange and updates of capacity for Public Schools, roadway facilities traversing the City, potable water supply, and other public facility capacities within each jurisdiction that may affect capacity and level of service conditions within the other.

MONITORING AND EVALUATION SYSTEMS

In accordance with Chapter 163.3191, Florida Statutes, the City is required to evaluate its comprehensive plan at least once every 7 years to determine if plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan.

Designated Review Body:

The Planning and Zoning Board shall monitor the effectiveness and status of the comprehensive plan and recommend changes and amendments to the City Commission in a manner compliant with Chapter 163.3191, F.S. All amendments to the Comprehensive Plan shall be adopted by the City Commission and forwarded to the Florida Department of Economic Opportunity for review and approval. Small scale amendments adopted pursuant to s. 163.3187(1)(c), F.S. will be mailed to the Florida Department of Economic Opportunity, but will not be subject to compliance review.

Review Procedure:

The Planning and Zoning Board shall recommend to the City Commission such changes and amendments to the comprehensive plan that may be necessary due to the magnitude, location, and characteristics of:

- population growth and demographics;
- housing supply and demand;
- land use needs;
- natural resources and conservation;
- public facilities;
- transportation;
- parks and recreation;
- fiscal management;
- concurrency management;
- economic conditions
- development rates and patterns.

Such recommendations shall be part of a continual evaluation and monitoring process implemented each year over the five year planning period.

The Planning and Zoning Board shall provide opportunities for citizen participation in the review and update of the Comprehensive Plan through public hearings and workshops. These public meetings shall be properly advertised in accordance with appropriate State laws and regulations.

The City Commission shall recognize reports and recommendations of the Planning and Zoning Board at properly advertised public hearings that allow public participation. The City Commission shall adopt amendments to the Comprehensive Plan as conditions stated above warrant revisions to goals, objectives, and policies.

To evaluate the effectiveness of the Comprehensive Plan, the Panning and Zoning Board shall use the following general criteria in addition to more specific criteria set forth in other elements of the Comprehensive Plan.

Ongoing Monitoring and Evaluation:

1. Review and update appropriate baseline data

2. Review goals, objectives, and policies at least once a year to evaluate consistency with the Data Inventory and Analysis component of the Comprehensive Plan.

3. Evaluate the effectiveness of the goals, objectives, and policies recognizing accomplishments and shortfalls.

4. Evaluate obstacles or problems that resulted in the underachievement of goals, objectives or policies.

5. Monitor and evaluate the new and modified goals, objectives, and policies needed to correct discovered obstacles or problems.

CITIZEN PARTICIPATION MANUAL

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act (ACT or sometimes referred to as the LGCPLDRA) clearly identifies the Legislature's intent that public participation be an integral part of local government comprehensive planning. The purpose of this "Citizen Participation Manual" is to inform the citizens of the public participation process in a nontechnical manner as it relates to the City's Comprehensive Plan.

Among other goals, the ACT states, "It is the intent of this ACT that its adoption is necessary so that local governments can preserve and enhance present advantages; encourage the most

appropriate use of land, water, and resources, consistent with public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions". Section 163.3181 (1) F.S. states, "It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, local planning agencies and local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process...".

This document will briefly present nine sections of Chapter 163, Florida Statutes that directly affect the citizen participation process. These sections of the statute are presented to familiarize the reader with the procedures for preparation, transmittal, adoption, or amendment to the Comprehensive Plan. The document then describes the method that was used to prepare Fruitland Park's Comprehensive Plan, Citizen Committee Structure.

Required and Optional Elements of Fruitland Park's Comprehensive Plan

The City of Fruitland Park is required to develop eight (8) sections or elements to their comprehensive plan. Each element addresses a specific planning issue. The eight required elements are:

- Future Land Use
- Transportation
- Housing
- (Public Facilities) Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater, Aquifer Recharge
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Capital Improvement

Although mandatory elements each address a different planning issue, planning issues are inter-related. For example, sewers and potable water must be made available where housing and business exists; transportation must meet the demand placed upon it by the location of housing, industry, recreation sites, etc. Finally, throughout all of these elements are issues of economic and environmental significance.

Overview of Chapter 163, Part II, Florida Statutes

The following subsections of Chapter 163, Florida Statutes are summarized to give the reader a quick synopsis of how they relate to the Citizen Participation Process. It is suggested that the reader obtain a copy of the statute for the exact language.

Section 163.3174 - Local Planning Agency (LPA).

This section sets forth the requirement that the City designate, or establish through an ordinance, a Local Planning Agency or LPA. In Fruitland Park's case, the LPA is the City

Commission. The LPA is responsible for the preparation of the Plan and must hold at least one public hearing that recommends adoption to the governing body, monitor and oversee the effectiveness and status of the Plan, recommend changes to the Plan when necessary, and ensure that the seven year monitoring and evaluation report is completed. The LPA is also responsible for reviewing the Land Development Regulations to ensure consistency between the adopted Comprehensive Plan and the Land Development Regulations.

Section 163.3177 - Required and optional elements of the Comprehensive Plan, studies, and surveys.

This section of the statute lists the elements of the Plan that are required as well as optional elements that may be included in the Plan. This section also stipulates the general content of the various elements.

Section 163.3181 - Public participation in the comprehensive planning process, intent.

This section requires that local governments adopt procedures that are designed to provide effective public participation in the planning process. This section also requires that real property owners are noticed of all official actions that regulate the use of property. The statue also requires that the adopted procedures provide for the broad dissemination of proposals and alternatives, opportunities for written comments, public hearings, provision for open discussion, communication programs, information services, and consideration and response to public comments.

Section 163.3184 - Process for adoption of comprehensive plan or amendment thereto.

This section of the statute is quite lengthy and presents the following:

1. Sets the Florida Department of Economic Opportunity (FDOE) as the lead review and coordination agency.

2. Sets forth the requirements for transmitting the Plan, for intergovernmental review, regional and City review (in the case of counties, review of municipal plans), FDCA review, and local government review of comments from FDEO.

3. Procedure for adoption of the Plan by the City based upon the comments from FDEO. FDEO's requirement for the issuance of a notice of intent to find the City's Plan either "in compliance" or "not in compliance". The processes to follow if the Plan or amendment is "in compliance" or "not in compliance".

Section 163.3187 - Adoption of small scale comprehensive plan amendment.

This section describes the requirement for small scale amendments (site less than 10 acres) up to a maximum of 120 acres for a local government in a calendar year).

Section 163.3191 - Evaluation and appraisal of comprehensive plan.

This section requires that at least once every 7 years, the City shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan, and to notify the state land planning agency as to its determination.

Section 163.3202 - Land development regulations.
This portion of the statute sets forth the requirement that the City adopt or amend and enforce land development regulations that are consistent with and implement the adopted comprehensive plan. This section also stipulates the specific requirements of the Land Development Regulations.

Section 163.3215 - Standing to enforce local comprehensive plans through development orders.
This section sets forth the so called "standing" provisions that give aggrieved or adversely affected parties the ability to contest the issuance of a development order. This section defines an "aggrieved or adversely affected party". This "standing" only applies to the comprehensive plan and not such things as a rezoning.

Section 163.3225 - Public hearings.
This section requires that two public hearings be conducted before entering into, amending, or revoking a development agreement. One of those hearings may be conducted by the LPA. The advertising requirements in the form of a notice of intent to consider a development agreement is also spelled out in this section.

CITIZEN PARTICIPATION PROCEDURES

1. Comprehensive Plan Amendment Preparation

   A. Establishment of the Local Planning Agency. Pursuant to Chapter 163.3174, Florida Statutes, the City of Fruitland Park established a Local Planning Agency by ordinance. The Local Planning Agency shall have the general responsibility to oversee preparation and evaluation of the Comprehensive Plan and Plan Amendments. These general responsibilities shall comprise the following:

      1. Hold responsibility for the preparation of the Comprehensive Plan and Plan Amendments and present recommendations to the City Commission pertaining to the contents and scope of data inventory, analysis, goals, objectives, and policies contained therein. The City Commission in cooperation with the Local Planning Agency may designate any agency, committee, department or person to prepare the Comprehensive Plan and Plan Amendments or any elements thereof, but final recommendation of the adoption of the Plan and Plan Amendments to the City Commission shall be the responsibility of the Local Planning Agency.

2. Post-adoption responsibilities shall include both monitoring the effectiveness of the Comprehensive Plan and recommending amendments to adopted documents of the Plan and changes to supporting material.

B. Update the Comprehensive Plan pursuant to the requirements of s. 163, Part II, F.S.

C. Perform other functions, duties, and responsibilities as deemed necessary by the City Commission or fostered by State law or administrative code.

D. Providing Opportunities for Public Participation. The City shall provide opportunities for public participation in the preparation of the Comprehensive Plan through the following activities:

1. Hold one (1) or more public meetings with the Local Planning Agency where citizens may voice comments and remarks pertaining to the Comprehensive Plan and Plan Amendments. Hold one (1) or more meetings with the City Commission to allow the public to have an audience before the local governing body concerning the comprehensive plan and Plan Amendments. Where the City Commission services as the Local Planning Agency, as is the case with the City of Fruitland Park, only one meeting as a combined body will be necessary.

2. Prior to transmitting the Plan and Plan Amendments to the State Department of Economic Opportunity, the City Commission shall hold a transmittal hearing at a regular Commission meeting or a special meeting to transmit the draft comprehensive plan and plan amendment to the State, advertised according to procedures herein cited. All plan amendments shall be transmitted to the State Department of Economic Opportunity at a regular Commission meeting or a special meeting, consistent with procedures cited herein regarding notice of public meetings through advertisement.

E. Public Notice Requirements. All public meetings convened by the Local Planning Agency and/or the City Commission for the purpose of encouraging participation by the general public shall include the following notice requirements excepting public hearings required by Chapter 163.3184, F.S.:

1. The City shall advertise at least once in a locally distributed newspaper, published in general circulation in Lake County at least once a week, that a public hearing or public meeting, will be held to consider any matters pertaining to the City's Comprehensive Plan. The advertisement will include an identification of who is holding the hearing as well as the date, time, place, and general subject of the hearing or meeting and the location where a summary of the proposed material may be obtained. To the extent possible, the advertisement will appear in a section of the newspaper other than the classified or legal sections. The advertisement will

encourage the public to provide written and/or verbal comments on matters under consideration.

2. The advertisements shall appear no sooner that fourteen (14) days prior to the hearing or meeting and no later than five (5) days prior to the hearing or meeting.

F. Ongoing Public Participation and Notification

1. Maintenance of Mailing List. The City Clerk shall assure a mailing list is maintained in the City Clerk's Office that shall contain the names and addresses of all citizens desiring to be notified of public meetings during which the Comprehensive Plan shall be discussed. The City Clerk shall assure that public notice of all scheduled Comprehensive Plan meetings is mailed to persons appearing on the subject mailing list. A minimal fee may be assessed on those requesting such notices in order to reduce mailing costs.

2. Draft Elements of the Comprehensive Plan, Plan Amendments or Portions Thereof to Be Available for Inspections. Draft Comprehensive Plan elements, plan amendments or portions thereof, as well as other documents describing proposed future amendments to the Plan or the evaluation thereof, shall be made available for public inspection in the City Clerk's office at City Hall, 1 S. Central Avenue, Fruitland Park, Florida, 32784.

3. Meetings scheduled by the Local Planning Agency or the City Commission to take action regarding amendments to the Comprehensive Plan, shall be advertised according to criteria established in herein and as compliant with State requirements.

CHAPTER 7
INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: **Coordination. Coordinate with Federal, State, and local governmental and quasi-government entities whose respective empowered activities, duties, and responsibilities influence, affect or control governmental affairs and land development decisions held by the City of Fruitland Park in order to establish effective growth management, development activities, and natural resource conservation.**

OBJECTIVE 1.1: **Coordinate with surrounding municipalities.** Coordinate with Lake County, Sumter County, and the Cities of Lady Lake and Leesburg (hereafter cities) on issues pertaining to land use activities and public programs applicable to adjacent lands, through implementation of the following policies.

Policy 1.1.1: **Exchange of Comprehensive Plans**. The City shall provide a copy of its Comprehensive Plan to Lake County, the City of Leesburg, and the City of Lady Lake, and shall request from the County to receive a copy of their Comprehensive Plan to mutually promote consistency with adopted Plans.

Policy 1.1.2: **Notification.** The City shall file a request to Lake County and the Cities to receive notification of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land adjacent to City boundaries as well as such activities occurring within two (2) miles from the City's limits, within a reasonable time for the City to respond to any concerns. The City shall reciprocate such information to Lake County and the Cities and allow their response to Lake County growth management concerns.

Policy 1.1.3: **Resolution of Transcending Growth Management Issues.** The City shall coordinate growth management issues transcending jurisdictional areas through cooperative communication with Lake County and the Cities at the staff and official government levels by presenting City concerns through documented transmittals, scheduled meetings, attendance at County and adjacent city public hearings, joint ad hoc technical coordination committees, and, where relevant, less formal communications. The City shall promote reciprocal participation of County and adjacent city staff and officials in local growth management affairs. Growth management issues to be pursued, but not limited to, comprise the following:

1. **Annexation of adjacent lands**. The City engages in mutual discussions with Lake County and the Cities of Lady Lake and Leesburg and has an established annexation policy to direct an orderly and timely process of annexing unincorporated land adjacent to the City. When annexing unincorporated lands, the following is considered:

    a. Delineation of general area in which the City shall pursue annexation.

    b. Jurisdiction responsible for providing water, sewer, traffic circulation, recreation, and drainage facilities during the interim and post annexation periods.

    c. Availability of public facilities and services to meet demands currently generated by existing development or that are anticipated for eligible land use activities permitted within the proposed annexation area.

    d. Agreement to Levels of Service provided to existing and proposed development within the annexation zone during the interim annexation period.

    e. Determination of appropriate applications of a concurrency management system for the annexation zone.

2. **Land Use Planning of Adjacent Lands through a Designated Joint Planning Area.** The City shall coordinate with adjacent governments to pursue appropriate land management for areas adjacent to the City, including enclaves, to avoid conflict created by possible placement of incompatible land uses and to establish compatibility between City and County and adjacent city growth management efforts. The area delineated on Map 7-1 constitutes the boundaries of a joint planning area for which the City shall coordinate growth management issues with the adjacent governments.

    The City shall coordinate with adjacent governments to establish a mutually compatible growth management framework, with consideration to implementing such activity through an interlocal agreement, which address the following planning and development issues:

    1. **Land Development Regulations**. Review and compare municipal and County land development regulations applicable to respective adjacent lands for compatibility and for conflict with growth management goals, objectives, and policies.

    2. **Comprehensive Planning for Adjacent unincorporated and**

incorporated Land. Develop a mutually agreeable future land use designations for adjacent unincorporated and incorporated land within the Joint Planning Area.

3. **Review Impact of Development.** Review impacts of development within adjacent unincorporated lands, including impact to adopted levels of service, concurrency management issues, effects on annexation issues, amendment to comprehensive plans and land development regulations, location and timing of proposed development, and impacts to conservation activities and preservation of natural resources.

4. **Communication.** Continue communication with Lake County regarding the development of an interlocal agreement.

5. **Designated Joint Planning Area**. Map 7-1 demarcates the boundary of the Joint Planning Area.

3. **Solid Waste**. The City shall continue to coordinate with the Lake County Department of Environmental Services to achieve improvements and efficiency to the County's solid waste management program, including the collection, disposal and monitoring of hazardous wastes. Other issues for which coordination efforts are necessary include:

   a. Recycling programs and management strategies established by the County.

   b. Curtail illegal dumping of solid waste as well as disposal practices that are detrimental to the existence of natural resources and ecological communities.

   c. Assisting the County to meet minimum level of service standards adopted for County waste disposal services.

4. **Traffic Circulation**. The City shall partner with Lake County, the MPO and FDOT, and, where appropriate, with adjacent cities, to pursue funding opportunities to improve the transit network to resolve traffic improvement needs. Issues to be addressed may include, but are limited to:

   a. Signalization along US 27 / 441. Evaluate the feasibility of placing traffic signals at intersections within city limits.

   b. Review scheduled improvements and maintenance to US 27 / 441 and

county roads traversing Fruitland Park.

c. Coordination of concurrency management to assure that development in an adjacent jurisdiction does not degrade level of service below acceptable minimum level of service standards.

d. Continue participation in the Lake-Sumter Metropolitan Planning Organization (MPO) for programming road and transportation improvements funded by road impact fees.

e. Recognizing Lake Sumter MPO's Transportation 2035 Plan adopted on December 8, 2010 and its subsequent amendments.

5. **Surface Water Management and Drainage.** The City may coordinate with Lake County to implement stormwater and drainage improvement needs established in the County's Stormwater Study. Other issues to be addressed include stormwater impacts to water quality in the City's lakes and in groundwater aquifers.

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

7. **Potable Water and Sanitary Sewer.** The City shall coordinate with Lake County, City of Leesburg, Lady Lake, and the Villages to establish a process or methodology to address water and sewer facilities that serve development in the unincorporated service area of the City of Fruitland Park. The County requires that all new development within a certain specified distance of a centralized water system connect to that system as opposed to using wells for water. As such, the County is aware that the City may serve water to areas that are located in unincorporated Lake County, but are within the City's utility service area.

8. **Housing**. The City shall coordinate with Lake County to address affordable housing issues and housing needs for special groups.

9. **Recreation**. The City shall coordinate with the Lake County Recreation

Coordinator to avoid duplication of recreation services proposed within each government's comprehensive plan. The City shall also promote the exchange of recreation plans with the County and adjacent cities.

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

11. **Quality of Lakes**. Issues pertaining to the preservation of water quality in the City's lakes, control of aquatic vegetation and algae and conservation of shoreline areas shall be coordinated with the Lake County Water Authority.

Policy 1.1.4: **Disputes.** When intergovernmental disputes occur, the City shall comply with the mediation process outlined section 186.509, F.S.

Policy 1.1.5 **Bulk Water Agreement**. The City shall maintain the bulk water purchasing agreement with Central Sumter Utility Company to provide potable water for indoor use at the Villages of Fruitland Park.

OBJECTIVE 2.1: **The Lake County Board of Education.** Coordinate the development plans of the School Board and the impacts of existing and proposed school facilities on public facilities with the Comprehensive Plan. The City shall meet with the School Board to discuss school sighting issue each time a school site plan is proposed that will have an impact on City public facilities.

Policy 2.2.1: **Coordinate School Plans**. The City shall coordinate with the Lake County Board of Education to discuss development plan for expansion of existing, or development of new education facilities within the City of Fruitland Park to assure such activities are consistent with growth management and development plan established within the City Comprehensive Plan. Other issues to be coordinated shall also include impacts of such facilities on adopted levels of service established for roads, water, drainage, and solid waste services.

Policy 2.2.2: **Avoid Duplication of Services**. The City shall coordinate with the Lake County Board of Education and Lake County to integrate recreation facilities at school property into the recreation system of Lake County in order to avoid duplication of services already in place at school sites.

Policy 2.2.3: **Future Land.** The City shall continue to coordinate with the Lake County School Board for the designation of land for present and future educational

facilities.

OBJECTIVE 3.1: **Interlocal Agreement**. The City shall abide by and enforce the interlocal agreement between the City and School Board to require cooperation in terms of population projection and school siting.

Policy 3.1.1: **Facilities Plans**. The School Board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

Policy 3.1.2: **Plans for School Siting.** The School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.

Policy 3.1.3: **Land Use Amendments.** The City shall provide to the School Board all application for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, enrollment projections, or school facilities.

Policy 3.1.4: **Notification of Amendments to Comprehensive Plan and Development Activities**. The City shall file a written request to Lake County to receive notification of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land adjacent to City boundaries as well as such activities occurring within one mile from the City's limits, within a reasonable time frame for the City to respond to any concerns. The City shall reciprocate such information to Lake County.

Policy 3.1.5: **Local Planning Agency.** The City may allow a member of the School Board to sit on the local planning agency and comment on proposals that have the potential to increase density.

Policy 3.1.6: **Lake County Educational Concurrency Review Committee**. Take part in the Lake County Educational Concurrency Review Committee established by the County, School Board and municipalities that shall meet at least annually but more often if needed, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, and will hear reports and discuss issues concerning school concurrency.

Policy 3.1.7: **The Joint Staff School Concurrency Review Group.** Take part in The Joint Staff School Concurrency Review Group, comprised of Staff of the County, Cities, and School Board, that shall meet at least quarterly, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, to discuss issues

concerning school concurrency

These issues shall include but not be limited to land use, school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The School Board staff shall be responsible for making meeting arrangements.

OBJECTIVE 4.1: **Coordination with Federal and State Agencies.** Coordinate with appropriate Federal, State, and Regional government agencies to establish consistency and compatibility between the City's Comprehensive Plan and the plans and proposed activities of these regulatory agencies.

Policy 4.1.2: **Comprehensive Planning Administration**. The City shall coordinate with the State of Florida on issues pertaining to the administration of amendments to the Comprehensive Plan and for technical assistance in areas relating to community planning. Coordination shall occur with the U.S. Bureau of the Census to obtain demographic information and data pertaining to the City of Fruitland Park in order to update the data inventory and analysis component of the Comprehensive Plan.

Policy 4.1.2: **Traffic Circulation Issues**. The City shall coordinate with the Florida Department of Transportation on issues pertaining to improvements and maintenance of the City transportation system.

The City shall coordinate with the Lake County Public Works Department on scheduling improvements to collector roads to be included in the 5-Year Road Capital Improvement Plan (impact fees).

The City shall appoint a representative to the Lake-Sumter Metropolitan Planning Organization (MPO) for the purpose of coordinating traffic circulation and other urban issues with the Florida Department of Transportation and Lake County, which transcend into Lake County jurisdictional boundaries.

Policy 4.1.3: **Housing Issues**. The City shall coordinate with the U.S. Department of Housing and Urban Development (HUD) in conjunction with the Lake County Department of Planning and Development to obtain financial assistance for affordable housing programs serving very low, low and moderate income households within Lake County, including supporting infrastructure. Such coordination shall discuss the plans of HUD to make assistance available to Lake County. The City shall also coordinate any plans and programs sponsored by the Florida Department of Health and Rehabilitative Services which are

concerned with housing programs and activities proposed within the Comprehensive Plan.

Policy 4.1.4: **Public Facility Issues**. Issues concerning coordination with State and Federal agencies involve drainage, solid waste and hazardous waste, potable water, sanitary sewer, and natural groundwater aquifer recharge. The City shall coordinate plans and improvements proposed and scheduled within the Comprehensive Plan with those planned by the respective State and Federal agencies having authority to implement such improvements. Coordination shall also include the availability of State and Federal funds to support implementation of proposed infrastructure needs. Issues with more specific concerns shall involve the following:

1. **Drainage**. The City shall coordinate land use activities and plans within the Comprehensive Plan with the 100-year floodplain designated by the Federal Emergency Management Administration. The City shall also coordinate comprehensive planning activities with stormwater management plans and scheduled improvements affecting the City of Fruitland Park under the authority of the Army Corps of Engineers, the Lake County Water Authority, and the St. Johns River Water Management District. The City shall be required to submit copies of all applicant permits from jurisdictional agencies prior to a final development order being authorized. The applicant will provide copies of said permits to the City.

   On an ongoing basis, the City shall cooperate with the St. John's River Water Management District in implementing educational and regulatory programs related to water conservation, including enforcement of periodic water consumption restrictions.

   On a continuing basis, the City shall participate in discussions with Lake County, the Lake County Water Authority, the St. Johns River Water Management District, the Florida Department of Transportation, and others leading to a program that (1) establishes reasonable and effective standards and procedures that can be applied to existing developed areas as a basis for individual or joint improvement programs designed to correct deficiencies and (2) delineates intergovernmental solutions to drainage problems in these areas. Such a program will also address or include:

   - Determination of those basins, sub basins and water bodies in the Fruitland Park area to be included Improvement of existing drainage in unincorporated sections of the planning area
   - Establishment of a system to monitor the quality of discharges into receiving waters using certain pollution indicators

- On a continuing basis, implement a phased multi-year program of improvements needed to mitigate existing runoff impacts and remedy existing deficiencies, commensurate with available local, state and federal funding. The City will aggressively seek outside support in the form of grants from the Florida Department of Transportation, Florida Department of Environmental Protection, the St. Johns River Water Management District, and the Lake County Water Authority for the implementation of this program.

2. **Solid and Hazardous Waste**. The City's solid waste disposal needs addressed within the Comprehensive Plan shall be coordinated with plans, programs, and administered legislative actions placed under the authority of the Florida Department of Environmental Protection (FDEP). As disposal facilities are operated by Lake County, most coordination with this issue will likely occur between FDEP and the County. Hazardous waste issues addressed within the Comprehensive Plan shall be coordinated with the State and Federal plans, programs, and administered legislative actions delegated to the FDEP and the U.S. Environmental Protection Agency.

3. **Sanitary Sewer**. The City shall coordinate the Comprehensive Plans with the plans and programs of FDEP pertaining to central waste water systems that serves Fruitland Park. The City may also coordinate with FDEP and SJRWMD for available wastewater collection and treatment funding opportunities.

4. **Potable Water.** The City shall coordinate Comprehensive Plans with plans and programs of FDEP and SJRWMD pertaining to water use, water conservation, and water resource protection. The City may also coordinate with these agencies for available funding offered for the implementation of water supply, treatment and distribution system improvements, and alternative water source development.

5. **Water Facilities Work Plan.** The City will maintain a water supply facilities work plan for at least a 10 year planning period that is coordinated with SJRWMD's District Water Supply Plan (DWSP) by updating the work plan and related comprehensive policies within 18 months of an update to the SJRWMD's District Water Supply Plan (DWSP) that affects the City. The City will participate in the development of updates to SJRWMD's water supply assessment and DWSP, and in other appropriate supply development-related initiatives facilitated by SJRWMD that affect the City**.**

6. **Natural Ground Water Aquifer Recharge**. Activities proposed within the

City's Comprehensive Plan to protect the quality and quantity of groundwater shall be coordinated with plans, programs, and administered legislative actions of the SJRWMD and, where appropriate, with the FDEP. Coordination shall also involve available State funds for the acquisition, through lease or purchase, of land to preserve high recharge areas. The City of Fruitland park will continue to implement a formal procedure between the City and SJRWMD and FDEP. This procedure addresses all areas of their respective jurisdictions addressing protection and review of development request.

Policy 4.1.5: **Conservation Issues**. Conservation issues that require coordination with State and Federal agencies include the possible acquisition of land adjacent to the City's lake, protection of the natural groundwater aquifer, historical sites, wetlands, sinkhole potential, wildlife and wildlife habitats, and air quality. The City shall coordinate the Comprehensive Plan with plans and programs under the authority of the State and Federal agencies, according to the relationship of the conservation activity with the various agencies. Specific issues for coordination include the following:

1. **Lakes**. The City shall coordinate issues pertaining to surface water quality within the Fruitland Park's lakes with the FDEP and the LCWA. Where deemed appropriate, issues concerning the quality of water draining into the lake shall be addressed to SJRWMD. The City's Public Works Department will coordinate with FDEP and SJRWMD as outlined in the Land Development Regulations. All activity that will affect lakes in Fruitland Park will require the appropriate permitting, which will be supplied by said agencies, with coordination of the City for review and comments prior to issuance.

2. **Water Quality.** The land development review procedures in the Land Development Regulations shall continue to mandate that applicants first meet all applicable permit requirements relating to water quality, including those of the St. Johns River Water Management District and Florida Department of Environmental Protection.

3. **Vegetative Communities and Endangered Species**. The City shall coordinate with FDEP, FDNE, SJRWMD, Florida Fish and Wildlife Conservation Commission, Florida Department of Agriculture and the U.S. Fish and Wildlife Service to evaluate the possibility of obtaining State funds. If obtained, these funds shall be utilized to acquire wetland areas for aquatic and land species within and adjacent City lakes, and identified wildlife habitats and vegetative communities within Fruitland Park.

4. **Lake Griffin State Park**. Issues pertaining to the management of the Lake

Griffin State park shall be coordinated with the Florida Department of Environmental Protection.

Policy 4.1.6: **Recreation and Open Space Issues**. The City shall coordinate recreation plans and open space proposed within the Comprehensive Plan with proposed programs and plans that the Florida Department of Environmental Protection has proposed for Lake County.

On a continuing basis, the City shall coordinate with adjacent local governments and other public providers on issues relating to provision of recreation services and facilities and preservation of open space, according to the specific policies.

Policy 4.1.7: **Disaster Preparedness**. The City shall coordinate growth and development proposed within the Comprehensive Plan with the proposed emergency preparedness plans and programs of the Florida Department of Economic Development and the Lake County Emergency Management Division.

OBJECTIVE 5-1: **Coordinate with the East Central Florida Regional Planning Council**. Coordinate proposed development within the Comprehensive Plan with policies established within the ECFRPC's Comprehensive Strategic Policy Plan.

Policy 5.1.1: **Cooperation with the East Central Florida Regional Planning Council (ECFRPC)**. The City shall cooperate with the ECFRPC in the review of regional policies and standards that require coordination with local governments and their comprehensive planning activities. The City shall assure that proposed growth and development within the Comprehensive Plan remain generally consistent with the ECFRPC's Regional Policy Plan. Other issues of coordination shall include, but may not be limited to, development regional impact (DRI's), comprehensive plan review, intergovernmental coordination, and conflict resolution.

OBJECTIVE 6.1: **Coordinate with Non-regulatory and quasi-government entities**. Coordinating Comprehensive Planning activities with plans established by non-regulatory and quasi-government entities. Such entities shall include various utility companies servicing the area.

Policy 6.1.1: **Coordination of Planning and Development Activities.** Coordination shall occur with the various utility companies to promote consistency and compatibility with growth and development anticipated within the Comprehensive Plan with plans of various utility companies servicing the area to expand, limit, reduce, or cease altogether, the respective services currently provided to residents and development within the City of Fruitland Park. The City shall provide a copy of the Comprehensive Plan to each entity directly or

upon request, and shall request that each entity notify the City of any plans to expand, limit, reduce, or cease such service at that time such a determination is established.

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

OBJECTIVE 7.1: **Mechanisms for coordination with adjacent jurisdictions.** Informal and formal mechanisms for coordinating impacts of development proposed in adjacent governmental jurisdictions shall be established. The coordination efforts are intended to reduce inefficiency in the provision of service and public facilities, and assure consistency in maintaining level of service standards or minimize land use conflicts.

Policy 7.1.1: **Formal Mechanism**. Through participation on the County's Development Review Staff impacts of development proposed in and adjacent to the Joint Planning Area, as delineated in Map 7-1, shall be formally addressed.

Policy 7.1.2: **Informal Mechanisms**. The City Planning and Zoning Staff shall coordinate with the Lake county Department of Planning and Development and with adjacent City Planning and Zoning staffs to jointly review impacts of development on Fruitland Park adopted levels of service and anticipated growth and development within the City. Such activities shall occur through joint meetings, written and verbal transmittal, and City attendance at appropriate County and adjacent City public meetings addressing the proposed development.

OBJECTIVE 8.1: **Assure consistency and compliance with Level of Service Standards applicable to facilities and services controlled by other governments.** The City shall assure consistency and compliance with Lake County's adopted level of service for solid waste disposal and continue to coordinate with the Florida Department of Transportation and Lake County to establish level of service standards on state and county roadways.

Policy 8.1.2: **Coordinate with Lake County Department of Environmental Services**. The City shall coordinate with the Lake County Department of Environmental Services to assure that existing and projected solid waste volumes generated by the City are consistent with the County's ability to dispose waste and with the County's established level of service. Such coordination shall also include the County's ability to manage and monitor hazardous waste generated within the City.

OBJECTIVE 9.1: **Resolution of Annexation issues.** The City shall resolve annexation issues through the Establishment of a Joint Planning Area with Lake County.

Policy 9.1.2: **Joint Planning Area (JPA)**. The City will continue to coordinate with Lake County on an I.S.B.A, so that the City and County may identify and establish procedures for joint action regarding future joint planning areas, future annexations and compatible County and City land uses. The agreement with Lake County should establish a joint planning area that addresses appropriate procedures for annexation, delineates adjacent lands that may be annexed (an annexation zone), establishes land uses for the annexation zone that are compatible with both the County and City future development plans, and defines appropriate application of concurrency management for this zone.

OBJECTIVE 10.1: **Concurrency Management System and Coordination.** Develop a coordinating mechanism to update available capacity and other date base needs within the concurrency management system.

Policy 10.1.1: **Data Base Management**. The City shall evaluate the feasibility of establishing a concurrency management system to Update Available Capacity and Other Data Base Needs within the Concurrency Management System

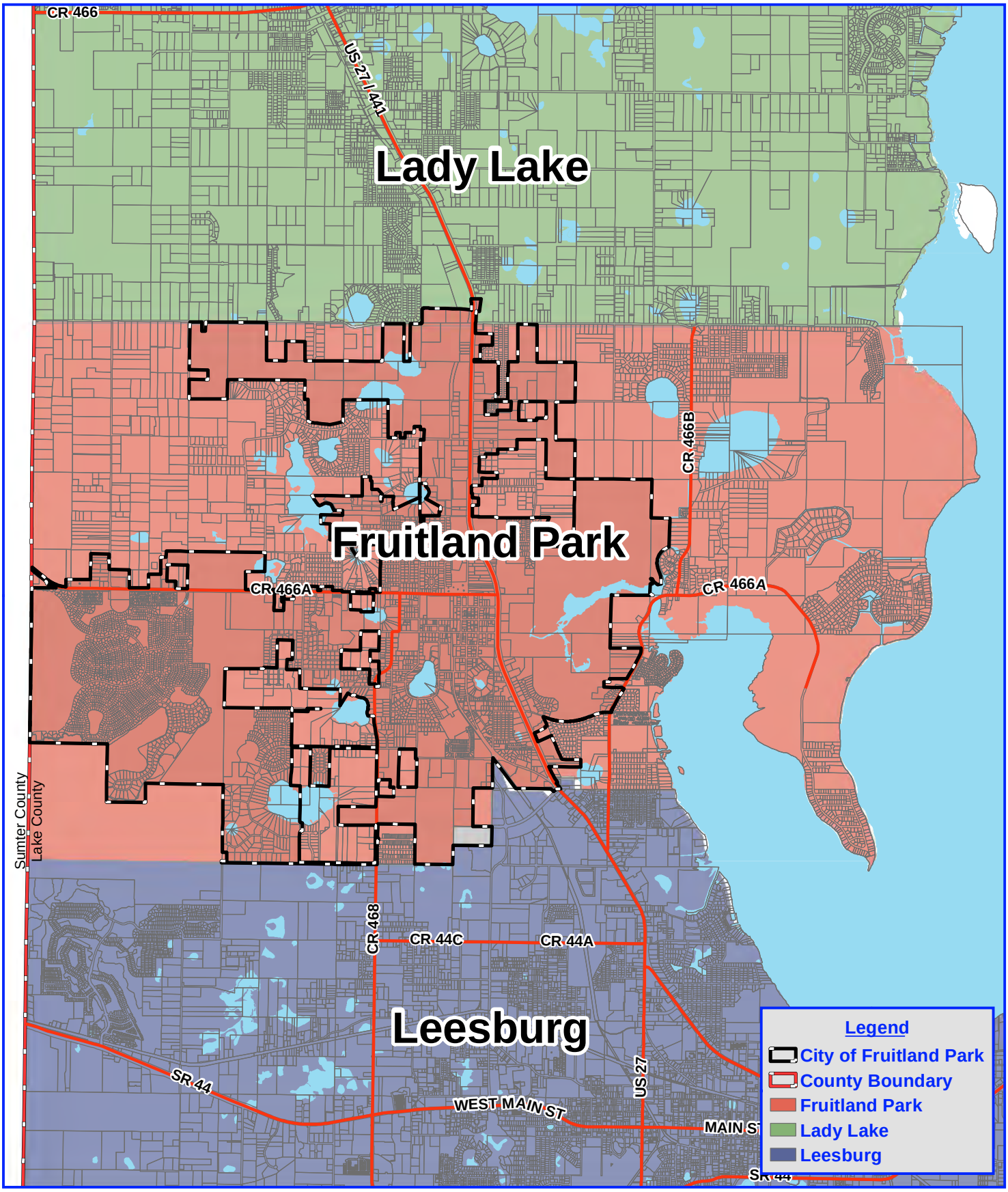
Policy 10.1.2: **Coordination of Concurrency Management Issues**. The City shall coordinate concurrency management issues affecting land development within and adjacent to the Joint Planning Area, as delineated in Map 7-1, on a formal basis with the County's Technical Review Committee and on an informal basis with the Lake County Department of Planning and Development. The City shall also exchange information pertaining to the status of the Concurrency Management System with Lake County, and shall request in written transmittal to Lake County that updated reports on the status of its concurrency management system which pertains to adjacent land, be forwarded to the City to promote awareness of remaining public facility, recreation, and road capacities within each jurisdiction.

Policy 10.1.3 **Application of Area-Wide Data Resources.** The City shall analyze the application of Lake County's Concurrency Management System to measure its consistency and compatibility with Fruitland Park's system.

OBJECTIVE 11.1: **Conflict Resolution through Mediation.** The City shall coordinate with other public entities in drafting a strategic plan for Lake County in order to resolve conflicts between Fruitland Park and other governmental entities including Lake County, other Lake County municipalities, the Lake County Board of Education, Special Purpose Districts, and other Non-Regulatory agencies not having authority over the use of land.

Policy 11.1.1: **Informal Mediation Process**. The City shall coordinate with Lake County to establish an informal mediation process for solving local intergovernmental coordination problems among local governments and other units of government providing services but not having regulatory authority over the use of land.

Policy 11.1.2: **Formal Mediation Process**. Where informal mediation fails to resolve local conflicts, the City Commission shall determine if the issue warrants intervention of an unbiased mediation forum. Such mediation shall be granted to the East Central Florida Regional Planning Council unless evidence indicates that the ECFRPC will not serve as a fair or unbiased mediator. Upon such determination, the City shall coordinate with the Florida Department of Economic Opportunity to resolve intergovernmental conflict with another Regional Planning Council serving as the mediator.



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1,000 0 1,000 2,000 3,000 Feet

1 inch = 4,500 feet

City of Fruitland Park

Map 7-1
Joint Planning Areas
Fruitland Park, Florida

Project No.: 398-09-9
File Name: Map 7-1 JPA.mxd
Project Name: Fruitland Park
Project Manager: Sherie Lindh
Creation Date: Aug. 3, 2011
Revision Date: April 27, 2016
Created By: J.Wilson

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CAPITAL IMPROVEMENTS ELEMENT
DATA, INVENTORY, AND ANALYSIS

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INTRODUCTION

The purpose of the Capital Improvements Element (CIE) is to evaluate the need for public facilities in support of the Future Land Use and Transportation Elements, to estimate the cost of improvements for which the local government has fiscal responsibility, analyze the fiscal capability of the local government to finance and construct improvements, to adopt financial policies to guide the funding and construction of the improvements. The overall goal of the CIE is to identify those capital improvements necessary to meet or maintain the adopted Level of Service (LOS) standards established in the Comprehensive Plan or to implement the Goals, Objectives and Policies of the Comprehensive Plan.

Capital improvement means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.

The Capital Improvement Program (CIP) provides a "schedule" of all capital improvement projects to be undertaken by the City.

ANNUAL REVIEW

Section 163.3177(3)(b), F.S. mandates that the Capital Improvement Element (CIE) be reviewed on an annual basis.

CONCURRENCY MANAGEMENT

Concurrency is a finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impacts of the development. The purpose of a concurrency management system (CMS) is to establish an ongoing mechanism which ensures that public facilities and services needed to support development are concurrent with the impacts of such development. The CMS will ensure that issuance of a development order or development permit is conditioned upon the availability of public facilities and services necessary to serve new development. The CMS must ensure the adopted level of service (LOS) standards required for the following facilities will be maintained: roads, potable water, sanitary sewer, solid waste, stormwater management, and mass transit (if applicable).

Minimum requirements for Concurrency

The City shall maintain a concurrency management system (CMS) to ensure public facilities and services needed to support development are available concurrent with the impacts of such development. To ensure that public facilities and services necessary to support development are available concurrent with the impacts of the development, the following standards must be met:

1) The necessary facilities and services must be in place at the time a development permit is issued, or the development permit will only be issued subject to the condition that the necessary facilities and services must be in place by a specified date when the impacts of the development are anticipated to occur; or

2) The necessary facilities must be under construction at the time a development permit is issued; or

3) The necessary facilities and services have been included in the Capital Improvements Program and are programmed for construction prior to or concurrent with the impacts of the proposed development; or

4) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit issued; or

5) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement of development order issued pursuant to Chapter 380, Florida Statutes, or any other development agreement entered into between the City and a developer. The agreement must guarantee that the necessary facilities and services will be in place prior to or concurrent with the impacts of development.

In the case of roadway facilities, the facilities will be deemed concurrent if the necessary improvements are committed in the first three years of the applicable adopted Florida Department of Transportation Five Year Work Program, the Lake County Five Year Road Capital Improvement Program or the City of Fruitland Park Five Year Capital Improvement Program.

Inventory and Monitoring System

The City will be responsible for the collection and maintenance of an inventory of all public facilities and services subject to concurrency. The inventory shall be based on the most

recently available information and shall be used to monitor the adopted level of service standards to determine public facility capacity.

Potable Water

An inventory of the City's potable water system will, at a minimum, include the following:

1. The level of service standards adopted in the Comprehensive Plan;

2. Existing design capacities and system deficiencies;

3. Capacity reserved for approved but unbuilt development;

4. The projected capacities or deficiencies attributable to approved but unbuilt development; and

5. Any improvements or expansions made to the system by the Town or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

Sanitary Sewer

Inventories of the City's central sanitary system will, at a minimum include the following:

1. The level of service standards adopted in the Comprehensive Plan;

2. Existing design capacities and system deficiencies;

3. The permitted capacity;

4. Capacity reserved for approved but unbuilt development;

5. The projected capacities or deficiencies attributable to approved but unbuilt development; and

6. Any improvements or expansions made to design or permitted capacity by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

Solid Waste Disposal

An inventory of the City's solid waste disposal system will, at a minimum, include the following:

1. The level of service standards adopted in the Comprehensive Plan;

2. Existing and projected design capacities of all applicable solid waste disposal facilities;

3. Capacity reserved for approved but unbuilt development;

4. The projected capacities or deficiencies attributable to approved but unbuilt development; and

5. Any improvements or expansions made to the design capacity, and the impact on existing capacities or deficiencies.

Stormwater Management

An inventory of the Town's stormwater management facilities will, at a minimum, include the following:

1. The level of service standards adopted in the Comprehensive Plan;

2. The existing level of service measured by storm event; and

3. Any proposed stormwater management facilities that will impact the capacity of the Town's stormwater management facilities.

Transportation

The City will maintain an inventory of the level of service on roadway links within its jurisdiction. The existing level of service will be based on the most recent traffic count data reported by the Florida Department of Transportation and Lake County for each segment identified in the Transportation Element of this Comprehensive Plan or plan amendment. Traffic count data and level of service standards will be updated yearly, based on reported information from the FDOT and Lake County. The inventory shall, at a minimum, include the following:

1. The adopted level of service standard;

2. Existing facility capacities and deficiencies;

3. Capacity reserved for approved but unbuilt development;

4. The projected capacities or deficiencies attributable to approved but unbuilt development; and

5. Any existing or scheduled road improvement to be made on City, County, or State maintained roadways within the City's jurisdiction; or improvements to be made by other public agencies or in conjunction with approved development.

CAPITAL IMPROVEMENTS INVENTORY

The analysis documented in the comprehensive plan elements have identified facility improvements needed to meet the existing service deficiencies and those needed to meet the demands of future growth.

Public health is the responsibility of Lake County Board of County Commissioners and private health providers.

No public health facilities are located within the City of Fruitland Park. The North Lake County Hospital District and the Lake County Health Department serve the City. All public health facilities associated with these districts are situated outside the city limits of Fruitland Park. The nearest hospital in the vicinity of Fruitland Park is located in the City of Leesburg.

FINANCIAL FEASIBLITY

Only those projects that are funded, or projected to be funded, in a future year are to be included in the CIP.

CAPITAL IMPROVEMENTS PROGRAM

The following section provides an inventory of the City of Fruitland Park's capital needs, as well as current funding sources. Planned improvements post 2015/2016 through 2035, which are identified as Cost Feasible in the Lake-Sumter MPO Transportation Plan 2035 are included for information. A summary of the Capital Improvements are found below in Table 8-1.

Table 8.1: Capital Improvement Needs FY2010/11 to 2015/16 & 2016/17 to 2035

LOS affected	Description	Target Dates	Funding	Funding Source	Cost
TRANSPORTATION					
	Road resurfacing	2015	Funded	Gas Tax	$528,000
FDOT	Widen lanes (4-6) US 441 Lake Ella Rd to MLK JrBlvd	2015	Funded	State &Federal Funds	$33.7 In millions YOE$
FDOT	Widen lanes (4-6) US 441 Avenida Central to Lake Ella Rd	2035	Part Funded	State & Federal Funds	$61.0 In millions YOE$
Lake County	Widen lanes (2-4) CR466A Morse Blvd to US 27	2035	Funded	Local Funds	$35.7 In millions YOE$
Lake County	Widen Griffin View Drive from US441 to Grays Airport Rd	2015	Funded	Local Funds	$0.99 In millions YOE$
WATER SYSTEM	Water Treatment Facility #7	2020	Funded	Impact Fees & Bond	$2.5 In millions YOE$
	Distribution System	2010-2020	Funded	Impact Fees & Bond	$6.8 In millions YOE$
WASTEWATER SYSTEM	WWTP#2 Phase 1 (Spring Lake Rd)	2017-2018	Planned	Impact Fees	$7.3 In millions YOE$
	WWTP#2 Phase 2 (Spring Lake Rd)	2027-2028	Planned	Impact Fees	$5.7 In millions YOE$
	WWTP#3 Phase 3 (Pine Ridge)	2024-2025	Planned	Impact Fees	$8.9 In millions YOE$

City Staff, Transportation 2035, Lake-Sumter MPO

REVENUE SOURCES

The revenue sources that will be used to fund each project must be identified in the "Schedule". Revenue sources could include any source that can be used to fund capital projects, including property (ad valorem) taxes, public utility or user charges, general obligation bonds, revenue bonds, state and federal funds or grants, including FDOT funding, tax increment financing, impact fees, and developer contributions. The following provides the revenue sources available to the City

A committed funding source is one which is available for and dedicated to financing capital improvements included in the "Schedule" and is based on expected revenues from an existing source. A developer's contribution becomes a committed funding source when it is included in a legally binding agreement.

A planned funding source is one that is not currently available to the local government to use to fund capital projects. Examples of these include grants or issuing of bonds based on referenda. If a planned funding source is utilized in the "Schedule" then the CIE must demonstrate a reasonable strategy that will be pursued to secure the revenue source. An example the strategy could commit the local government by a certain date to initiate the referendum process or submit a grant application.

General Fund

The General Fund consists of property taxes, franchise taxes, utility taxes, licenses/permits, miscellaneous revenues and intergovernmental revenues.

Property Taxes (Ad Valorem) – Property taxes are based on a millage rate (one mill is the equivalent of $1 per $1,000 of assessed value, or 0.1%), which is applied to the total taxable value of all real property and other tangible personal property. Revenue from ad valorem taxes is used to fund both operating and small capital purchases.

In FY 2015/2016, the City budgeted $ 813,566 in ad valorem taxes. For FY 2014/2015, the City collected $896,623 for this fund category.

Franchise Fees – The City of Fruitland Park levies fees on the private utilities operating within the municipality. Franchise fees are imposed on electric, gas and solid waste disposal services. The City primarily uses this revenue to finance local government operation and management expenses. Available funds may be used to finance capital improvements or reduce debt obligations.

In FY 2015/2016 the City budgeted $ 458,150 for this fund category. In FY 2014/2015, the City collected $ 394,691 in franchise fees.

Communications Services Tax – The City of Fruitland Park levies a local communications services tax. This tax replaced the former cable television franchise fee. The City primarily uses this revenue to finance local government operation and management expenses.

For FY 2015/2016 the City budgeted $ 212,000 for this fund category. In 2014/2015, the City collected $ 172,621 in communications services tax.

Utility Taxes – The City collects a utility tax based on purchases of electricity, water, gas and propane. The primary utility services that are taxed are: electricity, cable television, telephone, gas and water. Companies providing utility services to Fruitland Park are Leesburg City Electric, Century Link, Comcast, Leesburg City Gas, and the City of Fruitland Park Water & Wastewater Service. Available funds may be used to finance capital improvements or reduce debt obligations.

For FY 2015/2016 the City budgeted $ 469,400 for these funds. In FY 2014/2015, the City collected $598,722 in utility taxes.

Licenses and Permits – The City receives revenues from several sources within this category with the majority of funds being generated through building permits.

For FY 2015/2016, the City budgeted $ 481,300 for this fund category. In FY 2014/2015, the City collected $ 942,358 in license and permit fees.

Local Option Gas Tax - Funds are collected by the County and distributed to municipalities according to a formula established in an interlocal agreement between Fruitland Park and Lake County. Revenue accrued from this source may be expended on public transportation, roadway and right-of-way maintenance and operation, roadway and right-of-way drainage, street lighting (not including electricity), traffic signs, traffic engineering, signalization and pavement markings, bridge maintenance and operation, debt service, and current expenditures for transportation-related projects. The City primarily uses this revenue to help finance operation and maintenance of the local roads.

For FY 2015/2016, the City budgeted $ 87,384 for this fund category. In FY 2014/2015, the City collected $ 71,331 in local option gas tax.

Intergovernmental Revenues - The sources of revenue listed in this section represent funds which may be levied, collected and disbursed by the City of Fruitland Park at the local level. In addition to these locally raised revenues, the City also received fund transfers from the State government annually based upon State revenue sharing. These funds include:

State Revenue Sharing – The Municipal Revenue Sharing Funds are distributed to the City of Fruitland Park according to an apportionment formula set forth within State

a) Statutes. These funds are comprised of state sales taxes, municipal fuel taxes and state alternative fuel user decal fees that are collected and transferred to the Trust Fund. Funds derived from the municipal fuel tax on motor fuel may only be used for transportation-related functions including road construction and maintenance. The City may use a portion of the funds as a pledge for bond indebtedness.

b) Local Government Half-Cent Sales Tax - The Local Government Half-Cent Sales Tax allows the exercise of local discretion in providing for public service needs. These funds are eligible for the payment of principal and interest on any capital improvement serving municipality-wide needs or to reduce the local tax burden.

c) County Gas Tax - A One-Cent Voted Gas Tax levied by Lake County is distributed to Fruitland Park by an interlocal agreement. These proceeds may only be expended for transportation-related expenditures assumed by the municipality.

d) Grants - The City may elect to pursue grant funds distributed by State and Federal agencies to fund capital improvements or finance certain government services. However, as limited grant funds have resulted in competitive applications procedures, grant funding cannot be guaranteed.

For FY 2015/2016 the City has budgeted $ 485,117 for this fund category. In FY 2014/2015 the City collected $ 385,638 in intergovernmental revenue.

Charges for Services - Charges for services include monies collected by the City for services rendered.

For FY 2015/2016, the City has budgeted $ 641,410. In FY 2014/2015 the City collected $ 553,530 in charges for services.

Fines and Forfeitures - The source of this type of revenue is derived from monies collected locally (e.g. code violations) or collected at the county level (e.g. court fines) and distributed back to the City by the Clerk of the Circuit Court as specified in Florida Statutes.

For FY 2015/2016 the City has budgeted $ 39,200 for this fund category. In 2014/2015 the City collected $ 33,245 in fines and forfeitures.

Interest - Revenues not needed immediately in the fiscal year are placed in bank accounts to earn short-term interest. Investments are made through the State Board of Administration and other authorized securities approved by the City Commission. This flexibility allows interest revenues to be maximized.

For FY 2015/2016 the City has budgeted $1,500 for this fund category. In 2014/2015 the City collected $13,878 in interest.

Miscellaneous General Fund Revenues - Are revenues generated through a variety of sources.

For FY 2015/2016 (excluding interest) the City has budgeted $ 197,600 for this fund revenue. In FY 2014/2015 the City collected $ 746,356 in miscellaneous revenue (excluding interest).

Utility Fund Revenue Sources

These revenue sources generate proceeds earmarked for the Utility Fund. They primarily include charges for water and sewer services. This fund is used to account for the provision of water and sewer services to residents of the City. All activities necessary to provide such services include but are not limited to, administration, operations, maintenance, financing and relate debt service, and billing and collection.

For FY 2015/2016 the City has budgeted $ 4,066,558 for this fund category. In FY 2014/2015 the City collected $ 1,402,044.

Recreation Fund

The recreation fund is used to account for income and expenses associated with the City's recreation program.

For FY 2015/2016 the City has budgeted $ 50,905 for this fund category. In FY 2014/2015 the City collected $ 49,844.

Capital Projects Fund

The Capital Projects Fund was established by the City of Fruitland Park to account for proceeds pledged to finance capital improvements. Revenue sources pledged to this fund include the Local Government Infrastructure Surtax, interest earned on this account, and other revenues transferred in from other funds. Proceeds from the Local Government Infrastructure Surtax are collected and transferred to the Capital Projects Fund.

For FY 2015/2016 the City has budgeted $1,462,227 for this fund category. In FY 2014/2015 the City collected $ 1,503,676.

Redevelopment Trust Fund

The City established a CRA in 1995. The Redevelopment Trust Fund receives income through Tax Increment Financing. Funds are received from the City of Fruitland Park, Lake County, Lake County Water Authority and Lake County Ambulance.

For FY 2015/2016 the City has budgeted $ 431,196 for this fund category. In FY 2014/2015 the City collected $231,531.

Special Sources of Revenue

Depending on priorities determined by the City Commission and the availability of other revenue sources, it may be necessary to seek additional funding mechanisms. The following are options available to the City to finance required capital improvements.

Impact Fees – these fees are charged in advance of new development and are designed to pay for infrastructure needs which directly result from new growth. These fees must be allocated to the specific group(s) which will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements.

The City currently has water, sewer, and police and fire/rescue impact fees.

Special Assessments – like impact fees, special assessments are levied against residents, agencies or districts that directly benefit from the new service or facility.

No special assessments are currently levied on any specific area of the City.

Borrowing – the high cost of some capital improvements requires local governments to sometimes employ borrowing, either through short-term or long-term financing. Short-term borrowing, sometimes through local banks is one option available to raise revenue for 1 -5 years. Longer term borrowing, usually in the form of bonds, is used to raise revenue for 5 – 40 years. Long term funding is also available to the City through the State of Florida Revolving Loan Program.

The City currently has three major loans. The first loan was obtained through the State of Florida Revolving Loan program for the preconstruction planning and engineering activities for a sewer utility system for the commercial district. Semi-annual loan payments of $8,165 are due February 15 and August 15 through February 15, 2026. The second loan is to provide funding for the construction of a sewer utility system. Semi-annual loan payments of $60,669 are due February 15 and August 15 through February 15, 2026. The third loan is in the form of a promissory note to the FDOT for moving water and sewer utility lines out of the highway right of way. Annual payments of $14,186 are made October 15 until paid.

CHAPTER 8
CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 8-1: **The City of Fruitland Park shall implement a capital planning program that provides and maintains public facilities and services through the use of sound fiscal policies.**

OBJECTIVE 8.1: **Capital Improvements Program**. The City shall adopt each year, as part of the budget process, a Capital Improvements Program (CIP) that meets the needs of the City of Fruitland Park for the construction of capital facilities necessary to meet existing deficiencies, and to accommodate new growth in an efficient, cost effective manner.

Policy 8.1.1: **Capital Budget**. The City shall adopt a Capital Improvements Budget in congruence of the annual budgeting process which evaluates current, short range and long range needs for infrastructure. An annual capital improvement budget as well as a five year forecast of projects will be an ongoing practice. The five year plan will require consideration of construction costs, inflation and impacts on other operating revenues.

Policy 8.1.2: **Capital Improvements Element.** The Capital Improvements Elements shall include projects identified in other elements of the comprehensive plan such as utilities, and transportation.

Policy 8.1.3: **Annual Update.** The Capital Improvements Program shall be updated annually by all affected Departments within the City to incorporate any necessary adjustments in prioritization or evaluation of proposed projects.

Policy 8.1.4: **Capital Improvements Priority.** The following priorities shall be used to determine which projects are included in the CIP:

A) To remove a direct and immediate threat to the public health or safety.
B) Necessary to meet or maintain established levels of service.
C) Increase the efficiency of existing facilities or infrastructure.
D) Will accommodate new development or redevelopment anticipated in this plan.
E) Whether the project competes with other facilities that have been or could reasonably be provided by other government entities or the private sector.
F) Whether the project is coordinated with major projects of other agencies.
G) Whether the project leverages additional benefits to the city, such as offers to donate land or services by the private sector and/or other governmental entities.

Policy 8.1.5: **Adoption of TIP**. The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Lake County 5-Year TIP FY 2010/11 through 2015/16, as adopted by the appropriate governing body.

Policy 8.1.6: The City recognizes Lake Sumter MPO's Transportation 2035 Plan adopted on December 8, 2010 and its subsequent amendments.

OBJECTIVE 8.2: **Coordination of Land Use Decisions.** The City of Fruitland Park shall coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets the existing and future facility needs.

Policy 8.2.1: **Public Facilities.** The City shall use the development approval process to ensure coordination of the level of service standards in the area of proposed development. Such development will not be approved until public facilities in the proposed area meet or exceed the level of service standards The LOS standards adopted for each of the following public facilities and services shall apply to new development: transportation, public school facilites, wastewater, stormwater, potable water and solid waste.

Policy 8.2.2: **Development Orders**. The City shall have provisions for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of the comprehensive plan by continually assessing the level of service standards of the capital facilities which serve the City's transportation, utility and recreation needs.

Policy 8.2.3: **Availability of Public Facilities**. The City shall have provisions for the availability of public facilities and services needed to support development concurrent with the impacts of such development. Public facility and service availability shall be sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the local government to operate the facilities necessitated by that development, are available concurrent with the impacts of the development in accordance with the requirements of Florida Statutes. Adequate water supplies and facilities shall be available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy or its equivalent.

Policy 8.2.4: **Compact Development**. The Capital Improvements Element shall encourage compact development through the provision of development approval incentives and prioritization of capital improvements within activity centers and mixed use corridors that maximizes the use of existing infrastructure.

OBJECTIVE 8.3: **Level of Service (LOS**). The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.

Policy 8.3.1: **LOS Standards**. Adopted level of service standards for facilities and infrastructure shall be as follows:

Potable Water

Year	Gallons per Resident per Day
2012	150
2015	172
2025	172
2035	172

Level of service includes commercial level of service at 850 gallons per day per commercial acre.

Minimum storage capacity of the City water system shall be at least 200,000 gallons.

The potable water distribution system shall provide a minimum pressure of 20 pounds per square inch.

Sewer
111 gpdpc

On-Site Septic Systems

Single Family Unit:	750 gallons
Multiple Family Unit:	750 gallons
Commercial (per business)	750 gallons

Solid Waste Collection
Once per week refuse collection.
Once per week yard waste collection.
Once per week recyclable collection.
One per week bulk pickup collection.

Stormwater Drainage
The minimum stormwater drainage level of service standards for retention volume and design shall be:

a) Retention Volume – Complete retention of the pre-development minus the post development run off occurring at the established design storm.

b) Design Storm – The level of service standard for stormwater management ponds shall be the 25 year design storm, designed per St. Johns River Water Management District (SJRWMD) rules, Chapter 40C-4, Applicants Handbook.

Stormwater management ponds shall be designed to limit the post-development peak discharge rate to the pre-development peak rate for the 25 year – 24 hour design storm, except where discharge is to a landlocked basin.

In the case of a landlocked basin, the post development volume of discharge may not exceed the pre-development volume of discharge for the 25 year – 96 hour design storm.

Other drainage related facilities shall be designed with a level of service standard storm duration of 24 hours with a storm frequency of:

Facility Type	Design Storm
Bridges	50 Year
Principal Arterial Bridges	100 Year
Canals, ditches, roadside swales, or culverts for stormwater external to the development	25 Year
Canals, ditches, roadside swales, or culverts for stormwater internal to the development	10 Year
Crossdrains	25 Year
Storm Sewers	10 Year

c) Performance Criteria – The performance criteria for water quality treatment of stormwater runoff shall meet the requirements of the SJRWMD rules, Chapter 40C-42, F.A.C.

Transportation

Principal Arterials: US Hwy 27/441	D
Minor Arterials: C.R. 466A (Miller Street)	D

Major Collectors: C.R. 468 (Rose Avenue)	D
Minor Collectors: CR 466A (Picciola Road)	D
C.R. 25A (Dixie Avenue), S. Gray's Airport Road	
Local Roadways: All public roadways not classified as collectors or arterials.	D
Pedestrian Level of Service	D
Bicycle and Golf Cart Level of Service	F
Transit Level of Service	D

Public School Facilities

On or before September 15th of each year and after consideration of the written comments of the County and the Cities, the Lake County School Board will adopt a financially-feasible Work Program that includes school capacity sufficient to meet anticipated student demand within the County, based on the LOS standards set forth in the Interlocal Agreement. The School Board will construct and/or renovate school facilities sufficient to maintain the LOS standards set forth in the Interlocal Agreement, consistent with the adopted 5-Year Facilities Work Program. Nothing in this agreement shall be construed to abrogate the School Board's constitutional authority in determining delivery of student services, including but not limited to school scheduling or to require the School Board to redistrict any school more than once in any three consecutive year period. The City of Leesburg shall adopt the School Board's adopted work program into their CIE schedule. The LOS for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity. Coordination with the Lake County School Board's Five Year District Facilities Work Plan, the plans of other local governments, and as necessary, updates to the Concurrency Service Area map is required to ensure that the adopted Level of Service Standards for Concurrency Service Areas will be achieved and maintained.

OBJECTIVE 8.4: **New Development**. Development shall bear a proportionate cost of needed facility improvements through equitable and legally available means.

Policy 8.4.1. **Proportionate Fair Share.** Development will bear an equitable and proportionate fair share of the cost of providing new or expanded public facilities required to maintain adopted levels of service through mechanisms such as impact fees, capacity fees, developer dedications, developer contributions pursuant to land development regulations and special benefit assessment/taxing districts.

Policy 8.4.2: **Impact Fees.** The City shall continue to use the various impact fees to support the implementation of the Capital Improvements Program.

Policy 8.4.3: **Evaluation of Fees**. The City shall regularly evaluate the following:

A) Whether the present fee levies are adequate to address impacts of inflations.
B) Whether the City needs to appropriate new impact fees.
C) Whether capacity fees, user charges, special benefit assessment/taxing district and other mechanisms are adequately and fully meeting the fiscal demands placed on the City by new development.

Policy 8.4.4: **Concurrency Management**. The City shall continue to utilize the Concurrency Management System located within the Land Development Regulations, which states that development orders may only be issued where the required levels of service are being met concurrent with current or projected development. A valid Certificate of Concurrency is proof that the applicant has met such criteria. This approval is required prior to the issuance of any development order.

OBJECTIVE 8.5: **Management of Process**. To demonstrate the City's ability to provide or require provision of the needed improvements identified in the City's comprehensive plan elements and to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of the City to fund and provide or require provision of the needed capital improvements.

Policy 8.5.1: **Monitoring System**. The City shall adopt a monitoring system that enables the City to determine whether it is adhering to the adopted LOS standards and the schedule of capital improvements. Findings and determinations from the monitoring system shall be used in each review and update of the Capital Improvements Element.

Policy 8.5.2: **Annual Budget**. Adoption of annual budgets shall include a specific capital budget, which shall implement adequate funding sources and be consistent with the Capital Improvements Element.

Policy 8.5.3: **Financially Feasible**. To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund the 5-Year Capital Improvements Plan. If alternative funding sources are not successfully adopted an implements on the schedule identified, the City shall either:

A) Increase the rates of current revenue sources or implement other available sources such that the schedule of capital improvements is adequately funded in each budget year; or
B) Amend the Plan Elements included level of service (LOS) standards and the schedule of capital improvements, as appropriate and necessary, such that internal consistency of the Plan and financial feasibility are maintained.

Policy 8.5.4: **Grants.** The City will actively seek grants from federal, state and other sources (including private funding), where available and when appropriate, to supplement or fully finance capital facility construction.

Policy 8.5.5: **Long-term Borrowing**. The City shall only consider long-term borrowing in the absence of current revenue to commit to capital improvements.

Policy 8.5.6: **Fiscal Management**. The Capital Improvements Program shall embody and be consistent with the following:

A) Debt obligations shall be specifically identified and projected to ensure compliance with debt covenants, including coverage requirements.
B) A debt management strategy and set of criteria, which shall be based upon the debt management principles set out in Policy 8.5.7.
C) Maintenance of levels of undesignated reserves adequate to serve sound public fiscal management purposes.
D) Equity of the uses of a revenue source relative to the populace generating the revenue.

Policy 8.5.7: **Management of Debt**. The City shall manage debt issuance and obligations according to sound public fiscal management principles, including the following:

A) Debt issuance will be included in the City's long-term capital plan.
B) The City will only issue debt to fund capital expenditures that have an expected life greater than five (5) years.
C) Debt may not be issued for a period of more than forty (40) years or the expected useful life of the asset being funded, whichever is less.
D) The maximum ratio of total debt service to total revenue shall be 15%.
E) Total City debt will not exceed fifteen percent (15%) of the taxable value of property located within the City.
F) Credit enhancement will be utilized when necessary to lower total borrowing costs.

OBJECTIVE 8.6: **Water Supply Facilities Work Plan.** Continue to use available funds for the expansion and enhancement of water supply facilities in accordance with the Water Supply

Facilities Work Plan and to establish new lines of funding for such and for the establishment of programs and incentives that are in accordance with said Plan.

Policy 8.6.1: **Current Funding**. The City shall continue to use the current line of funding (Impact and Water Fees) to enhance, upgrade and expand the water supply facilities and shall be in accordance with the approved Water Supply Facilities Work Plan.

Policy 8.6.2: **Future Funding**. The City shall investigate and establish new lines of funding for the enhancement, upgrading and expansion of water supply facilities when applicable. The City shall prioritize investigating funding through Federal and State agencies.

Policy 8.6.3: **Water Conservation**. In accordance with the Water Supply Facilities Work Plan and the policies pertaining to such in the Intergovernmental Coordination Element, Potable Water Element, and Conservation Element, the City shall dedicate funds, when and where practicable, to establish City based programs that promote water conservation to current and future customers. The City shall investigate the establishment of incentives or grants for consumers who desire to conserve water that currently do not have water conservation measures in place.

CAPITAL IMPROVEMENTS PROGRAM

A 5-year schedule of capital improvements is included in this section of the Capital Improvements Element. This schedule is the mechanism by which the City of Fruitland Park utilizes to stage the timing, location, cost, and revenue sources required for capital projects that effect concurrency as derived from other elements of the Comprehensive Plan. The 5-year schedule demonstrates the financial feasibility of the concurrency-related capital needs of the City of Fruitland Park.

Capital Improvement Needs FY2010/11 to 2015/16 & 2016/17 to 2035

LOS affected	Description	Target Dates	Funding	Funding Source	Cost
TRANSPORTATION					
	Road resurfacing	2015	Funded	Gas Tax	$528,000
FDOT	Widen lanes (4-6) US 441 Lake Ella Rd to MLK JrBlvd	2015	Funded	State &Federal Funds	$33.7 In millions YOE$
FDOT	Widen lanes (4-6) US 441 Avenida Central to Lake Ella Rd	2035	Part Funded	State & Federal Funds	$61.0 In millions YOE$
Lake County	Widen lanes (2-4) CR466A Morse Blvd to US 27	2035	Funded	Local Funds	$35.7 In millions YOE$
Lake County	Widen Griffin View Drive from US441 to Grays Airport Rd	2015	Funded	Local Funds	$0.99 In millions YOE$
WATER SYSTEM	Water Treatment Facility #7	2020	Funded	Impact Fees & Bond	$2.5 In millions YOE$
	Distribution System	2010-2020	Funded	Impact Fees & Bond	$6.8 In millions YOE$
WASTEWATER SYSTEM	WWTP#2 Phase 1 (Spring Lake Rd)	2017-2018	Planned	Impact Fees	$7.3 In millions YOE$
	WWTP#2 Phase 2 (Spring Lake Rd)	2027-2028	Planned	Impact Fees	$5.7 In millions YOE$
	WWTP#3 Phase 3 (Pine Ridge)	2024-2025	Planned	Impact Fees	$8.9 In millions YOE$

City Staff, Transportation 2035, Lake-Sumter MPO