

## FUTURE LAND USE ELEMENT 9J-5.006 (3) F.A.C.

### Goals, Objectives and Implementing Policies

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

#### **GOAL 1-1: LAND USE.**

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

#### **Objective 1-1.1: Planning For Residential Quality And Neighborhood Cohesiveness.**

Designate and Promote Sufficient Areas 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 Populations.

#### **Policy 1-1.1.1: 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. A minimum of 3497 acres shall be allocated for residential land uses on the Future Land Use Map. Residential acreage allocated on the Future Land Use Map shall not exceed 35% of the indicated minimum residential acreage allotment.

#### **Policy 1-1.1.2: Allowance for Open Space.**

Development shall be required to dedicate common open space areas according to the following minimum standards for each land use designation depicted on the Future Land Use Map:

Land Use (*)	Minimum Open Space Standard
Single Family - Low Density	20%
Single Family - Medium Density	15%
Single Family - High Density	15%
Multiple Family - Medium Density	15%
Multiple Family - High Density	15%

(Refer to the Conservation Element, Policy 5-1.6.3 for definition of “common open space”).

(\*) Applies to developments exceeding twenty-five (25) units. At minimum, twenty-five percent of the common open space must consist of uplands.

**Policy 1-1.1.3: Mitigation of Impacts from Adjacent Incompatible Development.**

Residential areas delineated on the Future Land Use Map shall be protected from the encroachment of incompatible nonresidential development. Community facilities and services which best serve the health, safety, and welfare of citizens when located in residential areas, shall be permitted uses therein so long as the activity complies with criteria established in this Plan and those in the City's Code of Ordinances.

The City shall minimize potential adverse impacts created by non-residential land uses located adjacent to each other by requiring the provision of landscaping, buffering, or other appropriate screening techniques. Such landscaping and buffering requirements are incorporated into the Land Development Regulations and shall include the provision for a minimum of 10 feet of a landscaped vegetated buffer which can be located within the building setback from the adjacent property line. In addition to the requirement of a maintained vegetated buffer, a fence or other screening device shall be allowed (not to exceed six feet in height) where the presence of a fence does not impede the movement of wildlife or the movement of pedestrian traffic. The City shall require new commercial and manufacturing development to install landscaping, visually obstructive fencing or other appropriate screening techniques to obstruct the view of the commercial or manufacturing site from either single family low density or medium density residential development if the proposed use is within fifty feet of low or medium density single family residential development.

**Policy 1-1.1.4: Existing Incompatible Land Use Activities Located within Residential Districts Delineated on the Future Land Use Map.**

The City has establish provisions within the Land Development Regulations which define criteria for the transition of incompatible existing land uses within residential areas to compatible residential uses and shall stipulate that the proposed adjacent residential density shall not exceed that of the existing residential land use and shall provide mitigation measures consistent with Policy 1-1.1.3.

**Policy 1-1.1.5: Access to and Circulation within Residential Areas.**

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

**Policy 1-1.1.6: Transition of Residential Densities.**

The City shall pattern the transition of residential densities on the Future Land Use Map

toward higher densities in areas accessible to employment and commercial areas and away from environmentally sensitive areas, while directing lower density residential in areas close to environmentally sensitive or agricultural areas.

**Policy 1-1.1.7: Availability of Facilities to Support Residential Land Uses.**

Residential densities shall be compatible with available public facilities and their capacity to serve development. Residential areas designated on the Future Land Use Map shall be allocated according to a pattern that promotes efficiency in the provision of public facilities and services, and furthers the conservation of natural resources. Public facilities shall be required to be in place concurrent with the impacts of new residential development at the Level of Service standards adopted within the Capital Improvements Element of this Comprehensive Plan.

**Objective 1-1.2: Planning For Conservation Of Environmentally Sensitive Lands, Other Natural Resources, And Historically Significant Sites.**

Manage and Control Existing and Future Land Uses Located Within or Adjacent to Environmentally Sensitive Lands, Other Significant Natural Resources, and Historically Significant Sites.

**Policy 1-1.2.1: Wetlands.**

Development within wetlands is limited to the principles established in Policy 5-1.2.8. Uplands adjacent to wetlands shall be protected from the encroachment of development according to buffer requirements established in Policy 5-1.2.6, Wetland Buffers. Wetlands shall be defined in Policy 5-1.2.7.

**Policy 1-1.2.2: Floodplains (Areas Subject to Periodic Flooding or Seasonal Flooding) and Stormwater Management.**

The City shall protect floodplains consistent with Conservation Element Policy 5-1.8.2, Protection and Maintenance of Floodplain, which stipulates the development restrictions within the 100 year flood zone for purposes of maintaining the natural flood storage capacity of the 100 year floodplain.

The City shall require new development to have drainage facilities in place and functioning concurrent with the impacts of development. Such drainage facilities shall be designed to comply with the City's established level of service standard. The property owner of any site shall be responsible for managing on-site run-off.

**Policy 1-1.2.3: Aquifer Recharge.**

The City rests on areas that possessing high aquifer recharge potential. Permeable surface areas shall be protected through impervious surface principles and common open space standards established in Policies 1-1.1.2. and 1-1.1.3 and related policies within the Conservation and Public Facilities Elements. Aquifer recharge protection shall be accomplished through the following goals, objectives and policies:

## Public Facilities Element

Policy #	Description
4-1.2.1	Minimum Level of Standards - Sanitary Sewers
4-1.4.1	Provision of Additional Facilities
4-1.4.5	Sanitary Sewer Systems for New Non-Residential Development
4-1.14.1	Conservation of Potable Water Supplies
4-2.1.1	Minimum Drainage Level of Service Standards -Water Quantity
4-1.1.2	Minimum Drainage Level of Service Standards - Water Quality
4-2.3	Control Impacts of Future Stormwater Runoff
Goal 4-3	Protect Functions of Groundwater Aquifer Recharge Areas

## Conservation Element

Policy #	Description
5-1.2.1	Restrict Activities Known to Adversely Affect the Quality of Surface and Ground Waters
5-1.2.3	Compliance with State Requirements to Protect Water Quality
5-1.2.9	Control Sediment and Pollution Carried in Stormwater Runoff
5-1.2.10	Mitigate Impacts of Septic Tank Discharge into Groundwater
5-1.2.13	Development Regulations for Karst Areas (Sinkholes)
5-1.3.1	Avoid Reduction of Recharge Volumes Entering Groundwater
5-1.3.3	Comply with Water Management District Consumptive Use Permit
5-1.3.4	Participation and Compliance with Water Management District Emergency Water Plan and Conservation Efforts
5-1.3.5	Promote Conservation of Water
5-1.3.6	Wellfield Protection
5-1.8	Protect Environmentally Sensitive Areas
5-1.9	Management of Hazardous Wastes to Protect Natural Resources

### **Policy 1-1.2.4: Sinkholes.**

The Future Land Use Map shall delineate sinkholes as conservation open space. No active or recent sinkholes have formed within the City as of September 2008. Where the size of a future sinkhole is too small to delineate on the Future Land Use Map, a legal description (i.e., Section, Township & Range) shall be provided in this policy to define its location. Because of unstable soils and high relief of slopes associated with sink holes, development shall not be permitted within, nor allowed to fill, sinkholes unless conditions are met set forth within Policy 5-1.2.13.

### **Policy 1-1.2.5: Lake Front and Wetland Littoral Zone.**

To protect lakefront and wetland areas from the encroachment of development, Conservation Element Policy 5-1.2.5, stipulates development restrictions and buffers within a shoreline zone (i.e., waters edge to a distance landward) and a littoral zone (i.e., water edge to a specified water depth).

**Policy 1-1.2.6: Vegetative Communities and Wildlife Habitats.**

Vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) shall be protected and conserved directly or indirectly by rules and principles established in the following objectives and policies:

<b>Policy #</b>	<b>Description</b>
5-1.6	Conserve Wildlife and Wildlife Habitats
5-1.6.1	Coordinate with State and Regional Agencies to Promote Preservation of Wildlife and Wildlife Habitats
5-1.6.2	Conservation of Wildlife Habitats
5-1.6.5	Evaluating Impacts on Endangered/Threatened Flora and Fauna
5-1.6.6	Protection of Endangered and Threatened Flora and Fauna
5-1.5	Conserve, Appropriately Use and Protect Fisheries
5-1.5.1	Manage Impacts of Development on Fisheries
5-1.5.2	Assist Federal and State Agencies in the Maintenance of Fish Populations
5-1.5.3	Aquatic Weed Control
5-1.2	Protect Quality of Surface and Ground Waters
5-1.3	Protect the Quantity of Surface and Ground Waters
5-1.4	Conserve, Appropriately Use and Protect Native Vegetative Communities
5-1.4.1	Implementing Protection of Vegetative Communities and Aquatic Habitats

**Policy 1-1.2.7: Historically Significant Sites.**

No building or site within Minneola is classified as historically significant by the City, the Lake County Historical Society, the Florida Master File, or the National Register of Historic Places. Any structure, building, or site which is deemed historically as significant by the Florida Department of State or the National Register of Historic Places shall be identified on the Future Land Use Map Series. In addition, the City can distinguish buildings as historic if one or more of the following criteria are met:

- a. The age of the subject site exceeds fifty years;
- b. Whether the building or structure represents the last remaining example of its kind in the neighborhood or City;
- c. Whether evidence indicates that the site played a significant role in the history of Lake County or the State of Florida;
- d. In the event either a, b, or c are met, the owner of the property consents to or requests that the City designate the site as historic and reflects such distinction in the Future Land Use Map.

If type, density and intensity of adjacent land use shown on the Future Land Use Map are not compatible to the preservation of a historic site, then appropriate buffering and

screening techniques shall be requirements imposed on adjacent new development. Such requirements shall be stipulated within the Land Development Regulations and shall be consistent with the provisions of Policy 1-1.1.3. and shall also contain the provision that the historically significant site provide its own buffering and screening in the form of fencing, lattice material, vines or other appropriate dense vegetation.

**Objective 1-1.3: Planning For Commercial Activities.**

Allocate Sufficient Land Area to Accommodate Commercial Activities Which Provide Goods and Services Demanded by Local and Area-wide Markets, with Consideration to Fiscal and Environmental Impacts to the City of Minneola.

**Policy 1-1.3.1: Criteria for Identifying Marketable Commercial Sites.**

The location and distribution of commercial land use districts delineated on the Future Land Use Map shall be determined according to the following criteria:

- a. Access and vicinity to U.S. 27; ease of access and egress from major thoroughfares to commercial sites; ability to achieve a functional internal circulation and off—street parking system;
- b. 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;
- c. Impact to the conservation and preservation of natural resources;
- d. Demand on existing and planned public services, utilities, water resources and energy resources.
- e. Access to the Florida Turnpike.

**Policy 1-1.3.2: General Pattern of Commercial Land Use.**

Two commercial land use districts shall be designated on the Future Land Use Map: General and Office\Residential Mixed Use. Higher intensive commercial activities shall be restricted to areas designated as general commercial. The majority of higher intensive commercial activities shall be directed toward a proposed centrally located business district strategically located on U.S. 27 north of Silverton and Center Street.

Commercial areas shall be strategically concentrated along U.S. 27 and areas adjacent to the Florida Turnpike to best accommodate specific land economics and market demands, promote efficiency in the provision of public facilities and services, and conserve natural resources. Two commercial land use districts shall be utilized to concentrate higher intensive commercial in general commercial districts where traffic signalization, ingress/egress, and on-site improvements can be efficiently placed in locations where traffic can be best managed and controlled, while less intensive office uses can separate from higher intensive commercial activities and promote places where citizens live and work.

Office\residential districts serve to prevent high intensive commercial from dispersing along all of U.S 27 and shall concentrate less intensive commercial activities in areas where traffic improvements may not be necessary to promote efficient and safe access to such sites. Commercial activities shall be directed to the following strategic locations:

- a. East Washington Street. The section of Washington Street east of U.S. 27 lies centrally located within walking distance from residential areas to its north and south. Access to this area can be accomplished from nearly all north\south streets perpendicular to east Washington Street. Traffic impacts generated by office and residential uses along this corridor should not be detrimentally affect traffic volumes on local roads in adjacent residential neighborhoods.
- b. West Washington Street \ Disston Street. Existing commercial areas presently are located in the area along west Washington Street, Disston Street, and Baker Street. The proximity of these commercial businesses to U.S. 27 supports the viability of this area to function as a commercial district.
- c. U.S. 27\S.R. 25 Corridor. Retail sales and services currently occupy most land areas adjacent to U.S. 27 north of Center Street. As no other areas of the city can support intensive commercial activities without affecting residential, this corridor will remain as the only strategic location for intensive commercial activities. Most commercial activity along this corridor will represent small businesses due to the lack of large vacant parcels. Nearly all east-west roads connect to U.S. 27, allowing most residential areas to lie within walking distance to business areas.
- d. The area of Main Street from Lake Minneola Drive to US Highway 27.

**Policy 1-1.3.3: Access to Commercial Land Uses.**

Access to commercial sites shall utilize adjacent streets adjoining U.S 27 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. Access from U.S. 27, Baker Street, and Washington Street shall be designed to permit safe on-site and off-site traffic flow, while placing a minimal impact on quality of traffic flow on the adjacent adjoining roads.

Commercial development pursuing access to U.S 27 shall be required to obtain all access management (curb cut) permits from the Florida Department of Transportation in accordance with Florida Administrative Code Rule Chapter 14-9~ 6, State Highway System Connection Permits Administrative Process, but not prior to a site plan approval by City staff. Access to all state roads shall be in conformance with Florida Administrative Code Rule Chapter 14-97. Where sufficient land exists in commercial designations adjacent to U.S. 27, service roads shall be used for efficient traffic flow and

to minimize impacts on U.S. 27.

**Policy 1-1.3.4: Mitigation of Impacts to Adjacent Land Uses.**

The City shall require commercial developments and redevelopments to provide sufficient buffer and screening for purposes of mitigating impacts to adjacent residential or institutional land uses. In addition to and consistent with Policy 1-1.1.4, the City shall require new commercial development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques to obstruct the view of the commercial or manufacturing site from either single family low density or medium density residential development if the proposed use is within fifty feet of low or medium density singly family residential development.

**Policy 1-1.3.5: Availability of Facilities to Support Commercial Development.**

The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards. The Future Land Use Map shall not designate more commercial areas than that which existing and planned public facilities and roadways can support at adopted minimum level of service standards.

**Policy 1-1.3.6: Provision of Open Space.**

New development shall be required to maintain a portion of commercial sites as open space. The Land Development Regulations shall specify the proportion of land which shall be retained for open space in accordance with Table 1-2 and Policy 1-1.1.2.

**Objective 1-1.4: Planning For Industrial Activities.**

Allocate Sufficient Land Area to Accommodate Industrial Activities which Produce Goods and Services Demanded by Local and Regional Markets, with Consideration to Fiscal and Environmental Impacts to the City of Minneola.

**Policy 1-1.4.1: Available Industrial Land.**

Land allocations shall be provided for existing industrial activities and additional land shall be made available to accommodate expansion needs of existing industry and to attract new industries to Minneola. The Future Land Use Map shall allocate 46.05 acres for industrial uses.

**Policy 1-1.4.2: Criteria for Identifying Industrial Sites.**

The location and distribution of industrial land use districts delineated on the Future Land Use Map shall be determined according to the following criteria:

- a. Access and vicinity to U.S. 27, the Florida Turnpike and collector roadways; ease of access and egress from major thoroughfares to industrial sites; ability to achieve a functional internal circulation and off-street parking system;
- b. 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;

- c. Impact to the conservation and preservation of natural resources;
- d. Demand on existing and planned public services, utilities, water resources and energy resources; location of site to main water distribution lines;
- e. Soil conditions and potential for pollution to enter groundwater.

**Policy 1-1.4.3: Mitigation of Impacts to Adjacent Land Uses.**

Non-polluting industrial land uses shall be required to provide buffer or screening to abate visual, auditory, or olfactory nuisances emanating from the site. Provisions shall be incorporated into the Land Development Regulations which define buffer and screening requirements consistent with Policy 1—1.1.3.

**Objective 1-1.5: Planning For Public Facilities And Institutional Activities.**

The City Shall Assure that Needed Public Services and Facilities Are developed Concurrent with the Impact of New Development, Including Adoption of a Concurrency Management System within the Comprehensive Plan. Sufficient Land Area Shall Be Available to Accommodate Public Facility Improvements Proposed in the Comprehensive Plan and the Five-Year Schedule of Capital Improvements.

**Policy 1-1.5.1: Coordinate Public Facilities with Land Use.**

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

**Policy 1-1.5.2: Coordinate Public Facilities and Services with Concurrency Management System.**

The timing and location of public facilities shall be coordinated through the Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

**Policy 1-1.5.3: Protection of Potable Water Wellfields.**

To protect wellfield areas from potential contamination emanating from adjacent land uses, wellfield protection zones shall be established that prohibit, restrict, and control development and land use activities within a seventy-five, two-hundred, and five-hundred foot radius zone. Principles and regulations for the wellfield protection zones are stipulated in Policy 5-1.3.6, Wellfield Protection, of the Conservation Element. The area within 500 feet of a public well shall be referred to as the 'wellfield protection zone". Due to the small area of a wellfield protection zone, the Future Land Use Map Series shall identify general wellfield locations but not actual boundaries of zone.

**Objective 1-1.6: Planning For Institutional Land Uses.**

The City Shall Adequately Plan for the Land Needs of Institutional Activities.

**Policy 1-1.6.1: Adequate Sites for Institutional Land Uses.**

The City shall designate adequate sites on the Future Land Use Map for institutional land uses, assuring that public facilities are available to meet demands concurrent with impacts of development. Child-care and adult-care centers and religious facilities shall be allowed to locate in residential areas as conditional uses or as allowed by Florida Statue. The Land Development Regulations define performance standards and mandatory conditions which must be met to locate these facilities in residential areas.

**Policy 1-1.6.2: Compliance with Concurrency Management System.**

All institutional land uses, both private and public, shall comply with requirements stipulated within the Concurrency Management System. Public facilities shall be available concurrent with the impacts of development at the Level of Service standards adopted within the Capital Improvements Element and Public School Facilities Element of this Comprehensive Plan.

**Policy 1-1.6.3: Mitigation of Impacts to Adjacent Land Uses.**

To mitigate impacts to adjacent land uses, buffer and screening requirements is stipulated within the Land Development Regulations. Institutional land uses, both public and private, shall be required to comply with these development regulations. In addition to and consistent with Policy 1-1.1.3, the City shall require new institutional development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques to obstruct the view of the institutional site from either single family low density or medium density residential development if the proposed use is within fifty feet of low or medium density single family residential development. Institutional land uses, both public and private, shall be required to comply with this development regulation.

**Objective 1-1.7: Coordinate Future Land Uses With Topography And Soil Conditions.**

Location of Land Uses Shall Be Based on, and Coordinated with Soil Conditions and Topography Best Suited to Promote the Health, Safety and Welfare of Citizens, Protect Structural Investments in Property and Development, and Assure Preservation and Conservation of Environmentally Sensitive Lands and Other Natural Resources.

**Policy 1-1.7.1: Coordinate Future Land Uses with Soil Conditions.**

Land use activities, including their densities and intensities, shall be compatible with soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them. Table 1-1 stipulates which land uses are deemed suitable or unsuitable for each soil type, as well as those which may be suitable if restrictions are placed on the density or intensity of use or the use of septic tank systems. The delineation of land uses on the Future Land Use Map shall be consistent with suitability classifications identified in Table I-6.

**Table I-1**  
Soil Suitability For Land Use Analysis  
City of Minneola

Land Use	Soil Type							
	AL Albany	AP Apopka	AS Astatula	F Fill	MY Myakka	PL Placid	SW/M p / Swampy	TA Tavares
Residential	S	S	L	L	U	U	U	S
Commercial	S	S	L	L	U	U	U	S
Industrial	S	S	L	L	U	U	U	S
Institutional	S	S	L	L	U	U	U	S
Recreation	S	S	L	L	L	L	L	S
Agriculture	S	S	S	S	S	S	U	S

KEY:	
S	Suitable Land Use Activity
U	Unsuitable Land Use Activity
L	Development Potential Is Limited

Septic tank systems are a limiting factor for the location of residential and commercial activities within some soil types. Such activities may be compatible with soil types if central sanitary sewer systems and drainage facilities are adequate to protect health and safety of the residents and preserve natural resources, particularly groundwater quality. The City incorporated provisions into the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types, based on the density and intensity, whose development potential is limited in some form or manner.

**Policy 1-1.7.2: Development Limitations Due to Severe Slope.**

Severe slopes shall be defined as having a gradient exceeding 10%. Land uses shall be delineated on the Future Land Use Map with consideration to the topography. The following areas have been identified as areas limited development potential due to

severe slopes:

- \* the site bordered to the west by Main Ave., to the north by Silverton Street, to the west by Lake Shore Drive, and to the south by the City of Clermont (classified as low density residential on the Future Land Use Nap);
- \* the northern half of the property located north of Silverton Street, east of Oakland Ave., south of an abandoned C.S.X rail road corridor, and west of the city line (classified as low density residential on the Future Land Use Map).

Provisions within the Land Development Regulations stipulate that development orders and building permits involving the development/excavation of slopes exceeding a 10% grade shall be reviewed and approved on an individual basis. Conditions for approval shall be defined within the Land Development Regulations. Alterations to slopes at these sites must be approved by the City prior to land preparation activity.

**Objective 1-1.8: Coordinate Future Land Uses With The Concurrency Management System.**

Assure that Future Land Use Patterns Promote Efficient Provision of Public Facilities, and that Facilities Are Available Concurrent with the Impacts of Development.

**Policy 1-1.8.1: Availability of Public Facilities.**

Development orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development at the Level of Service standards adopted within the Capital Improvements Element. The City shall issue no development orders or permits without first consulting with the City Utilities Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or 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.

**Policy 1.1.8.2: Efficiency in the Provision of Public Facilities.**

Allocation of future land use shall occur in a manner which promotes efficient distribution and provision of public facilities. Land use allocations shall assure that future sites can be acquired for public facilities programmed within the Five-Year Schedule of Capital Improvements or determined necessary to meet demands generated by growth and development anticipated through the year 2013.

**Objective 1-1.9: Encourage The Redevelopment And Renewal Of Blighted Areas.**

Blighted Areas are Not Present within the City of Minneola. However, the City Shall Encourage the Redevelopment and Renewal of Blighted Areas at the Time Such Areas Appear and Necessary Action Shall be Taken to Prevent their Occurrence.

**Policy 1-1.9.1: Amend Future Land Use Element to Best Encourage the Redevelopment and Renewal of Blighted Areas.**

At the time blighted areas are identified within Minneola, the City shall amend the Comprehensive Plan to include appropriate policies which address the redevelopment

needs of that area. Such policies shall be based on an evaluation and analysis which shall be prepared within the Data Inventory and Analysis Section, the supporting document to the Comprehensive Plan. The City shall also re-evaluate the future land use designation for the blighted area to determine if a more appropriate designation, density and intensity of development would better encourage the private sector to invest in redevelopment.

**Policy 1-1.9.2: Maintain and Enforce Minimum Standards for Existing and New Development.**

The City shall continue to enforce appropriate standards for the design and construction of development, including public and semi-public facilities. The City amended the Land Development Regulations and Code of Ordinances to include any revisions to design and construction standards, including the administration of enforcement activities, to maintain consistency with development guidelines and requirements established in this comprehensive plan.

**Objective 1-1.10: Planning For Utilities.**

The City Shall Assure That Needed Utilities Are Provided Concurrent With The Impact Of New Development, Including Adoption Of A Concurrency Management System In This Plan. Sufficient Land Area Shall Be Available To Accommodate Utilities.

**Policy 1-1.10.1: Coordinate Land Use Needs for Utilities.**

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

Utilities shall be permitted on a conditional basis within commercial and institutional land use districts, 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 investments in development.

**Policy 1-1.10.2: Coordinate Traffic Plans with Utilities.**

As existing utility service lines are placed within existing transportation right-of-ways, the City shall review future land use plans and transportation improvements to assure that appropriate land and air space are available to accommodate utility lines. Such land use needs shall be delineated as utility open space on the Future Land Use Map as deemed appropriate. 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. Discussions with the utility company shall determine the share of relocation costs to be assumed by each entity.

**Objective 1-1.11: Discourage Urban Sprawl.**

Discourage Urban Sprawl Through A Future Land Use Pattern which Promotes Orderly, Compact Development.

**Policy 1-1.11.1: Land Use Allocation.**

The City shall designate land use on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data Inventory & Analysis) and to the effect such allocations place on the economic benefits and values of existing and future land and building investment. 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 1-1.11.2: Promote Orderly, Compact Growth.**

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

**Policy 1-1.11.3: Coordination with Lake County to Reduce Urban Sprawl.**

The City of Minneola has coordinated with Lake County to promote a regional development concept that directs future growth to urbanized or urban/rural transitional areas where public facilities and services are available or proposed to be available.

**Objective 1-1.12: Promote Innovative Land Development Applications.**

Promote Innovative Land Development Applications Through the Use of Planned Unit Development Designations.

**Policy 1-1.12.1. Application of Planned Unit Development.**

Performance criteria is incorporated into the Land Development Regulations for the application of planned unit development to future undeveloped land annexed into Minneola. Residential development exceeding ten (10) acres may elect to submit applications for a planned unit development. Planned Unit Developments are allowed as a separate zoning district.

**Policy 1-1.12.2: Use of Cluster Developments.**

As a means to promote the conservation of permeable surface area and maintain the City's small town character, cluster developments shall be promoted by the City during the development review process and provided for in the Land Development Regulation.

**Policy 1-1.12.3: Use of Performance Zoning.**

The City analyzed the merits of applying a performance zoning criteria to the Future Land Use Element and the Land Development Regulations which base land use decisions on the ability of proposed development to provide specific facilities and services to qualify for certain density or intensity levels of development.

**Objective 1-1.13: Planning For School Board Sites**

The City shall coordinate the Lake County School Board and make every effort to allow for the designation of sufficient land on the Future Land Use Map, within reasonable proximity to residential development to meet the projected needs for public schools and seek opportunities to co-locate appropriate public facilities with educational facilities.

**Policy 1-1.13.1: Land Use Designations**

Public Schools shall be allowed in the following land use categories:

1. All residential categories.
2. Office/Residential
3. General Commercial
4. Institutional

**Policy 1-1.13.2 School Board Collaboration**

The City will work with the Lake County School Board to plan and establish future school sites to ensure that adequate land will be available close to neighborhoods to meet the needs of the student population.

**Policy 1-1.13.3: Co-Location of Facilities**

The City of Minneola shall seek opportunities for co-location of compatible public, facilities such as parks, with public schools.

**Policy 1-1.13.4: School Site Sizes**

As established as a guideline by the School Board of Lake County, the City shall utilize the following as the minimum allocation of land for individual school facilities.

1. Elementary school – 20 acres
2. Middle school – 40 acres
3. High school – 60 acres

**Policy 1-1.13.5: General Location Criteria**

The City, in coordination with the Lake County School Board, will utilize the following as general criteria for the location of the various types of schools.

Elementary schools – Generally intended and located to serve a neighborhood or group of neighborhoods where students can walk to school. Playgrounds can be co-located with elementary schools.

Middle schools – Generally intended and located to serve the community as well as the adjacent area. Community parks and athletic fields can be co-located with middle schools. The school should be buffered from residential areas.

High schools – Generally intended to serve more than one community. The school should be buffered from residential areas.

## **GOAL 1-2. FUTURE LAND USE MAP.**

**ADOPT AND MAINTAIN A FUTURE LAND USE MAP SERIES WHICH SHALL DESIGNATE LAND USE ACTIVITIES TO MEET ANTICIPATED GROWTH AND DEVELOPMENT AND TO CONSERVE NATURAL RESOURCES OF MINNEOLA THROUGH THE YEAR 2025.**

### **Objective 1-2.1: Future Land Use Map Series.**

The City Of Minneola Hereby Adopts The Future Land Use Map Series, Maps 1-1 Through 1-6 To Represent City Policy For Managing The Allocation Of Future Land Use Through The Year 2025. The Future Land Use Map Series Is And Shall Be Supported By The Comprehensive Plan Data Inventory & Analysis Report (2008) And The Comprehensive Plan Evaluation And Appraisal Report (2010). Land Use Designations Of The Future Land Use Maps Are And Shall Be Allocated Pursuant To The Following:

- Goals, Objectives and Policies Established in the Comprehensive Plan;
- Based on Anticipated Growth and Development through Year 2025, as determined within the Data Inventory & Analysis Report
- Conservation Of Natural Resources Including Lakes, Wetlands, Floodplains, Sinkholes, Groundwater High Recharge Areas, Endangered And Threatened Species And Their Native Habitats;
- Efficiency in the Provision of Public Facilities
- Preservation of Fiscal Resources and Maximization of Economic Benefit.

### **Policy 1-2.1.1: Land Use Designations, and Maximum Intensity and Density.**

The Future Land Use Map Series shall designate areas for uses listed in Table 1-4 (fka table 1-2) and shall not exceed the maximum density/intensity contained in that table.

The proposed distribution, extent and location of land uses for the year 2025 shall be depicted in Map 1-1, "Future Land Use Map: Policy Designations". Maps 1-2 through 1-6 identify natural resources to be conserved and protected through the adoption and implementation of the Comprehensive Plan and Future Land Use Map Series. The maximum density of residential development or intensity of non-residential development shall not exceed the above cited maximum density or intensity of use.

### **Policy 1-2.1.2: Consideration of Community Facilities.**

Necessary community facilities, such as utility and water service lines, shall be permitted within any future land use designation if such activity satisfies established criteria of the Comprehensive Plan and the City's Land Development Regulations. A definition for a "community facility" is provided within the revised Land Development Regulations and shall mean a building or structure owned and operated or authorized by the City of Minneola to provide a governmental service to the public and includes fire stations, police sub-stations, emergency medical response stations, and postal drop box stations. Performance standards for community facilities have been incorporated into the Land Development Regulations to direct the placement of such facilities.

### **Objective 1-2.2: Land Allocations For Residential Uses.**

Allocate Sufficient Land Area on the Future Land Use Map to Accommodate Anticipated Housing Needs through the Year 2025.

**Policy 1-2.2.1: Allocation of Residential Densities.**

Future land use policy, as illustrated in Map1-5, shall allocate residential density based on the following considerations:

- Past and anticipated future population and housing trends and characteristics;
- Provision and maintenance of quality residential neighborhoods and preservation of cohesive neighborhoods;
- Protection of Environmentally Sensitive Lands;
- Transition of density between low, medium and high single family residential districts, multiple family districts;
- Need to accommodate affordable housing needs for low, and moderate income households.

**Policy 1-2.2.2: Interpretation of Residential Density Designations.**

Maximum gross residential densities shall be construed to represent the maximum allowable units which may be constructed on the gross land area, determined by dividing the “maximum allowable units” by the “gross land area” (i.e., dwelling units / gross land area). Residential densities shown on the Future Land Use Map shall be construed as the maximum gross residential density permitted for development in that residential district.

Gross land area shall be construed to represent all land under common ownership or control proposed for residential development.

Density designations shall be restricted or reduced for the following circumstances:

- (a) Waters of the State shall not be included as gross land area.
- (b) Land area which encompasses floodplains, wetland, or other environmentally sensitive lands shall be restricted to density credits determined by criteria and performance standards set forth within the Land Development Regulations.

**Policy 1-2.2.3: Interpretation of Non-Residential Intensities.**

Intensity of non-residential development shall be evaluated and restricted to the maximum densities and intensities found in the Table 1-7.

**Table 1-7**  
City of Minneola  
Existing Land Use Profile: Land Use Categories

Land Use	Density/ Intensity of Use
<b>Residential</b>	
Single Family Low Density	up to 2du/ac
Single Family Medium Density (after May 23, 2005)	up to 3 du/ac
Single Family Medium Density (prior to May 23, 2005)	up to 4 du/ac
Single Family High Density	up to 6 du/ac
Multi-Family Medium Density	up to 4 du/ac
Multi-Family High Density	up to 8 du/ac
<b>Commercial</b>	
General Commercial	1.1 FAR
Office/Residential	.9 FAR
<b>Industrial</b>	
General Industrial	1 FAR
<b>Mixed Use Development</b>	
Mixed Use Development (Hills of Minneola)	Varies
Mixed Use Development (Sugarloaf)	Varies
Mixed Use Development (Palmer)	Varies
<b>Open Space</b>	
Recreational	.3 FAR
Corridor-Open Space	.1 FAR
Conservation "Water" - Open Space	.05 FAR
Conservation "Wetlands" - Open Space	N/A
Utility - Open Space	N/A
<b>Institutional</b>	
Institutional	.8 FAR
<b>Agriculture</b>	
Agriculture	1 du/5 ac
<b>Utilities</b>	
Utilities	.15 FAR
<b>Road &amp; Right of Way</b>	
Road & Right of Way	N/A
<b>Lake County Land Uses</b>	
Lake County Suburban	up to 3 du/ac
Lake County Urban Expansion	up to 4 du/ac

**Policy 1-2.2.4: Vested Rights to Density.**

Where Land use densities are presented as a range, the maximum density shall not represent a guaranteed right. Subdivision, zoning and site plan review criteria and procedures within the Land Development Regulations shall assure that specific density assigned to new development is compatible and consistent with established residential development patterns and provides equitable use of the land.

Definitions established in the Concurrency Management System component of the Capital Improvement Element further define vesting.

**Policy 1—2.2.5: Single Family Low Density Residential Development.**

Areas delineated on the Future Land Use Map for low density residential development shall accommodate single detached dwelling units with a maximum density of up to two units per acre. Supportive community facilities and accessory land uses may be located within these areas but shall be required to comply with performance standards and development requirements set forth within the Land Development Regulations and Code of Ordinances.

Supportive community facilities shall also mean community facility and a definition for a “community facility” shall be provided within the revised Land Development Regulations and shall mean a building or structure owned and operated or authorized by the City of Minneola to provide a governmental service to the public and includes fire stations, police sub-stations, emergency medical response stations, and postal drop box stations.

This designation serves to primarily to place less intensive residential development adjacent to environmentally sensitive areas and natural resources, and to allow residential preferences for all income groups, and to promote a diversity of housing types within the City.

**Policy 1-2.2.6: Single Family Medium Density Residential**

Areas delineated on the Future Land Use Map for medium density residential development shall accommodate single detached dwelling units with a maximum density of up to four units per acre. Amendments adopted after May 23, 2005 will be limited to a maximum density of three dwelling units per acre.

This designation serves to maintain the character of existing developed areas which are subdivided to accommodate existing residential character, assure that sufficient land area for this residential character is available to meet anticipated demands, promote a diversity of housing types within the City, and maintain densities which will not overburden the natural environment’s ability to disperse septic tank leachate.

**Policy 1-2.2.7: Single Family High Density Residential Development.**

The area bordered on the west by Galena Ave., the north by Silverton Street, the east by Bloxom Ave., and the south by the City of Clermont, shall be designated for single family attached or detached dwelling units at a density up to six units per acre. High

density residential shall not be located adjacent to low density residential unless sufficient open space, buffer and screening is provided consistent with Policies 1-1.1.3. Low and medium residential land uses are permitted within the multifamily district. As reiterated throughout the Comprehensive Plan, density shall not exceed four units per acre unless central sanitary sewer facilities are available.

**Policy 1-2.2.8: Multiple Family Residential Development.**

The sites are generally bordered to the south by Minneola Street, the west by general commercial designated property, and by the city limit on the north and east, shall be designated as multiple family. Density in this area shall not exceed 8 units per acre. As reiterated throughout the Comprehensive Plan, density shall not exceed four units per acre unless central sanitary sewer facilities are available. Other remaining Multiple Family designations shall be limited to medium density development up to four units per acre.

**Objective 1-2.3: Land Allocations For Commercial Use.**

The Future Land Use Map Shall Delineate Sufficient Land To Accommodate General Commercial, Office\Residential Mixed Use, And Commercial Trades.

**Policy 1-2.3.1: Commercial Designations.**

Land shall be allocated on the Future Land Use Map for two commercial types separated according to intensity of use: General Commercial, and Office\Residential Mixed Use.

General Commercial. The general commercial areas are designated on the Future Land Use Map for purposes of accommodating general retail sales and services, but trades and offices shall also be deemed accepted uses in this district.

This area shall not accommodate manufacturing, processing, or assembly of goods, repair and maintenance of heavy vehicular machines or equipment, or related services and activities; warehousing; uses requiring excessive outdoor storage; or other activities which are identified as potential nuisances to site, sound, or smell. These areas are not adaptive to permanent residential uses, except for situations necessary to provide a night watchman.

Office \ Residential. The office/residential mixed use area is designated to accommodate professional offices or businesses generally located on the outer fringe of an existing residential area and located in areas experiencing a transition from residential to commercial land uses. Residential development shall be permitted in this designation. This land use policy designation expressly excludes general retail sales and services, warehousing and outside storage.

Acceptable uses intended for this district include residential uses, business and professional office buildings, and medical facilities. Activities which generate less than twenty vehicle trips per day per 1,000 square feet shall be permitted on a conditional use bases. In addition, this policy designation is intended for sites which:

- Possess accessibility to major thoroughfares or adjacent general commercial areas;
- Have potential to be served by a full complement of urban services;
- Contain sufficient land area to accommodate sound principles of urban design, including sufficient land area to provide landscaping and buffers to separate existing and potential adjacent residential land uses.

**Policy 1-2.3.2: Allocation of Commercial Land.**

The Future Land Use Map shall designate land area at a level above indicated needs in the supporting document but not greater than thirty percent (30%) of that identified minimum need to assure that commercial acreage allocations do not create a shortage of commercial land.

**Policy 1-2.3.3: 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 Minneola 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 1-2.4: Land Allocations For Industrial Uses.**

Provide Sufficient Areas on the Future Land Use Map to Accommodate Site Needs for Industrial Uses.

**Policy 1-2.4.1: Allocation of Industrial Land.**

The Future Land Use Map shall be designated on the Future Land Use Map for industrial activity. Criteria defining performance standards and conditional requirements for light industrial uses are stipulated within the Land Development Regulations. The Land Development Regulations also define light industrial uses which shall be permitted within commercial areas.

The industrial land use designation shall be allocated to sites accessible to major roadways. The sites shall be buffered from residential neighborhoods. Industrial uses include manufacturing, assembling and distribution activities; warehousing and storage activities; and other similar land uses which shall be regulated through the Land Development Regulation. Heavy metal fabrication, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing; or other use generating potentially harmful environmental or nuisance impacts shall be prohibited.

Industrial designated areas are not adaptive to residential use as such industrial activities shall not be located in areas designated for residential development. This provision shall not prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes.

**Policy 1-2.4.2: Industrial as a Conditional Use in Commercial Designations.**

The City shall permit non-polluting light industrial land uses within General Commercial districts on a conditional basis. Conditions are stipulated within the Land Development Regulations. A definition for industrial activities qualifying as “non-polluting” is incorporated into the Land Development Regulations. which shall include the prohibition of the following uses: manufacturing, processing, or assembly of goods, repair and maintenance of heavy vehicular machines and equipment, or related services and activities; warehousing; uses requiring excessive outdoor storage; or other activities which are identified as potential nuisances to site, sound, or smell. The mix of industrial within General Commercial designation shall not exceed 25 percent of its total land area.

A non-polluting’ industry shall be defined as not emitting an odor, noise, or pollutant beyond the property line that are obnoxious, annoying, or harmful to health or environment.

**Objective 1-2.5: Land Allocations For Recreation Activities.**

The Future Land Use Map Shall Designated Areas for Recreation Space and Facilities.

**Policy 1-2.5.1: Designate Recreation Sites.**

The City has designated the abandoned T & G railroad right-of-way site owned by the City along Lakeshore Drive for recreation use. This site will contains recreation facilities.

**Objective 1-2.6: Land Allocations For Recreational Activities.**

The Future Land Use Map Shall Allocate Land Resources for Institutional Facilities and Services. The Sites Shall Be Compatible with Adjacent Land Uses.

**Policy 1-2.6.1: Institutional Land Use Designation.**

The institutional land use designation shall accommodate land resource needs of existing public and semi-public services, including governmental administration buildings; educational facilities and essential public services and facilities.

**Policy 1-2.6.2: 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 to minimize potential adverse impacts to adjacent land uses. To mitigate impacts to adjacent non-compatible land uses, buffer and screening requirements shall be stipulated within the Land Development Regulations. In addition to and consistent with Policy 1-1.1.3, the City shall require new institutional development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques to obstruct the view of the institutional site from either single family low density or medium density residential development if the proposed use is within fifty feet of low or medium density singly family residential development. Institutional land uses, both public and private, shall be required to comply with these development regulations.

**Policy 1-2.6.3: Monitor Additional Land Needs.**

Additional land needs required to accommodate future Institutional uses shall require an amendment to the Future Land Use Map. The City shall monitor the need for additional land area for institutional uses, and shall coordinate with State and County governments when necessary to determine if anticipated land needs to meet future demands.

**Objective 1-2.7: Land Allocations For Utility Services.**

The Future Land Use Map Shall Allocate Land Resources for Utility Facilities and Services Essential to support urban development.

**Policy 1-2.7.1: Designations for Existing Utilities.**

The utility land use designation is intended to accommodate necessary major public or semi-public utility plant operations and related facilities required to service urban development. Plants and facilities for which the utility designation is reserved include potable water treatment plants, pumping facilities, water wells, wastewater treatment plants and lift stations, electric company substations, telephone and other communication facilities, and municipal service and storage facilities. Land accommodating utilities shall be designated on the Future Land Use Map as utility use.

**Objective 1-2.8: Land Allocations For Open Space.**

The City Shall Designate Land Resources for Open Space to Conserve Environmentally Sensitive Areas, to Preserve Right-of-way for Transportation Corridors, and to Prevent Development from Encroaching Potentially Hazardous or Detrimental Utilities or Land Use Activities.

**Policy 1-2.8.1: Open Space Designations.**

Land qualifying as open space shall meet the below cited definitions. Where land serves as both open space and recreation uses, the latter shall be used as the land use designation for the site.

Conservation Open Space shall be construed to represent areas which contain significant natural or historical resources which require protection from detrimental impacts associated with the encroachment and intrusion of development. Such areas on the Future Land Use Map shall include wetlands.

Utility 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 drainage canals and retention ponds, airport flight path zones, and regional utility lines. No such areas are presently depicted on the Future Land Use Map.

Corridor Open Space shall be construed to represent transportation right-of-way adjacent to existing thoroughfares, right-of-way reservation areas for future transportation corridors, or unpaved, overflow parking areas covered by vegetation. Undeveloped rights-of-way shall be delineated on the Future Land Use Map as corridor

open space.

**Policy 1-2.8.2: Allocation of Open Space.**

The Future Land Use Map shall identify the following areas as open space:

Conservation Open Space: All wetland areas within the City Limits

Utility Open Space: None

Corridor Open Space: Undeveloped roadway rights-of-way.

**Policy 1-2.8.3: Consistency with Recreation & Open Space Element and the Conservation Element.**

Land identified as open space on the Future Land Use Map shall be consistent with open space identified within the Recreation and Open Space Element and with conservation activities within the Conservation Element of this Comprehensive Plan.

**Objective 1-2.9: Land Allocations For Agricultural Use.**

No Agricultural Land Is Shown on the Future Land Use Map.

**Policy 1-2.9.1: Agriculture Designation.**

The City shall designate agriculture land use on the Future Land Use Map if a future need for such activity is identified and such future land use is approved by the City. Such an amendment to the Future Land Use Map and the Comprehensive Plan shall be conducted according to procedures stipulated within Florida Statutes Chapter 163.

**Policy 1-2.9.2: Acceptable Land Uses In Agriculture Designation.**

Acceptable agricultural practices within this designation shall be restricted to the following activities:

- a. Single family housing at one unit per five acres;
- b. Recreation;
- c. Public facilities and utilities;
- d. Agricultural uses consisting of: citrus groves, pasture land, forestry, and vegetable or fruit crops.

No feed lots, confined or exterior, shall be permitted within the City of Minneola. Livestock corrals shall also be prohibited.

**Objective 1-2.10: Land Allocations For Mixed Use Development**

Land shall be allocated on the Future Land Use map for Mixed Use Development.

**Policy 1-2.10.1: Mixed Use Development.**

This land use accommodates development projects approved consistent with Chapter 380, F.S., and Rules 9J-28, F.A.C., with a current Development Order or Amended Development Order (DO/ADO) and an approved Master Plan Map. The mixed use

development is designated to accommodate Residential, General Commercial, Office, Industrial and Institutional as primary uses as shown in Table A. Other support uses, such as Recreation, Conservation and Utility uses will also be allowed. Mixed Use Development must incorporate at least three of the above primary land uses. The maximum residential density shall be limited to 3 units per acre of the total site. Intensity standards for the non-residential land uses in this category shall not exceed the intensity standards in Table A. More specific standards may be identified for a specific project within this policy.

Table A

Proposed allowable percentages within MUD		
Land Use Category	Range of uses permitted in MUD*	Maximum Density/ Intensity
General Commercial	0% - 5%	.6 FAR
Office	0% - 5%	.5 FAR
Industrial	0% - 7%	.6 FAR
Institutional	0% - 10%	.5 FAR
Residential	50% - 78%	Up to 3 du per acre#

\* Percentages used represent range of potential permitted uses. Actual percentages of uses to be determined individually on a site-by-site basis.

\*\*Percentages include open space, setbacks, buffers, recreation areas, etc.

# Density is determined utilizing the entire site acreage.

The standards for the Hills of Minneola DRI are shown in Table B. Mixed Use Development approvals must include a concept plan. Minor deviations (no more than 5%) from the standards in Table B can be approved by the City of Minneola. Deviations greater than 5% of the proposed standards would require a comprehensive plan amendment pursuant to Section 163.3184, F.S.

Table B

Approved Hills of Minneola Density and Intensity			
Land Use Category	Approved	5%+/-	Range of density and intensity allowed
Residential	3,971 units	199 units	3,772 - 4,170 units
	1,368.2 acres	68.41 acres	1,299.79 -1,436.61 acres
General Commercial (includes 300 room Hotel and 12 screen Movie Theatre)	890,000 square feet	30,500 square feet	845,500 - 934,500 square feet
	70.8 acres	3.54 acres	67.26 - 74.34 acres
Office	850,000 square feet	42,000 square feet	807,500 - 892,500 square feet
	72 acres	3.6 acres	68.4 - 75.6 acres
Industrial	1,400,000 square feet	70,000 square feet	1,330,000 - 1,470,000 square feet
	120 acres	6 acres	114 - 126 acres
Institutional	496,163 square feet	24,808 square feet	471,355 - 520,971 square feet
	102.1 acres	5.105 acres	96.995 - 107.205 acres

The standards for the Sugarloaf DRI are shown in Table C. Mixed Use Development approvals must include a concept plan. Minor deviations (no more than 5%) from the standards in Table C can be approved by the City of Minneola. Deviations greater than 5% of the proposed standards would require a comprehensive plan amendment pursuant to Section 163.3184, F.S

Table C

Approved Sugarloaf Density and Intensity			
Land Use Category	Approved	5%+/-	Range of density and intensity allowed
Residential	2,434 units	121 units	2,313 – 2,555 units
	970 acres	48.5 acres	921.5 -1,018.5 acres
General Commercial	120,000 square feet	6,000 square feet	126,000 – 114,000 square feet
	12 acres	0.6 acres	11.4 – 12.6 acres
Institutional	25 acres	1.25 acres	23.75 – 26.25 acres

**Policy 1-2.10.2: Revocation of Mixed Use Development land use for a Development of Regional Impact.**

This land use accommodates development projects approved consistent with Chapter 380, F.S., and Rules 9J-28, F.A.C., with a current Development Order or Amended Development Order (DO/ADO) and an approved Master Plan Map. Lands newly designated Mixed Use Development land use for Developments of Regional Impact or amendments to the Development of Regional Impact shall be developed consistent with the corresponding project's current DO/ADO, the City of Minneola's Comprehensive Plan and Land Development Regulations and the standards contained in Table B.

In the event an approved DRI is abandoned consistent with Chapter 380.06 (26), F.S., and Rule 9J-2.0251 F.A.C., the Mixed Use Development land use designation shall be removed from the Future Land Use Map Series, through the next available Comprehensive Plan Amendment Cycle. If the Mixed Use Development for a Development of Regional Impact was established following the adoption of the City of Minneola's Comprehensive Plan amendment for the subject area, the Development of Regional Impact site's land use designation shall be amended through a Comprehensive Plan Amendment to restore the land use existing prior to the Development of Regional Impact approval. If any development of the originally planned for Development of Regional Impact has been completed, an alternate land use reflecting the completed development may be established, consistent with the City of Minneola's Comprehensive Plan.

**Objective 1-2.11 Land Allocations for Mixed Use Residential Development**

Land shall be allocated on the Future Land Use Map for Mixed Residential Use Development.

**Policy 1-2.11.1: Mixed Use Residential Development.**

The mixed use residential development is designated to accommodate Residential with a combination General Commercial and/or Office per Table A. Other support uses, such as Recreation, Conservation and Utility uses will also be allowed. Mixed Use Residential Development must incorporate residential at least one of the other two primary land uses. The total residential density shall be limited to 5 units per acre of the total site. Intensity standards for the non-residential land uses in this category shall not exceed the intensity standards in Table A. More specific standards may be identified for a specific project within this policy.

Table A

Proposed allowable intensities within MURD	
Land Use Category	Maximum Density/ Intensity
General Commercial	0.2 FAR
Office	0.2 FAR
Residential	Up to 5 du per acre

**Policy 1-2.11.2: Palmer Mixed Use Residential Development.**

The mixed use residential development is designated to accommodate the site specific Palmer project located to the north of Oak Valley Boulevard, west of US Hwy 27, and south of Highland Oaks Boulevard, which proposes Residential and General Commercial per Table A below.

Table A

Proposed allowable intensities within Palmer MURD	
Land Use Category	Maximum Density/ Intensity
General Commercial	155,000 SF
Residential	88 units

**Policy 1-2.11.3: Overlook at Grassy Lake Mixed Use Residential Development.**

The mixed use residential development is designated to accommodate the site specific Overlook at Grassy Lake project containing 87+/- acres located to the south of Citrus Grove Road, west of Hancock Road, and East and West of Grassy Lake Road which proposes Residential, General Commercial/Office and Institutional uses per Table A below.

Table A

Proposed allowable intensities within Overlook at Grassy Lake MURD	
Land Use Category	Maximum Density/Intensity
General Commercial/Office	119,000 SF
Institutional	21,300 SF
Residential	245 Units

**GOAL 1-3: IMPLEMENTATION OF FUTURE LAND USE ELEMENT MAP SERIES.**

**IMPLEMENT THE FUTURE LAND USE ELEMENT, FUTURE LAND USE MAP SERIES, AND THE COMPREHENSIVE PLAN BY EVALUATING AND MONITORING EXISTING AND FUTURE GROWTH AND DEVELOPMENT WITHIN THE CITY FOR COMPLIANCE WITH THE GOALS, OBJECTIVES AND POLICIES ESTABLISHED IN THE COMPREHENSIVE PLAN.**

**Objective 1-3.1: Concurrency Management System.**

The City Shall Monitor Impacts Generated By Future Growth And Development For Compliance With Minimum Levels Of Service Standards And For The Availability Of Public Facilities And Resources Through A Concurrency Management System. No Development Order Or Permit For Development Shall Be Issued By The City Unless Criteria Within The Concurrency Management System Determine That Adequate Facilities And Resources Are Available Concurrent With The Impacts Of Development And At Levels Which Equal Or Exceed Minimum Adopted Level Of Service Standards Adopted In This Comprehensive Plan.

**Policy 1-3.1.1: Mandatory Compliance with the Concurrency Management System.**

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

- 1.) necessary facilities and resources are in place and functional concurrent with the impacts of development;
- 2.) the subject development shall not reduce the levels of service (LOS) below the minimum adopted standard established in policy for each applicable public facility.

For proposed developments which shall require public facilities or services provided by

the City of Minneola, no development order or permit for development shall be issued until a maximum capacity for a public facility is assigned to and reserved for the subject development. The reservation of capacity for a public facility shall be granted to an applicant of development only upon satisfactory compliance with the Concurrency Management System. All rights pertaining to the assignment and forfeit of capacity allocations shall be defined within the Concurrency Management System.

**Policy 1-3.1.2: Amendments to the Comprehensive Plan.**

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

**Objective 1-3.2: Management And Coordination Of Future Land Use Decisions.**

Management Of Land And Physical Improvements Identified On The Future Land Use Map Shall Be Coordinated With Natural Systems, Including Topography, Soil Conditions, Vegetation, Natural Habitat, Potable Water Wellfields, And Other Environmentally Sensitive Land And Water Resources. In Addition, Such Coordination Shall Analyze Future Land Use For Consistency With The Furtherance Of The City's Desired Character And The Promotion Of Neighborhood Cohesiveness. Land Use Decisions Shall Also Be Based On The Availability Of Public Services And Infrastructure Required To Support Land Use Activities Permitted For Land Use Districts Of The Future Land Use Map.

**Policy 1-3.2.1: Future Land Use Map and Related Policies.**

The Future Land Use Map and related policies pertaining to the Future Land Use Map (GOAL 1-2) provide definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.

**Policy 1-3.2.2: Land Development Regulations.**

Existing regulations governing zoning; subdivision; signage; tree protection and landscaping; floodplain management; surface water management; water conservation; septic tanks and sewage disposal; roadways and sidewalks; recreation space and facilities; health and sanitation; fire prevention and protection; building and electrical codes; excavation and erosion control; and other land and water management regulations shall be revised and/or updated as necessary to effectively regulate future land use activities and natural resources identified on the Future Land Use Map.

The Land Development Regulations for the City of Minneola shall be consistent with, and serve to implement the goals, objectives and policies established within the Comprehensive Plan. To implement the goals, objectives and policies of the Comprehensive Plan, provisions shall be incorporated into the Land Development

Regulations pursuant to Chapter 163.3202, F.S., and shall contain specific and detailed provisions which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
- c. Protect the environmentally sensitive lands designated in the Comprehensive Plan, particularly those identified in the Future Land Use Map Series;
- d. Regulate development within areas which experience seasonal and periodic flooding;
- e. Specify drainage and stormwater management requirements;
- f. Protect potable water wellfields and aquifer recharge areas;
- g. Specify minimum design standards for sanitary sewer and septic tank systems;
- h. Regulate signage;
- i. Ensure safe and convenient on—site and off-site traffic flow and parking needs of motorized and non-motorized transportation;
- j. Require that development meet all appropriate provisions of the Concurrency Management System, including level of service standards adopted by the City Council, prior to the issuance of a development order or permit.

**Policy 1-3.2.3: Consistency of Zoning Districts with the Future Land Use Map.**

The City may elect to further regulate land use activities within land use districts shown on the Future Land Use Map through the establishment of zoning districts. Such zoning districts shall be defined within the Land Development Regulations, and a Zoning Map shall illustrate the demarcations of each district. The density and intensity of land use activities established for each zoning district shall be consistent with density and intensity qualitative standards set forth on the Future Land Use Map.

Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the densities and intensities of use established in Policy 1-2.1.1.

**Objective 1-3.3: Prevent Future Needs For Redevelopment And Renewal.**

The City Shall Prevent Future Needs to Undertake Redevelopment and Renewal Activities through Continuation of Code Enforcement Activities.

**Policy 1-3.3.1: Continuation of Code Enforcement Activities.**

The City shall continue the enforcement of building codes to maintain safe structures which promote and preserve the desired character of the City of Minneola.

**Objective 1-3.4: Protection Of Archaeological And Historic Resources.**

The City Shall Assure that Land Development and Conservation Activities Further the Protection of Archaeological and/or Historic Sites that May be Discovered in the Future.

**Policy 1-3.4.1: Preventing Detrimental Impacts of Development on Historic Sites.**

The City shall prevent detrimental impacts of development to historic sites including provisions within the Land Development Regulations which preclude: 1) destruction or alteration of all or part of such site; 2) transfer or sale of a site of historical significance without adequate conditions or restrictions regarding continued preservation, maintenance, or use of such property; 3) encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property; and 4) alteration or destruction of the site's surrounding environment.

**Policy 1-3.4.2: Preventing Destruction of Discovered Archaeological Sites.**

Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery, and the City and/or the developer shall contact the Florida Department of State of such discovery. Construction shall not begin until the State has determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

**Objective 1-3.5: Protection Of Natural Resources.**

The City Shall, In The Review Of Development And Conservation Activities And Through The Implementation Of The Following Policies, Assure The Protection Of Natural Resources.

**Policy 1-3.5.1: Future Land Use Policies for Managing Environmentally Sensitive Areas.**

Policies in the Conservation Element for managing environmentally sensitive natural systems, including but not limited to lakes, wetlands, floodplain areas, significant vegetative communities and wildlife habitats of endangered and threatened species, shall be implemented through performance standards stipulated within those policies.

**Policy 1-3.5.2: Intergovernmental Coordination and Natural Resource Management.**

The City shall coordinate with the State, the St. Johns River Water Management District, the East Central Florida Regional Planning Council, Lake County, and other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.

**Policy 1-3.5.3: Protection of Endangered and Threatened Animal and Plant**

**Species.** The City shall protect endangered and threatened animal and plant species by assuring the preservation of native habitat required for their propagation and survival.

Policies within the Conservation Element that establish performance standards, as herein cited in this Comprehensive Plan shall implement the protection of habitat used by these species.

**Objective 1-3.6: Prevent Land Use Inconsistent With The City’s Character.**

Future Land Uses Shall Be Compatible with the Future Land Use Map, and Other Applicable Laws, Ordinances, and Administrative Rules Regulating Land and Water Resource Management.

**Policy 1-3.6.1: Existing Non-Compatible Land Uses.**

The City shall reduce or eliminate existing non-complying land use activities to the greatest reasonable and practical extent without intruding on the constitutional rights of the effected land owners. No existing non-conforming structure shall be increased or expanded. The Land Development Regulations shall define circumstances under which the existing non-conforming use shall be eliminated or reduced in intensity, and shall provide principles for regulating improvements to existing non-complying structures as well as changes to non-conforming uses.

The Land Development Regulations shall define “Nonconforming Lot(s) of Record as a lot of record that does not meet minimum area, width or frontage requirements of the Land Development Regulations, “Nonconforming Structure” as any lawfully existing structure or building on the effective date of the Comprehensive Plan and Land Development Regulations that does not comply with all the provisions of the Comprehensive Plan or Land Development Regulations, provided however that the failure to meet minimum lot size, width, or setback requirements shall not render the structure non-conforming, “Nonconforming Use” shall mean any use lawfully being made of the land, building, or structure on the effective date of the Comprehensive Plan or Land Development Regulations that does not conform with the provisions of the Comprehensive Plan or Land Development Regulations.

**Policy 1-3.6.2: Managing Future Land Use.**

The Future Land Use Map and related policies together with the Land Development Code shall be applied as a planning and management tool in order to prevent development of land uses which do not conform to the City’s character reflected in the City’s adopted Future Land Use Map, Zoning Map, and other applicable laws, ordinances, and administrative rules.

**Objective 1-3.7: Intergovernmental Coordination.**

The City Shall Coordinate Growth And Resource Management Issues With Other Applicable Local, State, And Federal Agencies According To The Intergovernmental Coordination Element.

**Policy 1-3.7.1: Implementing Intergovernmental Coordination.**

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

**Objective 1-3.8: Coordinate Timing And Phasing Of Development With The Concurrency Management System.**

The Location, Scale, Timing, And Design Of Development Shall Be Coordinated Through The Concurrency Management System In Order To Promote Cost Effective Land Development Patterns And Direct Future Development Only To Those Areas Where Public Facilities Are Available To Meet Level Of Service Standards Concurrent With The Impacts Of Development.

**Policy 1-3.8.1: Development Orders and Permitting Process.**

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

**Policy 1-3.8.2: Compliance of Sanitary Sewer/Septic Tank Systems with State Regulations.**

All developments serviced by sanitary sewer/septic tank systems shall be governed by applicable State laws and administrative regulations including Chapter 10D-6, F.A.C.

**Policy 1-3.8.3: Accommodating Requisite Infrastructure.**

The City shall include procedures in the development review process applied to site plans, subdivisions review, and permitting procedures to assure that sufficient land area has been allocated for infrastructure required to support proposed development.

**Objective 1-3.9: Precedence Of Growth Management Controls.**

The Comprehensive Plan Shall Represent the Primary Mechanism Which Manages Growth and Development within the City of Minneola, In Accordance to Florida Statutes, Chapter 163.

**Policy 1-3.9.1: Precedence Over Other Land Use Control Mechanisms.**

Growth management and land use controls stipulated in the Comprehensive Plan through goals, objectives and policies shall take precedence over all other land use policies established in other land use control mechanisms adopted by the City of Minneola, including but not limited to the Land Development Regulations and other components of the Code of Ordinances. Standards, provisions, and restrictions stated in the Land Development Regulations and the Code of Ordinances shall be consistent with the goals, objectives and policies of the Comprehensive Plan.

**Policy 1-3.9.2: Growth Management Via Revised Land Development Regulations**

The City has revised the Land Development Regulations to reflect growth management controls established within the Updated Comprehensive Plan. Until the adoption of the revised Land Development Regulations, all land use decisions made by the City of Minneola shall be consistent with the goals, objectives and policies of the Comprehensive Plan. The City Council shall hold the right to determine development regulations and standards until the Land Development Regulations are completed and adopted, so long as decisions are consistent with the Comprehensive Plan.

The City Council shall reserve the right to declare a moratorium on development under the following circumstances which may occur during the interim period between the adoption of the Comprehensive Plan, or the future amendment thereof, and the corresponding revisions to the Land Development Regulations:

- a. The City can not sufficiently manage growth and development without the completion of the revised Land Development Regulations;
  
- b. Public facilities and infrastructure are not available at minimum level of service standards to meet the demands of development proposed within applications for development which were submitted immediately before, and after the adoption of the Comprehensive Plan and/or the Concurrency Management System.

**Policy 1-3.9.3: Compliance with State and Federal Laws.**

The Comprehensive Plan shall not violate Florida Law or Administrative Rule, nor shall it violate the Constitution of the State of Florida or that of the United States of America. The City shall reserve the right to challenge State Administrative Rules or Laws which may serve to threaten the health, safety, or welfare of its residents.