

PUBLIC FACILITIES ELEMENT 9J-5.011 (2) FAC

Goals, Objectives and Implementing Policies

This section establishes goals, objectives, and policies for the Public Facilities Element, 9J-5.011(2)(a-c), FAC.

I. GENERAL APPLICATIONS

**GOAL 4-1: 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. 1: Implement a capital improvement schedule for public facilities.

The City shall adopt a Five-Year Schedule of Capital Improvements within the Comprehensive Plan, Capital Improvements Element, to time improvement needs with available funding and location of development. This Improvement Schedule shall be consistent with public facility improvement needs identified in the Comprehensive Plan.

Policy 4-1.1.1: 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 4-1.1.2. Criteria for Evaluating the Implementation of Capital Improvements.

Proposed Capital Improvement projects shall be evaluated and ranked according to the following priority level guidelines:

- 1.) Indicated Need: Implementation is needed to:
 - Protect public health, safety, and environmentally sensitive natural resources;
 - Comply with State or Federal requirements to provide facilities and services;
 - Preserve or maximize the use of existing facilities.
 - Improve efficiency of existing facilities.
- 2.) Additional Facility Needs: Implementation is needed to:
 - Eliminate facility or capacity deficiencies for service provided to existing developed 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 the project cost shall not cause accrued debt obligation to exceed the City's debt capacity.

Policy 4-1.1.3: 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 Improvements 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).

II. SANITARY SEWER FACILITIES

Objective 4-1.2: 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 4-1.2.1: Minimum Level of Service Standards.

The City of Minneola hereby adopts the following level of service standard for sanitary sewer by which development shall be evaluated for demand generation:

Total Capacity: 111 gallons per day per resident

Policy 4-1.2.2: Minimum Design Capacity of On-Site Septic Tank Systems.

The City of Minneola has established minimum design capacities for septic tank systems installed to serve the following land uses:

Land Use	Minimum Design Capacity
Single Family Unit:	750 gallons
Multiple Family Unit:	750 gallons
Commercial (per business)	750 gallons

The City has incorporated these provisions within the Land Development

Regulations.

Policy 4-1.2.3: Compliance with Levels of Service.

The development review process shall require new development to provide evidence that the sanitary sewer or septic tank system is designed to provide service which complies with the sanitary sewer level of service standards and with the minimum design capacity for on-site septic tank systems. These provisions have been incorporated into the City's Land Development Regulations.

Policy 4-1.2.4: Compliance with State Regulations.

The development review process shall require 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 and Rehabilitative Services through the Lake County Health Department. This includes the minimum allowable lot size for septic use standard of 10,890 square feet. These provisions have been incorporated in the City's Land Development Regulations.

Policy 4-1.2.5: Concurrency Management System: Wastewater.

The City has implemented and administers a Concurrency Management System, and commence implementation upon adoption of the revised Land Development Regulations, to monitor 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 which may be installed after February 1, 1992, comply with goals, objectives, and policies set forth therein. The Concurrency Management System shall be reviewed and updated to indicate the most current capacity conditions at least once a year.

Policy 4-1.2.6: Public and Single Use Wastewater Facilities and Level of Service.

Package treatment plants functioning as a public facility (such as Minneola Oaks) must comply with the level of service standards established in Policy 4-1.2.1. Single use package plants (such as Minneola Elementary) are required to comply with all pertinent rules and regulations in the Florida Statutes and Florida Administrative Code.

Objective 4-1.3: 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 4-1.3.1: Identify and Correct Existing Deficiencies.

The City Planning and Zoning Committee shall notify the Lake County Health Department of any complaints registered by citizens or businesses pertaining to any deficiencies in the performance of septic tank systems. The City Manager

shall request that the Lake County Health Department annually monitor septic tanks within Minneola, and provide the City with a report of their status.

Policy 4-1.3.2: Evidence of Compliance.

The City of Minneola will not issue any building permit for new or redevelopment on a property containing a septic system until the applicant for development provides evidence that the septic tank is in compliance with Department of Environmental Protection rules and regulations (Chapter IOD-6).

Objective 4-1.4: Provide additional sanitary sewer facilities and capacities to meet future demands.

Provide additional facilities and Capacities to Meet Demands Generated by Future Development.

Policy 4-1.4.1: Provision of Additional Facilities.

All development shall be required to have onsite sanitary sewer or septic tank systems operating consistent with deadlines established in the Concurrency Management System. All new residential planned unit developments (PUD) and subdivisions with densities exceeding four units per acre shall provide central wastewater systems. Circumstances where development shall be required to install central sanitary sewer systems or package plants are as follows:

- (1) Density and Sanitary Sewer System Compatibility with Soils. Where land use designations allow densities greater than the soils ability to naturally dissipate and decompose septic tank leachate, a central sanitary sewer system must be provided in accordance with deadlines established within the Concurrency Management System. All low and medium density land use designations (i.e. two and four units per acre, respectively) shown on the Future Land Use Map are to be situated in areas where soil properties are conducive to septic tank use. As no soils within the City contain sufficient properties to allow safe use of septic tank systems at high density development (i.e. over four units per acre), central waste water systems are required if density exceeds four units per acre.

Where a residential land use designation allows densities greater than four units per acre, applications for development at a density exceeding four units per acre shall be approved only on condition that a central sanitary sewer system accompanies the development.

- (2) Threshold for Medium Density Residential Requirement for a Central Sewer System. Where an application to construct medium density residential development (i.e. over two units but not more than four units per acre) proposes more than forty units, a central sewer system or package plant shall provide sanitary sewer service to the development at or before that time the unit breaching this threshold receives its building permit. Where the first phase of a phased development proposes fewer

units than this threshold, a central sewer system must be installed to serve that phase breaching the threshold as well as all previous phases. Development providing a central sanitary sewer system prior to the issuance of a certificate of occupancy for the first unit shall be eligible to reduce requirements for common open space by twenty-five percent (25%) (See policies in Future Land Use or Conservation Element for open space requirements.)

Developments below this threshold that are required to provide common open space are eligible for a twenty—five percent (25%) reduction of the open space requirement, if a central sanitary sewer system or package plant serves the development.

Policy 4-1.4.2: Disposal of Septic Tank Solids.

The City shall annually (by the month of February) analyze and 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 4-1.4.3: Feasibility of a Central Sewer Sanitary Sewer System.

The City established an ad hoc committee to investigate the central sanitary sewer alternatives available to Minneola. Such alternatives to be evaluated included, but were not limited to:

- a) Connection with the Clermont sewer system, including:
 - 1) coordination with Clermont to determine the feasibility of connection;
 - 2) establish a septic utility district;
 - 3) investigate the availability of grants to connect to Clermont's system;
- b) Minneola to provide sanitary sewer system, including a septic utility district;
- c) Coordination with Lake County to establish a regional sanitary sewer system provided by either a private or public entity; discuss delineation of urban service area for Minneola and Clermont.

Policy 4-1.4.4: Placement of Septic Tanks.

Septic tanks shall be placed in the front yard of all new development approved to use such systems to allow more efficient and economical connection to central sewer service lines at that time such a system serves the City or portions thereof. Septic systems shall comply with the regulations and standards of Chapter 10D-6 FAC.

Policy 4-1.4.5: Sanitary Sewer Systems for New Non-Residential Development. The City shall require applicants of nonresidential and mixed—use developments to provide sanitary sewer service through a central package plant or treatment system as a condition to the issuance of a development order or permit where the proposed development’s wastewater generation exceeds an average daily flow of 7,500 gallons per day or where industrial or commercial wastewater requires treatment according to Chapter 381.272, Florida Statutes.

Objective 4-1.5: Minimize Urban Sprawl.

Minimize Development Occurring in an Unorderly, Uncontrolled Manner Through Coordination Between Sanitary Sewer Services and the Future Land Use Element.

Policy 4-1.5.1: Coordinate 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.

III. SOLID WASTE

Objective 4-1.6: 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 4-1.6.1.: Minimum Level of Service Standards.

The City of Minneola hereby adopts a level of service standard for solid waste generation of 4 pounds daily per resident by which development shall be evaluated for demand generation.

Policy 4-1.6.2: 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 waste management businesses. At any time the City needs increased capacity to provide service to new development, additional service shall be obtained through franchise agreements with private waste management businesses.

Policy 4-1.6.3: Disposal of Solid Waste.

The City shall continue to use Lake County landfills and/or the trash burning facility for final disposal of solid waste.

Policy 4-1.6.4: Coordinate with Lake County.

The City shall, through the City Clerk, coordinate with Lake County Department of Environmental Services on an annual basis to:

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

- b.) Reduce solid waste disposal levels through recycling programs administered by Lake County;

- c.) Cooperate with Lake County in the placement of local hazardous waste collection centers and provide technical assistance on various issues pertaining to the management of hazardous waste according to State regulations (403.7265, F.S.). Technical assistance shall include the exchange of information regarding hazardous waste within the City of Minneola.

- d.) Comply with the Florida Solid Waste Management Act of 1988.

Policy 4-1.6.5: Concurrency Management System: Solid Waste.

The City shall monitor performance of solid waste collection services, available capacities, and compliance with levels of service through a Concurrency Management System implemented with the adoption of the Land Development Regulations.

Objective 4-1.7: 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 4-1.7.1: Existing Landfill Deficiencies.

The City has coordinated with Lake County on the County's progress relating to alternative disposal facilities to replace the Astatula landfill. (NOTE: The County trash burning facility will handle most of the disposal needs.)

Policy 4-1.7.2: Collection Deficiencies.

In the event a deficiency emerges in the collection of refuse, principles defined in 4-1.6.2 are to be followed.

Objective 4-1.8: Provide Additional Solid Waste Facilities And Services To Meet Future Demands.

The City Shall Meet Additional Solid Waste Collection Services Demanded by Years 2008 and 2025 Through the Provision of Additional Pick-Up Service Provided by a Service Contractor.

Policy 4-1.8.1: Additional Capacity.

Additional collection service shall continue to be obtained through a private service contractor. If the contractor does not have the service capacity to

maintain level of service standards, the City shall obtain complete service from another agent.

Policy 4-1.8.2: Creation of a Composting Site.

By 2015 the City shall analyze the feasibility of creating a composting facility for vegetative clippings and debris.

Objective 4-1.9: Maximize Use Of Existing Facilities And Discourage Urban Sprawl.

Prevent The Formation Of Unauthorized Dumping Sites Within The City To Maximize Use Of Existing Facilities And To Protect Public Health And Safety.

Policy 4-1.9.1: Removal of Unauthorized Dumping Sites.

The City shall remove, or 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. In the event such unauthorized dump sites are identified, the City shall coordinate with Lake County to evaluate the need to locate a transfer station within the Minneola area.

IV. POTABLE WATER

Objective 4-1.10: Assure Availability Of Capacity.

Assure That Adequate Potable Water Capacities Are Available To Support Demands Generated By Existing And Future Development.

Policy 4-1.10.1: Minimum Level of Service Standards.

The City of Minneola 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:

Minimum Level of Service for City Water System (1)	
Year	Gallons Per Resident Per Day
2008	210
2015	210
2025	210

(1) Level of service includes commercial level of service at 1,500 gallons per day per commercial acre; residential level of service at 90 gallons per capita per day.

Policy 4-1.10.2: Minimum Storage Capacity.

Minimum storage capacity of the City water system shall be:

Year	Gallons
2008	1,300,000
2025	1,300,000

Policy 4-1.10.3: Minimum Line Pressure.

The City potable water distribution system shall provide a minimum pressure of 52 pounds per square inch to provide adequate service for potable water demands and to meet fire flow pressure requirements.

Policy 4-1.10.4: Compliance with Minimum Level of Service, Storage Capacity, and Line Pressure.

The development review process shall issue development orders or permits predicated on demonstrated compliance with the potable water level of service standards, minimum line pressure standards, and available storage capacity. Provisions shall also stipulate mandatory compliance with all relevant federal, state, and local permit requirements. These provisions are incorporated in the City's Land Development Regulations.

Policy 4-1.10.5: Concurrency Management System: Potable Water.

A Concurrency Management System has been implemented which provides a monitoring mechanism to update the condition and levels of service of potable water facilities and services provided to the City of Minneola.

Policy 4-1.10.6: Maximum Level of Service Standards as Conservation Measures.

The City shall reserve the right to establish maximum level of service standards applicable to all land use types served by the municipal water system. Land uses consuming levels which exceed the maximum level of service, or a monthly consumption level based on this level of service, shall be assessed a higher water fee for that portion exceeding the maximum level of service. The maximum level of service and applicable fees shall be determined by the City Council. The City has analyzed the feasibility of instituting such a maximum level of service standard.

Objective 4-1.11: Correct Or Improve Deficiencies In The Water System.

Identify And Correct Any Deficiencies In The Water System, Including Storage And Distribution Facilities.

Policy 4-1.11.1: Identify and Correct Existing Deficiencies.

The Data Inventory and Analysis section of the Comprehensive Plan did not identify any deficiencies in the provision of potable water services for year 1989. The City shall evaluate available capacity and performance of the water system on an annual basis, beginning in 1992, according to procedures stipulated within the Capital Improvements Element and Monitoring and Evaluation System.

Objective 4-1.12: Provide Additional Facilities And Capacity To Meet Future Potable Water Demands.

Provide Additional Facilities And Capacities To Meet Water Demands Generated By Future Development.

Policy 4-1.12.1: Mandatory Connection to System.

All new development shall be required to connect to the City’s Water System.

Policy 4-1.12.2: Available Capacity Prior to Development.

The City shall assure that 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. Such provisions are supported in the Land Development Regulations.

Policy 4-1.12.3: Capacity Flow Demands for 2008 and 2025.

The City Water System shall provide adequate capacity, storage, and water pressure to maintain the following projected peak daily flow demands for years 2008 and 2025:

Year	Total Peak Flow
2008	1,550,000
2018	4,443,000

Objective 4-1.13: Maximize Use Of Existing Facilities And Minimize Urban Sprawl.

Direct Growth To Areas Currently Serviced By The Water System To Maximize Use Of Existing Facilities And To Minimize Urban Sprawl.

Policy 4-1.13.1: Coordinate Capacity and Facility Expansions with the Future Land Use Map.

The extension of potable water 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. Map 1-2a (Future Land Use Map) of the Future Land Use Element, Goals, Objectives and Policies, demonstrate the coordination of land use with provision of water distribution facilities.

Objective 4-1.14: Conservation Of Potable Water Supplies.

The City Of Minneola Shall Promote The Conservation And Responsible Use Of Its Potable Water Resources.

Policy 4-1.14.1: Conservation of Potable Water Supplies.

The City of Minneola shall conserve its potable water supplies through the implementation of water conservation techniques and programs. Techniques and programs used by the City shall include:

1. Requiring installation of water conserving plumbing fixtures in new and renovated buildings which are, at minimum, consistent with the requirements of the State Water Conservation Act (5. 553.14, P.S.). The development review process shall include an evaluation of development applications to assure such fixtures will be installed. No certificate of occupancy shall be

issued unless such fixtures are in place concurrent with deadlines established in the Concurrency Management System for water facilities.

2. Require xeriscape landscaping. The principles of design, appropriate plant selection, soil improvement, efficient irrigation, mulching, turf concentration, and proper maintenance are described within the Land Development Regulations.
3. At such a time that the City undertakes a central sanitary sewer system, promote the inclusion of water reuse and/or reclamation capabilities for use in landscaping, farm irrigation, and other appropriate applications.
4. Distribute (when available) educational materials, provided by the St. Johns River Water Management District, to residents and businesses through water bill mailings which describe sources of water consumption and opportunities for conservation.
5. Implementation of a leak detection program in order to discover and curtail wasteful losses of potable water from the public water supply delivery network.

Objective 4-1.15: Develop and Maintain a Water Supply Work Plan.

The City Of Minneola Shall Develop and Maintain a Water Supply Plan for a Minimum 10-year Planning Period to Ensure that Adequate Water Supplies are available to meet Water Demands Generated by Future Development.

Policy 4-1.15.1: The City shall maximize the use of existing potable water supplies through the implementation of management techniques that can enhance a source of supply, sustain water resources, and /or optimize water supply yield. These may include the use of reclaimed water, system interconnects, and water conservation.

Policy 4-1.15.2: 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 4-1.15.3: The City shall require all new development to address as a part of the development approval the provisions for providing and / or participating n Potable Water supply and distribution, Wastewater Treatment re-use, Alternative Water Supply alternatives and Potable Water Conservation measures. By June 2010 the City will revise the Land Development Regulations to reflect this policy.

Policy 4-1.15.4: The City shall explore and review alternative water supply opportunities. The City will participate in a St. Johns River preliminary design

report. It is the City's intention to complete the initial SMART (Securing Minneola's Alternative Resources for Tomorrow) project, a reclaimed water augmentation project, by 2012.

Policy 4-1.15.5: The City shall implement the SMART (Securing Minneola's Alternative Resources for Tomorrow) project identified as Project number: 82 in the SJRWMD Water Supply Plan 2005 – Fourth Addendum. The capital improvements related to alternative water supply projects shall be included in the Capital Improvement Element Goals, Objectives and Policies five-year schedule of capital improvements.

Policy 4-1.15.6: The City shall participate by providing financial support to the SJRWMD for the Preliminary Design Report (PDR) in the district's effort to identify sources of future alternative water supply and determine their political and financial feasibility. Funding for the PDR shall be included in the Capital Improvement Element Goals, Objectives and Policies list of Capital Improvement Projects.

V. DRAINAGE

GOAL 4-2: 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 4-2.1: Assure Available Drainage Capacity.
Assure that available natural and man-made drainage features provide adequate capacity to receive, retain, detain, and release stormwater in a timely manner.

Policy 4-2.1.1: Minimum Drainage Level of Service-Water Quantity.
The City hereby adopts the following minimum stormwater drainage level of service standards for retention volume and design storm:

a.) Retention Volume - Complete retention of the predevelopment minus the post development run off occurring at the established design storm.

b.) Design Storm - The following level of service standards will be used:

Facility Type	Design Storm
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

Major Detention/Retention Structures 25 year or Based on the Probable Maximum Precipitation as Required By SJRWMD

Minor Detention/Retention Structures (1) 25 Year

Development Occurring In The 100 Year Flood Zone Must Elevate The First Floor 18" Above The 100 Year Elevation

(1) Major/Minor Detention/Retention Structures Are Based On Hazard Classification For Dams And Impoundments As Defined By The SJRWMD

Policy 4-2.1.2: Minimum Drainage Level of Service - Water Quality.

The City hereby adopts, for existing as well as new development, the following minimum stormwater drainage level of service standards for pollution abatement treatment:

Facility Type Pollution Abatement Treatment (2)
Retention With Percolation Or Detention With Filtration Runoff From The 1st Inch Or ½ Inch If It Has Less Than 50 % Impervious Surface And Less Than 100 Acres, Whichever Is Greater

Detention Without Filtration Or Wet Detention 1st Inch Of Runoff From The Site Or 2.5 Inches Times The Site's Impervious Surface, Whichever Is Greater

(2) If the site's runoff directly discharges to Class I, Class II or Outstanding Florida Waters (OFW), then the Pollution Abatement Treatment Requirements shall be increased an additional fifty percent (50%) more than described, and off-line retention or off-line detention with filtration of the first inch of runoff shall be required. The City shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus, the City shall allow detention with filtration only if detention without filtration cannot be used.

Policy 4-2.1.3: Regional Drainage Coordination.

The City shall continue to coordinate with the St. Johns River Water Management District, the Florida Department of Environmental Regulations, and Lake County to evaluate a regional approach to stormwater management.

Policy 4-2.1.4: Preserve Natural Drainage Features.

The City shall require that “best management practices” be used for erosion and sediment controls for construction occurring in soils with high erosion potential and adjacent to surface waters and natural drainage ways. These management practices shall be designed by a professional experienced in the fields of soil conservation or sediment control according to specific site conditions and shall be shown or noted on the plans of the stormwater management system. The City incorporated these provisions in the Land Development Regulations.

Policy 4-2.1.5. Support a Stormwater Master Plan.

The City has completed a Stormwater Master Plan.

Objective 4-2.2: Correct Or Improve Existing Drainage Deficiencies.

Identify And Correct Deficiencies In The Natural And Man-Made Drainage Features.

Policy 4-2.2.1: Correct Identified Drainage Deficiencies.

The City has negotiated for the release of a previously conducted drainage study which details drainage facilities within the City.

Policy 4-2.2.2: Feasibility of Drainage Master Plan Funding.

The City shall research available State grant funds applicable for infrastructure needs/feasibility studies for local governments. One such possible source is the Small Municipalities Supplemental Planning Assistance Grant Fund. The City had submitted an application requesting funds to have an infrastructure needs study prepared. The City Council shall evaluate the study’s findings and recommendations. Upon notice that the State has awarded a grant to Minneola to prepare an infrastructure needs study, the study and its cost shall be included in the Capital Improvements Element and the Five Year Schedule of Capital Improvements, consistent with amendment procedures stipulated in Sec. 163.3187, Florida Statutes.

Objective 4-2.3: Control Impacts Of Future Stormwater Runoff.

Control Impacts Of Future Stormwater Runoff And Associated Impacts To Water Quality Through The Adoption Of Stormwater Drainage And Flood Prevention Regulations.

Policy 4-2.3.1: Stormwater Facilities in New Development.

New development shall be required to include stormwater facilities consistent with the standards established in Policies 4-2.1.1 and 4-2. 1.2.

Policy 4-2.3.2: Mitigation of Future Impacts.

The City shall protect natural drainage ways by managing development with the following requirements:

a. Buffer Zones.

To protect natural drainage ways from the encroachment of development, the City shall establish buffer zones adjacent to natural drainage features. Buffer zones, as described in Policy 5-1.2.5 of the Conservation Element, shall provide a minimum buffer of 50 feet from a floodway boundary. A floodway shall mean the permanent channel of a watercourse, plus any adjacent floodplain areas that must be kept free of any encroachment in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than a designated amount, not to exceed one foot except as otherwise established by the Water Management District or established by a Flood Insurance Rate Study conducted by the Federal Emergency Management Agency (FEMA).

b. Lakefront Littoral and Shoreline Protection Zone.

To protect lakefronts from the encroachment of development, the City shall establish a littoral and shoreline protection zone for Plum Lake, Saddle Back Lake and Martins Lake. Development within the littoral and shoreline protection zone, as described in Policy 5-1.2.5 of the Conservation Element Goals, Objectives and Policies, shall be limited to passive recreation, conservation, or other open space land uses.

c. Protection of Floodplain.

The City shall restrict future development within the 100-year flood zones to recreation and conservation land uses, with exception to roads, utilities and other facilities which may be necessary to uphold public health, safety, and welfare. Regulations shall also restrict alteration of floodplain and major drainage ways, and establish conditions on existing undeveloped, platted and subdivided land uses within such areas (see Policy 5-1.8.2 of the Conservation Element Goals, Objectives and Policies).

d. Open Space Requirements.

Residential, commercial and other developments shall maintain permeable open space according to criteria and thresholds documented below. Residential developments shall maintain a minimum percent of land in dedicated common conservation open space. Commercial and other developments shall maintain permeable open space as dedicated conservation or utility open space (which includes stormwater management systems). Open space definitions are contained in the Recreation and Open Space Element. Open space requirements and maximum allowable impervious surface areas are discussed in the Future Land Use Element.

Minimum Open Space Requirements

General Commercial	10 %	Medium 15 %	Density	Multi-Family
Industrial	20 %	High 15 %	Density	Multi-Family
Office/Residential	25 %	Low 20 %	Density	Single Family
Utility	15 %	Medium 15 %	Density	Single Family
		High 15 %	Density	Single Family

(Refer to Conservation Element policies for further applications of the open space requirement.)

The Land Development Regulations incorporate these provisions.

e. Promote On Site Retention and Natural Percolation of Surface Water to Groundwater Aquifers.

The City shall require developments to install on site retention structures that promote percolation of surface water to the groundwater aquifer. On site retention structures for new development shall be designed for net retention and infiltration of pre-development recharge to groundwater aquifers. Chapter 40C-42, FAC, calls for retention of the first one (1) inch of rainfall. These provisions have been incorporated within the Land Development Regulations.

Policy 4-2.3.3: Coordinate Watershed Management with Federal, State, and Local Agencies.

Assure coordination of watershed management plans and policies with Lake County, St. Johns River Water Management District, East Central Regional Planning Council, Florida Department of Environmental Regulations, Florida Agricultural Extension Service, and the U.S. Corp. of Engineers, and other appropriate agencies.

Policy 4-2.3.4: Assure New Development Provides Adequate On-Site Drainage and Storage Retention.

The City has included provisions within the Land Development Regulations which 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.

Objective 4-2.4: Maximize Use Of Natural Drainage Features.

Maximize The Use Of Natural Drainage Ways And Retention Ponds To Manage Stormwater Runoff.

Policy 4-2.4.1: Promote the Use of Wetlands for On-Site Stormwater Storage and Natural Drainage Ways for Stormwater Discharge.

Wetlands serve as natural collectors of stormwater and as natural filters of sediments and contaminants carried in such waters. The City shall require the review of proposed developments for the best applicable integration of natural drainage features and wetland storage areas as contributing components to on-site stormwater management. These provisions are included within the development and site plan review procedures in the Land Development Regulations.

VI. GROUNDWATER AQUIFER RECHARGE

GOAL 4-3: PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS.

PROTECT AND MAINTAIN GROUNDWATER AQUIFER HIGH RECHARGE AREAS.

Objective 4-3.1: Promote High Recharge Of Stormwater To Groundwater Aquifers.

Policy 4-3.1.1: Preserving Permeable Surface Area.

The Future Land Use Element and the Future Land Use Map shall establish land use types and densities which are compatible with the preservation of permeable ground surface areas. Impervious surface ratios and maximum allowable impervious surface areas for each different land use designation are contained in Table 1-2, Future Land Use Element. Open space requirements for the land use designations are discussed in Policies 4-2.3.2. The City has included open space requirements established in the Comprehensive Plan for all development types within the Land Development Regulations.

Policy 4-3.1.2: On-Site Stormwater Retention and Natural Percolation of Surface Water to Groundwater Aquifers.

On-site retention structures for new development shall be designed for net retention and infiltration of pre—development recharge to groundwater aquifers. Chapter 40C-42, FAC, calls for retention of the first one (1) inch of rainfall.

Policy 4-3.1.3: Compatible Land Use for Preservation of Ground Water Quality.

To protect potential contamination of ground water supplies, the Future Land Use Element shall designate certain acceptable, non-polluting light industrial uses that may be permitted as conditional uses within commercial land use districts.