

1 **WHEREAS**, the Town Commission hereby finds that the Plan, as amended by this ordinance,
2 is internally consistent with and compliant with the provisions of State law, including, but not
3 limited to, Part II, Chapter 163, Florida Statutes, and the State Comprehensive Plan, and the
4 Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

5 **WHEREAS**, on April 12, 2021, the Planning and Zoning Commission of the Town of Lady Lake
6 reviewed the proposed amendments to the Comprehensive Plan which is attached hereto as
7 Exhibit "A" and recommended to the Town Commission of the Town of Lady Lake that said
8 amendment be adopted; and be it ordained and enacted by the Town Commission of the
9 Town of Lady Lake, in Lake County, Florida.

10 **Section 1.** Legislative Findings. The above recitals are true and correct and such findings are
11 a material part of this ordinance.

12 **Section 2.** Purpose and Intent. This ordinance is enacted to adopt the EAR-based
13 amendments to the Town of Lady Lake Comprehensive Plan, which several amendments
14 shall collectively comprise the Lady Lake 2030 Comprehensive Plan.

15 **Section 3.** Repeal. All ordinances or part of ordinances which are in conflict with this
16 ordinance are hereby repealed.

17 **Section 4.** Severability. If any section, sentence, clause, phrase or word of this ordinance is for
18 any reason held, or declared to be unconstitutional, inoperative or void, such holding or
19 invalidity shall not affect the remaining portions of this ordinance; and it shall be construed
20 to have been the Town Commission's intent to pass this ordinance without such
21 unconstitutional, invalid or inoperative part therein; and the remainder of this ordinance,
22 after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts
23 had not been included herein; or if this ordinance or any provisions thereof shall be held
24 inapplicable to any person, groups of persons, property, kind of property, circumstances or
25 set of circumstances, such holding shall not affect the applicability thereof to any other
26 person, property or circumstances.

27 **Section 5.** Effective Date. The effective date of this plan amendment, if the amendment is not
28 timely challenged, shall be the date the State Land Planning Agency posts a notice of intent
29 determining that this amendment is in compliance. If timely challenged, or if the State Land
30 Planning Agency issues a notice of intent determining that this amendment is not in
31 compliance, this amendment shall become effective on the date the State Land Planning
32 Agency or the Administration Commission enters a final order determining this adopted
33 amendment to be in compliance. No development orders, development permits, or land uses
34 dependent on this amendment may be issued or commence before it has become effective. If
35 a final order of noncompliance is issued by the Administration Commission, this amendment

1 may nevertheless be made effective by adoption of a resolution affirming its effective status,
2 a copy of which resolution shall be sent to the State Land Planning Agency.

3 **PASSED AND ORDAINED** this 3rd day of **May, 2021**, in the regular session of the Town
4 Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final
5 reading.

6 Town of Lady Lake, Florida

7 _____
8 Ruth Kussard, Mayor

9 Attest:

10 _____
11 Nancy Slaton, Interim Town Clerk

12 Approved as to form:

13 _____
14 Derek Schroth, Town Attorney

EXHIBIT A

PROPOSED TEXT AMENDMENTS TO THE TOWN OF LADY LAKE 2030 COMPREHENSIVE PLAN

Note: proposed changes within this document are displayed as follows:

[begin add] new, added text [end add]

[begin delete] deleted text [end delete]

I. FUTURE LAND USE ELEMENT

OBJECTIVE FLU 1-1: The Town of Lady Lake will pursue a vision for future growth and development that both preserves and enhances the quality and value of the Town’s neighborhoods, business districts and areas of rural character. This vision is based upon a solid foundation for future planning which is reflected in the Town’s adopted 2030 Future Land Use Map, Concurrency Management System, Capital Improvements Program and which:

- 1.) Provides a usable infrastructure support system;
- 2.) Protects neighborhood character and effectively limits incompatible land-uses;
- 3.) Prohibits urban sprawl;
- 4.) Maintains a partnership with Lake County for future planning through the implementation of [begin delete] a Joint Planning Agreement/Area (JPA) [end delete] [begin add] an Interlocal Service Boundary Agreement (ISBA) [end add] [begin delete] The Town and County are contemplating an Interlocal Service Boundary Agreement (ISBA) to replace the Joint Planning Agreement. In the meantime, the JPA will be temporarily extended while the ISBA (Chapter 171, Part II, F.S.) is negotiated and considered. [end delete]; and
- 5.) Establishes areas within the Town of Lady Lake and the [begin add] ISBA [end add] [begin delete] JPA [end delete] that require special long-term planning to support GOAL FLU 1.

Policy FLU 1-2.7: [begin delete] By December 31, 2012 [end delete] [begin add] Prior to the 2027 Evaluation and Appraisal of the 2030 Comprehensive Plan [end add], the Town of Lady Lake shall designate environmentally sensitive areas within the Town’s [begin add] ISBA [end add] [begin delete] JPA [end delete].

Policy FLU 1-5.4: When adopting revised Land Development Regulations [begin delete] by June 2012 [end delete], the Town of Lady Lake shall consider within the provisions the following exemptions to Policy FLU 1-5.3 based on the following criteria:

Policy FLU 1-5.4: 5.: Nonresidential land uses which are determined to be exempt in consultation with the SJRWMD and/or the Town's engineer. Special exemptions may also be

1 issued subject to the written verification by a qualified Florida professional engineer or
2 Florida certified hydrogeologist that the proposed use or activity will not result in adverse
3 impacts to the protected wellfield potable water supply. Public Supply Well shall be defined
4 as a community or noncommunity system for the provision to the public of piped water
5 provided that such system has at least 15 service connections or regularly serves at least 25
6 individuals daily at least 60 days of the year. Regulated Substances shall include but not
7 limited to the following:

8 ~~[begin delete]Chapter 38F-41, Florida Administrative Code; [end delete]~~ **[Re-letter**
9 **subsequent subsections of FLU 1-5.4 5)]**

- 10 A) Title 40 of the Code of Federal Regulations Part 261 (Identification and listing of Hazardous
11 Wastes);
- 12 B) Title 40 of the Code of Federal Regulations Part 302.4 (List of Hazardous Substances and
13 reportable Quantities);
- 14 C) Title 40 of the Code of Federal Regulations Part 355, Appendix A and B (List of extremely
15 Hazardous Substances); and
- 16 D) Title 49 Code of Federal Regulations parts 172.101 and 172.102.

17 **Policy FLU 1-9.3: Coordination with Lake County to Reduce Urban Sprawl.** The Town of
18 Lady Lake shall coordinate with Lake County to promote a regional development concept
19 through participation in the County's development review process. Such participation shall
20 include written requests of the County to be informed of County development applications and
21 to participate in the County's Technical Review Committee for projects within the Town's
22 ~~[begin delete] JPA [end delete]~~ **[begin add] ISBA [end add]**.

23 ~~[begin delete] **OBJECTIVE FLU 2-2: County Road 466/Rolling Acres Road Special Area Plan.** By~~
24 ~~June, 2012 the Town of Lady Lake shall adopt a Special Area Plan (SAP) for the County Road~~
25 ~~466/Rolling Acres Road Area, establishing an identity for the area, promoting quality, planned~~
26 ~~growth that creates a pedestrian friendly community, and implementing design standards for~~
27 ~~designated corridors that include architectural, landscaping/buffering, fencing and lighting.~~
28 ~~The intended Future Land Use Category for parcels annexed into the Town greater than or~~
29 ~~equal to five (5) acres shall be MDD-TND. The general boundaries of this SAP shall be~~
30 ~~designated on the 2030 Future Land Use Map and Map 7-1.~~

31 **Policy FLU 2-2.1:** The Town of Lady Lake shall support beautification of the major
32 transportation corridors within the County Road 466/Rolling Acres Road SAP that serve as
33 gateways and “windows” to the Town of Lady Lake through implementing a Corridor Future

1 Land Use designation. The Town of Lady Lake will establish this designation by June, 2012
2 and direct the implementation of corridor design standards.

3 ~~Policy FLU 2-2.2:~~ The Town of Lady Lake shall adopt a special zoning overlay to implement
4 OBJECTIVE FLU 2-2.

5 ~~Policy FLU 2-2.3:~~ The Special Area Plan shall include strategies to aid in the reduction of
6 greenhouse gas emissions, to provide for alternative mobility strategies, and to enhance
7 energy conservation through building design and land use designations.

8 ~~Policy FLU 2.2.4:~~ The Town shall consider including location requirements in its Land
9 Development Regulations to encourage development to occur within the SAP consistent with
10 the availability of municipal water and sewer service.[end delete]

11 OBJECTIVE FLU 2-3: Downtown Lady Lake Special Area Plan.[begin delete] By June, 2012[end
12 delete][begin add]Prior to the 2027 Evaluation and Appraisal of the 2030 Comprehensive
13 Plan[end add], the Town of Lady Lake shall adopt a Special Area Plan (SAP) for the Downtown
14 Lady Lake Area, establishing an identity for the area, promoting quality, planned growth that
15 creates a pedestrian friendly community, strengthening the potential mix of uses to enable
16 live/work situations, and implementing design standards that include architectural,
17 landscaping/buffering, fencing and lighting. The intended land use is a mix of commercial
18 and residential development that enhances and/or builds character in the existing downtown
19 core of Lady Lake. The SAP should encourage protection and/or restoration of historic
20 resources. This SAP shall be designated a Multi-Modal Transportation District (MMTD) [begin
21 delete]by June, 2012[end delete][begin add]prior to the 2027 Evaluation and Appraisal of the
22 2030 Comprehensive Plan[end add], where priority is given to planning methodologies that
23 ensure a safe, comfortable, and attractive pedestrian environment. The general boundaries
24 of this SAP shall be designated on the Future Land Use Map and Map 7-1.

25 [begin delete]Policy FLU 2-3.4: Beginning in 2011 and annually thereafter, the Town shall
26 consider designating the Downtown Lady Lake Special Area as a Community Redevelopment
27 Area.[end delete]

28 **II. TRANSPORTATION ELEMENT**

29 **Policy TE 1-1.1: Minimum Level of Service Standards.** The Town of Lady Lake hereby adopts
30 the following level of service (peak hour) standards for the below listed roadway
31 classifications.

Road Classification	Peak Hour Minimum Level of Service (*)
Principal Arterials:	D

<u>Road Classification</u>	<u>Peak Hour Minimum Level of Service (*)</u>
U. S. 27/441	
Minor Arterials: None at present	D
Collector Roads: CR 25 CR 466 Lake Griffin Road Avenida Central Griffin View Rolling Acres Road	D
Local Roadways: All public roadways not classified as collectors or arterials.	D

1 (*) Levels of service shall be predicated on the Annual Average Peak Hour as determined by
 2 the MPO.

3 **Policy TE 1-8.6:** The City shall consider adopting a level of service of pedestrian facilities
 4 [begin delete]by June 2012[end delete][begin add]prior to the 2027 Evaluation and Appraisal
 5 of the 2030 Comprehensive Plan[end add]. Such level of service may be based upon the
 6 presence of pedestrian path/sidewalks within ¼ mile of transit stops, within ¼ mile of mixed
 7 development/redevelopment in energy conservation areas and connecting abutting
 8 neighborhoods to transit stops and mixed use area. Need shall be identified during
 9 development review of projects that generate new transit trips. Improvement projects to
 10 address gaps shall be identified as part of Capital Improvements programming evaluation
 11 and during development review for new and redeveloping projects.

12 **III. HOUSING ELEMENT**

13 **Policy HSG 1-1.6:** [begin delete]By December 31, 2012,[end delete][begin add]Prior to the
 14 2027 Evaluation and Appraisal of the 2030 Comprehensive Plan[end add], the Town’s Land
 15 development regulations shall be amended to incorporate additional provisions for energy
 16 conservation, “green town” concepts and encourage and/or mandate new or existing

1 developments to acquire Leadership in Energy and Environmental Design (LEED) and/or
2 Florida Green Building Coalition (FGBC) certifications.

3 **Policy HSG 1-3.1: Reduction of Fees.** [begin add] **Prior to the 2027 Evaluation and Appraisal of**
4 **the 2030 Comprehensive Plan** [end add] [begin delete] ~~by June 2012~~ [end delete], the Town
5 shall amend the Land Development Regulations to include provisions for reducing review
6 fees for projects constructing affordable housing.

7 **OBJECTIVE HSG 1-6: IDENTIFICATION AND CONSERVATION OF HISTORICALLY SIGNIFICANT**
8 **HOUSING.** The Town, [begin delete] ~~by June 2012~~ [end delete] [begin add] **prior to the 2027**
9 **Evaluation and Appraisal of the 2030 Comprehensive Plan** [end add], will identify and update
10 historically significant housing and promote conservation and restoration of such structures.

11 **Policy HSG 1.7.4: Housing Conditions Survey.** [begin delete] ~~By June 2012~~ [end delete] [begin
12 add] **Prior to the 2027 Evaluation and Appraisal of the 2030 Comprehensive Plan** [end add], the
13 Town shall prepare a housing condition study. Through the results of this study, an
14 evaluation [begin delete] ~~has been~~ [end delete] will be made of the following issues:

- 15 1.) Public facility improvement needs for each neighborhood;
- 16 2.) Areas, if any, containing concentrations of substandard housing; and
- 17 3.) Areas containing concentrations of very low, low, and moderate income households.

18 **Policy HSG 1-9.4: Update Housing and Population Characteristics of the Town.** The Town will
19 update housing and population information within the Comprehensive Plan within two years
20 after the completion and distribution of the [begin delete] ~~2010~~ [end delete] [begin
21 add] **2020** [end add] U.S. Census of Housing and Population.

22 **IV. PUBLIC FACILITIES ELEMENT**

23 **Policy PUB 2-1.3:** The Town of Lady Lake shall enact an ordinance [begin add] **prior to the**
24 **2027 Evaluation and Appraisal of the 2030 Comprehensive Plan** [end add] [begin delete] ~~by~~
25 ~~2013~~ [end delete] that requires annual inspection of all stormwater management systems by
26 a Town official or designee who is a registered professional engineer, or State certified,
27 stormwater inspector.

28 **Policy PUB 2-1.4:** The Town of Lady Lake shall enact an [begin add] **prior to the 2027**
29 **Evaluation and Appraisal of the 2030 Comprehensive Plan** [end add] [begin delete] ~~by~~
30 ~~2013~~ [end delete] that authorizes fees for services provided by Town staff such as reviewing
31 stormwater management system plans, issuing operating permits, inspections of stormwater
32 management systems and compliance and enforcement activities.

1 **Policy PUB 4-3.2:** The Town of Lady Lake shall continue to cooperate with State and Federal
2 agencies in enforcing regulations pertaining to the protection of the surficial and Floridan
3 aquifers from regulated materials and wastes, ~~including those materials~~
4 ~~governed and/or equal, but receiving special exemption under, the Resource Conservation~~
5 ~~and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation, and~~
6 ~~Liability Act (CERCLA), Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), and/or~~
7 ~~other~~ ~~[end delete]~~ ~~[begin add]~~ **in accordance with** ~~[end add]~~ Federal, State and Local codes
8 requiring the management of materials that may be harmful or dangerous to the
9 environment.

10 **EXHIBIT 1-12.3.A**

11 **TOWN OF LADY LAKE**

12 **WATER SUPPLY WORK PLAN 2030**

13 The Town of Lady Lake proposes to continue the ongoing partnership with the St. John's
14 Water Management District (SJRWMD) to identify policies and technical solutions to promote
15 water conservation and minimize groundwater withdrawal through the 2030 planning
16 horizon. The Town shall continue to utilize the many management practices already in place
17 to regulate water consumption and seek to adopt measures going forward to ensure
18 sustainability for future generations. Adequate water supply will be ensured through the
19 following guiding principles that are supported by goals, objectives, and policies in the
20 Town's comprehensive plan. The Town's projected water demand and supply is indicated
21 below in Table I.

22 **1. The Town of Lady Lake shall continue water resource conservation practices through the**
23 **enforcement of landscaping requirements which limit irrigation demands.**

24 a. The Town of Lady Lake shall continue to enforce and evaluate its "Florida Friendly"
25 landscape regulations which, at a minimum, sets standards for the use of native and drought
26 tolerant species, removal of exotics, vegetative clearing, and efficient irrigation to maximize
27 conservation of water resources. (Reference: Conservation Element Policy - CON 1-2.12)

28 b. Consistent with policies established by the East Central Florida Regional Planning Council
29 to reduce water consumption related to irrigation, the Town incorporated provisions within
30 the Land Development Regulations which recommends new development to utilize a
31 minimum of fifty percent of total cumulative landscape plant material used to meet the
32 criteria of native or drought resistant vegetation. (Reference: Conservation Element Policy -
33 Policy CON 1-5.4.5)

1 **2. The Town of Lady Lake shall continue to evaluate system performance to ensure proper**
 2 **function and recognize maintenance and repair needs so that they may be rectified in a**
 3 **timely manner.**

4 a. The Town shall annually (by April of each year) evaluate the performance of its water
 5 distribution system to determine if excessive leakage may occur as a result of deterioration to
 6 water lines. The Town shall schedule repairs to any identified damage or deficiency in the
 7 distribution system based on the extent of damage, urgency to correct the problem, and
 8 availability of funds necessary to rectify the lines. Any improvement qualifying as a capital
 9 improvement and not deemed to represent an emergency shall be included within the
 10 Capital Improvement Program (Reference: Conservation Element Policy - CON 1-5.4.4.)

11

TABLE I

SUMMARY OF POTABLE AND REUSE WATER PROJECTIONS					
	Master Plan Water Demand	SJRWMD CUP Allocation	Master Plan Reuse Availability	SJRWMD CUP Reuse Availability	Surplus/ Deficiency
Year	(MGD)	(MGD)	(MGD)	(MGD)	(MGD)
2008	0.702	1.024	0.094	0.089	0.416
2009	0.756	1.177	0.096	0.107	0.517
2010	0.81	1.255	0.098	0.108	0.543
2011	0.842	1.224	0.102	0.165	0.484
2012	0.873	1.188	0.106	0.184	0.421
2013	0.905	1.188	0.11	0.202	0.393
2014	0.937	1.188	0.113	0.22	0.364
2015	0.969	1.188	0.117	0.22	0.336
2016	1.001	1.188	0.121	0.22	0.308
2017	1.034	1.188	0.125	0.22	0.279
2018	1.066	1.188	0.129	0.22	0.251
2019	1.09	1.188	0.133	0.22	0.223
2020	1.13	1.188	0.137	0.22	0.195

SUMMARY OF POTABLE AND REUSE WATER PROJECTIONS					
2021	1.163	1.188	0.141	0.22	0.166
2022	1.196	1.188	0.145	0.22	0.137
2023	1.229	1.188	0.149	0.22	0.108
2024	1.262	1.188	0.153	0.22	0.079
2025	1.295	1.188	0.157	0.22	0.05
2026	1.329	1.188	0.161	0.22	0.02
2027	1.362	1.188	0.165	0.22	-0.009
2028	1.396	1.188	0.169	0.22	-0.039
2029	1.429	1.188	0.173	0.22	-0.068
2030	1.463	1.188	0.177	0.22	-0.098

1 Note: An estimated 150,000 to 200,000 gallons per day of reuse could be available from the
 2 VCSA WWTP. When factored into the figures in Table I above, the 150,000 GPD would be more
 3 than sufficient to compensate for the 98,000 short-fall represented in year 2030.

4 Note: CUP expires in 2020. For planning purposes, it is assumed the Town will be able to
 5 maintain 2020 allocation through 2030.

6 Note: Total water demand and reuse projections are best available data from the 2009 Water
 7 System Master Plan.

8 Note: The water demand projections do not reflect additional water conservation efforts;
 9 therefore, the demand projections may be less than indicated above.

10 b. The Town adopted guidelines within this Comprehensive Plan and within the Land
 11 Development Regulations requiring the utilization of water saving plumbing fixtures
 12 compliant with the State Water Conservation Act in all new construction or renovations
 13 (Reference: Conservation Element Policy - CON 1-5.4.3)

14 c. The Town of Lady Lake shall require the use of low-flow plumbing devices and fixtures in
 15 new construction and renovations in accordance with the Florida Standard Building Code.
 16 (Reference: Public Facilities Element Policy - PUB 4-1.1)

17 **3. The Town of Lady Lake shall continue to expand the reclaimed water network through**
 18 **prohibiting the use of potable water for irrigation, in areas where reclaimed water is**
 19 **available.**

1 a. The Town shall require development to use non-potable water for irrigation use where
2 such non-potable water sources are available (Reference: Conservation Element Policy- CON
3 1-5.4.2)

4 b. The Town has included provisions within the Land Development Regulations which require
5 all new development to connect to the Town's water system per the Water and Wastewater
6 Connection Matrix for new development. (Reference: Public Facilities Element - Policy PUB 1-
7 12.1)

8 **4. Continue evaluation and development of alternative water supplies and/or**
9 **augmentation sources.**

10 a. The Town of Lady Lake shall work with the St. Johns River Water Management District,
11 LCWA, USGS, FDEP, and interested parties to evaluate its long range water conservation plan
12 as part of the water supply planning process, including participation in working groups and
13 advisory groups on supply planning, minimum flows and levels, and other aspects of the
14 process, including facilitation of input from stakeholder groups (Reference: Conservation
15 Element Policy - CON 1-2.1)

16 b. The Town shall participate in developing regional approaches and measures in
17 cooperation with other municipal governments, the Lake County Water Authority, and State
18 agencies necessary to protect and restore ground water and springs through
19 intergovernmental coordination element of the Comprehensive Plan.(Reference: Public
20 Facilities Element - Policy PUB 5-1.41)

21 **5. The Town of Lady Lake shall continue to implement water supply concurrency measures**
22 **to ensure that adequate water supply is available for existing and committed development**
23 **prior to approval of any development order.**

24 a. The Town's Concurrency Management System assures that the Town shall issue no
25 development orders or development permits without first consulting with the appropriate
26 water supplier to determine whether adequate water supplies to serve the development will
27 be available no later than the anticipated date of issuance by the Town of a certificate of
28 occupancy or its functional equivalent. The Town will also ensure that adequate water
29 supplies and facilities are available and in place prior to issuing a certificate of occupancy or
30 its functional equivalent (Reference: Public Facilities Element - Policy PUB 1-12.2)

31 b. The Town of Lady Lake shall continue to implement a Concurrency Management System to
32 provide a monitoring mechanism for the levels of service of potable water facilities and
33 services provided to the Town (Reference: Public Facilities Element - Policy PUB 1-10.6)

1 c. The Town of Lady Lake shall utilize Interlocal Service Boundary Agreements and Interlocal
2 Utility Service agreements to establish cooperative partnerships with Lake County and
3 private utility providers when merited to ensure adequate provision of water supply and
4 reuse availability for the 2030 planning horizon (Reference: Public Facilities Element – Policy
5 1-12.4).

6 **6. The Town of Lady Lake shall continue to encourage the use of alternative water**
7 **withdrawal resources in an effort to minimize groundwater impacts.**

8 a. The Town of Lady Lake, through its Reclaimed Water Program shall encourage reuse of
9 stormwater on a site by site basis for development over a size threshold to be determined by
10 a jurisdiction-wide basis to minimize pumping of groundwater for non-potable
11 usage.(Reference: Public Facilities Element - Policy PUB 4-1.5)

12 b. Incentives to utilize on-site retention of rain and storm water for active and passive
13 irrigation. (Reference: Public Facilities Element - Policy PUB 4-2.5.2)

14 c. The Town has established development controls within the Land Development Regulations
15 which require applicants of new development to preserve or conserve environmentally
16 sensitive lands, including aquifer high recharge areas, located at the proposed site.
17 Development shall assume all costs to provide any necessary public facilities or development
18 activity required to preserve environmentally sensitive lands at the site of development
19 (Reference: Capital Improvements Element - Policy 1-4.1(G)).

20 **7. Continue to ensure that existing and future wells are protected fromcontamination.**

21 a. The Town has incorporated within the Land Development Regulations provisions that
22 prohibit the [certain] activities/land uses within wellfield protection zones. (Reference: Future
23 Land Use Element – Policy FLU 1-5.3)

24 b. Public Wellfield Siting shall be based upon the adopted Wellhead Protection Ordinance
25 (Reference: Public Facilities Element Policy - PUB 4-3.1)

26 **8. Continue the implementation of water conservation education initiatives.**

27 a. The Town of Lady Lake shall continue its partnership with Seminole County and the St.
28 John’s River Water Management District to fund Water Conservation Public Service Messages
29 to Central Florida residents.

30 b. The Town of Lady Lake shall continue to enforce watering restriction requirements of the
31 SJRWMD through those powers as provided in Ordinance No. 2009-03.

1 c. The Town shall continue its partnership with the SJRWMD to promote water conservation
2 practices though display of written literature and other materials in Lady Lake Town Hall on a
3 continual basis throughout the year (formerly recognized as the LakeWatch Program).

4 **9. The Town of Lady Lake shall remain current with respect to St. John’s Water**
5 **Management District Water Supply planning initiatives and adopted District Water Supply**
6 **Plan policies.**

7 a. The Town will maintain a WSFWP that is coordinated with SJRWMD’s District Water Supply
8 Plan by updating the work plan and related comp plan policies within 18 months of an
9 update to SJRWMD’s District Water Supply Plan that affects the Town. (Reference:
10 Intergovernmental Coordination Element Policy – ICE 1-11.)

11 b. The Town will participate in the development of updates to SJRWMD’s water supply
12 assessment and District Water Supply Plan and other water supply development-related
13 initiatives facilitated by SJRWMD that affect the Town. (Reference: Intergovernmental
14 Coordination Element Policy – ICE 1-11.)

15 **10. The Town shall ensure that Future Land Use Map amendments are found to be**
16 **consistent with the availability of adequate water supply to serve the proposed change**
17 **and associated impacts.**

18 a. The proposed amendment shall be required to demonstrate the existence of adequate
19 water supplies by those seeking a future land use change in addition applicants shall
20 demonstrate that adequate water facilities are or will be available to meet projected growth
21 demands associated with the proposed amendment. (Reference: Capital Improvements Plan
22 Policy - 1-3.1 (B)(7)).

23 **WATER SUPPLY PROJECTS**

24 As concluded in Section VI, Capital Improvement Plan, of the Water System Master Plan
25 Supply Town of the Town of Lady Lake [July 2009], the following improvements are required
26 to meet the Town's near-term and long-term needs while also providing the necessary
27 flexibility to meet future scenarios. Projects 1, 2, 3 and 5 are included in the Town’s current
28 Capital Improvement Plan, adopted by comprehensive plan amendment 11-CIE1 (01/19/11).

29 **1. Project: Construction of Well NO.4 at WTP No.3**

30 Estimated Cost: \$640,000

31 Required By: [begin delete]2013[end delete][begin add]2027[end add]

32 Firm Capacity after installation: 3.348 MGD

33 Expansion Sufficient through: 2030±

1 **2. Project : Construction of High Service Pump No.4 at WTP No.3**

2 Estimated Cost: \$100,000

3 Required By: [begin delete]2012/2013[end delete][begin add]2027[end add] Firm Capacity
4 after installation: 3.348 MGD

5 Expansion Sufficient through: 2022±

6 **3. Project: Construction of GST No.2 at WTP No.3**

7 Estimated Cost: \$695,000

8 Required By: [begin delete]2013/2014[end delete][begin add]2027[end add]

9 Firm Capacity after installation: 3.60 MGD

10 Expansion Sufficient through: 2035±

11 ~~[begin delete]4. St. John's River Surface Water Withdrawal Project — Near Deland~~

12 ~~In the District Water Supply Plan 2005, Technical Publication SJ2006-2, the Alternative Water
13 Supply Regional Project was identified as the St. John's River Surface Water Withdrawal
14 Project (Near Deland). The Town shall continue to monitor the progress of development of
15 the project and associated studies. If the project is deemed viable, the Town shall contribute
16 to the project as a regional partner, and it shall be incorporated into the Town's Capital
17 Improvement Plan.~~

18 ~~5. Lady Lake & VCCDD VCSA Reuse Interconnect Project~~

19 ~~The proposed project involves construction of a reuse pumping station at the VCSA site to
20 allow for delivery of excess reuse from VCSA to Lady Lake and construction of a bypass line to
21 allow for delivery of excess reuse from Lady Lake to VCSA. The pump station would have the
22 capacity to operate as a primary source for the Lady Lake reclaimed wastewater system to
23 directly serve its reuse customers. In addition, facilities would be constructed at the Lady
24 Lake WWTP site to allow for filling of the reclaimed wastewater storage tank during non-
25 demand periods. Based on rough calculations, an estimated 150,000 to 200,000 gallons per
26 day of reuse could be available from the VCSA WWTP.[end delete]~~

27 **CONSERVATION ELEMENT**

28 **Policy CON 1-3.4:** Regulation of Hazardous Wastes in Protected Aquifer Recharge Areas and
29 in an Area Most Vulnerable to Contamination. The Town shall prohibit the disposal of
30 hazardous wastes in all areas of the Town and oppose such development within the [begin
31 add]ISBA[end add][begin delete] JPA[end delete]. Small quantity generator (<1000 kg per
32 month) businesses that use regulated materials or generate waste shall be regulated so as to

1 ensure that proper handling and disposal practices are adhered to. The location of new
2 businesses that use regulated materials or generate hazardous waste shall be restricted
3 within protected aquifer recharge areas and in an Area Most Vulnerable to Contamination.
4 Large quantity generators (>1000 kg per month) may be prohibited in protected aquifer
5 recharge areas and in an Area Most Vulnerable to Contamination.

6 **OBJECTIVE CON 1-4:** The Town of Lady Lake shall continue to evaluate and identify sources
7 of surface water pollution and ecological degradation within the Town's [begin add]ISBA[end
8 add][begin delete] JPA[end delete] boundary and coordinate the development and
9 implementation of pollution abatement methods and programs with the County, State, and
10 Federal agencies.

11 **Policy CON 1-7.2:** Federal and State Agencies in the Maintenance of Fish Populations. The
12 Town shall coordinate with the Federal and State environmental and wildlife preservation
13 agencies to protect fish populations of water bodies within the boundary of the Town's [begin
14 add]ISBA[end add][begin delete] JPA[end delete].

15 **Policy CON 1-11.4:** Acquisition of Environmentally Sensitive Land. The Town shall pursue State
16 funds and partner with the Lake County's Land Acquisition Program to purchase
17 environmentally sensitive lands within the Town of Lady Lake and the Lady Lake [begin
18 add]ISBA[end add][begin delete] JPA[end delete].

19 **OBJECTIVE CON 1-15:** INTERGOVERNMENTAL COORDINATION ACTIVITIES FOR THE
20 CONSERVATION OF NATURAL RESOURCES. The Town of Lady Lake shall manage natural
21 resources and conservation issues within the Town's [begin add]ISBA[end add][begin
22 delete] JPA[end delete] through intergovernmental coordination.

23 **Policy CON 2-1.5:** LEED Certification. The Town of Lady Lake shall consider establishing
24 thresholds, based on building size, for compliance with LEED certification when updating its
25 land development regulations [begin add]prior to the 2027 Evaluation and Appraisal of the
26 2030 Comprehensive Plan[end add][begin delete] by December 31, 2012[end delete].

27 **OBJECTIVE CON 2-2:** [begin add]Prior to the 2027 Evaluation and Appraisal of the 2030
28 Comprehensive Plan[end add][begin delete] by June 2012[end delete], the Town of Lady Lake
29 shall develop Land Development Regulations for new commercial and industrial
30 development to assist with energy conservation and efficiency.

31 **RECREATION AND OPEN SPACE ELEMENT**

32 **Policy REC 1-7.1:** The Town of Lady Lake shall form a partnership with Lake County's Public
33 Lands Acquisition Advisory Committee (PLAAC), and the Lake County Water Authority to
34 further the objectives of resource based recreation and to acquire lands for passive recreation

1 within the Town of Lady Lake's [begin add] **Interlocal Service Boundary Agreement (ISBA)** [end
2 add][begin delete] Joint Planning Agreement (JPA) [end delete]. [begin delete] The Town and
3 County are contemplating an Interlocal Service Boundary Agreement (ISBA) to replace the
4 Joint Planning Agreement. In the meantime, the JPA will be temporarily extended while the
5 ISBA (Chapter 171, Part II, F.S.) is negotiated and considered. [end delete]

6 INTERGOVERNMENTAL COORDINATION ELEMENT

7 **Policy ICE 1-1.3: Resolution of Transcending Growth Management Issues.** The Town shall
8 coordinate growth management issues transcending jurisdictional areas through cooperative
9 communications with Lake County at the staff and official government levels by presenting
10 Town concerns through documented transmittals, scheduled meetings, attendance at County
11 and adjacent City public hearings, joint ad hoc technical coordination committees, and,
12 where relevant, less formal communications. The Town shall promote reciprocal
13 participation of County and Adjacent Town staff and officials in local growth management
14 affairs. Growth management issues to be pursued, but not limited to, comprise the following:

15 1.) **Annexation of Adjacent Lands.** The Town shall continue to engage in mutual discussion
16 with Lake County and the City of Fruitland Park, to establish an annexation policy to direct an
17 orderly and timely process of annexing unincorporated land adjacent to the Town. An
18 Annexation Interlocal Agreements shall include, but is not limited to the following issues:

19 A.) Delineation of general area in which the Town shall pursue annexation. The boundaries of
20 an annexation zone shall be coterminous with the boundaries of the [begin delete] Joint
21 Planning Area [end delete] [begin add] **ISBA** [end add].

22 B.) Mutually agreeable land use designations for unincorporated areas within the confines of
23 the annexation zone, with emphasis on compatibility with both the Town and adjacent
24 government Comprehensive Plan Future Land Use Elements;

25 C.) Jurisdiction responsible for providing water, sewer, traffic circulation, and drainage
26 facilities during the interim and post annexation periods;

27 D.) Availability of public facilities and services to meet demands currently generated by
28 existing development or that are anticipated for eligible land use activities permitted within the
29 proposed annexation area;

30 E.) Agreement to Levels of Service provided to existing and proposed development within the
31 annexation zone during the interim annexation period.

32 F.) Determination of appropriate application of a concurrency management system for the
33 annexation zone.

1 2.) The Town shall continue to provide for Land Use Planning of Adjacent Lands through
2 a[begin add]n[end add][begin delete] Designated Joint Planning Area[end delete][begin add]
3 Interlocal Service Boundary Agreement including[end add], provision of services and
4 facilities, pursu[begin add]ing[end add] appropriate land management for areas adjacent to
5 the Town, including enclaves, to avoid conflict created by possible placement of incompatible
6 land uses and to establish compatibility between Town and County and adjacent Town
7 growth management efforts. The area delineated on [begin delete]Map 1-1[end delete] [begin
8 add]Exhibit A of the ISBA[end add] constitutes the boundaries of a joint planning area for
9 which the Town shall coordinate growth management issues with the Lake County.

10 3.) The Town shall continue to coordinate with Lake County to establish a mutually
11 compatible growth management framework, with consideration to implementing such
12 activity through an interlocal agreement, which addresses the following planning and
13 development issues:

14 A.) Land Development Regulations. Review and compare municipal and County land
15 development regulations applicable to respective adjacent lands for compatibility and for
16 conflict with growth management goals, objectives, and policies.

17 B.) Comprehensive Planning for Adjacent Unincorporated and Incorporated Land. Develop a
18 mutually agreeable future land use designations for adjacent unincorporated and
19 incorporated land within the [begin add]ISBA[end add][begin delete] Joint Planning
20 Area[end delete].

21 C.) Review Impacts of Development. Review impacts of development within adjacent
22 unincorporated lands, including impacts to adopted levels of service; concurrency
23 management issues; effects on annexation issues; amendments to comprehensive plans and
24 land development regulations; location and timing of proposed development; and impacts
25 to conservation activities and preservation of natural resources.

26 D.) Mitigate Impacts to State Roads. Focus commercial development along US 27-441 to
27 incorporated areas or service areas providing public facilities, and designate lands in
28 unincorporated areas adjacent to municipalities to lower density, less-intensive land uses
29 than permitted in the Town or designated service areas.

30 E.) The Town and County [begin delete]are contemplating[end delete][begin add]have
31 adopted[end add] an Interlocal Service Boundary Agreement (ISBA) [begin add]which
32 replaced a[end add][begin delete] to replace the[end delete] Joint Planning
33 Agreement.[begin delete] In the meantime, the JPA will be temporarily extended while the
34 ISBA is negotiated and considered. The Town will consider adoption of an ISBA (Chapter 171,
35 Part II, F.S.) by April 2012.[end delete]

1 **Policy ICE 1-3.1: Comprehensive Planning Administration.** The Town shall coordinate with
2 the ~~the Florida Department of Community Affairs~~ ~~[end delete]~~ ~~[begin add]~~ **State Land**
3 **Planning Agency** ~~[end add]~~ on issues pertaining to the administration of amendments to the
4 Comprehensive Plan and for technical assistance in areas relating to community planning.
5 Coordination shall occur with the U.S. Bureau of the Census and the ~~Bureau~~
6 ~~of Economic and Business Research at the University of Florida~~ ~~[end delete]~~ ~~[begin add]~~ **the**
7 **Office of Economic and Demographic Research** ~~[end add]~~ to obtain demographic information
8 and data pertaining to the Town of Lady Lake in order to update the data inventory and
9 analysis component of the Comprehensive Plan.

10 **Policy ICE 1-1.4:** The Town shall follow the adopted ~~[begin add]~~ **ISBA** ~~[end add]~~ ~~[begin~~
11 ~~delete]~~ ~~Joint Planning Agreement (JPA)~~ ~~[end delete]~~ as established between the Town of Lady
12 Lake and Lake County as well as any future amendments agreed upon and adopted by both
13 the Town and the County.

14 **OBJECTIVE ICE 1-5: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH NON-**
15 **REGULATORY AND QUASI-GOVERNMENT ENTITIES.** Coordinating Comprehensive Planning
16 Activities with Plans Established by Non-Regulatory and Quasi-Government Entities. Such
17 Entities shall include, but are not limited to, ~~the United Telephone, Lake County~~
18 ~~Cable Vision, Florida Power Corporation, Sumter Electric Company, Water Oaks Water~~
19 ~~Service, and Village Center Community Development District~~ ~~[end delete]~~ ~~[begin add]~~ **public**
20 **and private utilities, community development districts, water authorities, and soil and water**
21 **conservation districts** ~~[end add]~~.

22 **Policy ICE 1-6.2: Informal Mechanisms.** The Town Planning and Zoning Board shall
23 coordinate with the Lake County Department of Planning and Development and with
24 Adjacent Town Planning and Zoning Boards to jointly review impacts of development on
25 Lady Lake adopted levels of service and anticipated growth and development within the
26 Town's ~~[begin add]~~ **ISBA** ~~[end add]~~ ~~[begin delete]~~ ~~JPA~~ ~~[end delete]~~. Such activities shall occur
27 through joint meetings, written and verbal transmittal, and Town attendance at appropriate
28 County and adjacent municipal public meetings addressing the proposed development.

29 **Policy ICE 1-8.1:** ~~[begin delete]~~ ~~Joint Annexation Agreement.~~ ~~[end delete]~~ On ~~[begin add]~~ **August**
30 **5, 2014** ~~[end add]~~ ~~[begin delete]~~ ~~January 5, 2006~~ ~~[end delete]~~, the Town of Lady Lake executed
31 ~~[begin add]~~ **an Interlocal Service Boundary Agreement (ISBA)** ~~[end add]~~ ~~[begin delete]~~ ~~a Joint~~
32 ~~Planning Agreement (JPA)~~ ~~[end delete]~~ with Lake County, Florida, ~~[begin add]~~ **and the Village**
33 **Center Community Development District** ~~[end add]~~. ~~[begin delete]~~ ~~Map 1-1 of the~~
34 ~~Comprehensive Plan depicts the boundaries of the JPA.~~ ~~[end delete]~~ This agreement
35 addresses density, intensities, and location of uses within the ISBA Area. Additionally, the

1 agreement requires a review of all developments to ensure compatibility with the town and
2 county regulations.[begin delete] The Town and County are contemplating an Interlocal
3 Service Boundary Agreement (ISBA) to replace the Joint Planning Agreement. In the
4 meantime, the JPA will be temporarily extended while the ISBA is negotiated and considered
5 (Chapter 171, Part II, F.S.). [end delete]

6 CAPITAL IMPROVEMENTS ELEMENT

7 **OBJECTIVE CIP 1-1: PURPOSE OF CAPITAL IMPROVEMENTS MANAGEMENT.** Capital
8 Improvements shall be provided for purposes of correcting existing deficiencies,
9 accommodating desired future growth, and replacing deteriorated or obsolete facilities.
10 Capital Improvements shall be programmed within the Five-Year [begin delete](2011-
11 2015)[end delete]Schedule of Capital Improvements according to a rank of priorities and
12 timing set forth therein.

13 **Policy CIP 1-1.10: Long Term Concurrency Management.** The Town of Lady Lake shall adopt
14 transportation concurrency exemption area (TCEA) policies [begin add]prior to the 2027
15 Evaluation and Appraisal of the 2030 Comprehensive Plan[end add][begin delete] by June 1,
16 2012[end delete].

17 **OBJECTIVE CIP 1-5: FISCAL RESOURCE MANAGEMENT.** The Town of Lady Lake shall
18 manage fiscal resources to ensure provision of needed Capital Improvements for previously
19 issued development orders and for Future Development and Redevelopment. Lady Lake
20 fiscal resources management shall also include a 5-Year financial feasibility [begin
21 add]Capital Improvements Schedule to be updated annually[end add][begin delete] that
22 shall be completed by the year end of 2010[end delete].

23 **Policy CIP 1-5.1: Available Revenue to Support Capital Improvements Scheduled within the**
24 **Five- Year and/or Ten-Year Schedule of Capital Improvements.** No Category A or D capital
25 improvement shall be programmed within the Five-Year Schedule of Capital Improvements
26 for which insufficient funding has been identified within the Capital Improvements Element
27 to finance the cost to implement and operate such improvement, unless policies cited herein
28 dedicate a future funding source or require the Town to take certain financial and budgetary
29 actions to resolve insufficient funding availability. No Category A or D capital improvement
30 shall be implemented unless such improvements are programmed within the Five-Year
31 [begin delete]of[end delete] [begin add]Schedule of[end add]Capital Improvements[begin
32 delete]by December 2010[end delete].

33 **OBJECTIVE CIP 2-1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS.** Category 'A' and
34 'D' capital improvements must be implemented within the next five fiscal years to eliminate a
35 deficiency, replace worn-out or obsolete facilities, or provide facilities and services

1 concurrent with impacts of new development that will be programmed into a five-year
2 schedule of capital improvements. The Town may include Category B and C
3 improvements and services in this schedule for budgetary and information purposes.[begin
4 delete] Any and all changes to the Capital Improvements shall be achieved through a Large
5 Scale Comprehensive Plan Amendment.[end delete]

6 **Policy CIP 3-1.3: Update and Revision to Data and Analysis Cited in the Plan and Capital**
7 **Improvements Element.** Pursuant to Section 163.3177[begin add](3)(b)[end add], Florida
8 Statutes, the following revisions to the Comprehensive Plan shall occur by ordinance:
9 corrections, updates, and modifications to revenue and cost estimates; acceptance of
10 facilities committed through development agreements as consistent with the Comprehensive
11 Plan; or the date of construction of any facility in the Schedule may occur by ordinance.
12 Amendments or adjustments to the Five-Year Schedule of Capital Improvements shall be
13 reported to the [begin delete]Florida Department of Community Affairs[end delete][begin
14 add]State Land Planning Agency[end add], as mandated in Chapter [begin
15 add]163.3177(3)(b)[end add][begin delete]163.3180(3)[end delete], F.S.

16 **Policy CIP 3-1.6: Monitoring and Evaluation Procedures.** The monitoring and evaluation
17 procedure shall incorporate the following:

18 A.) Update and Refinements. Determine if any corrections, updates, or modifications are
19 necessary to maintain consistency with the Annual Budget and to provide the best
20 available information and data. The Town shall undertake the following activities:

21 1.) Annually update estimated revenues and operating expenditures within the Capital
22 Improvements Element by September of each year for purposes to further consistency with
23 the Annual Budget, and update all revenue and operating costs forecasts for the following
24 five-years;

25 2.) Update improvements listed in the Five-Year Schedule of Capital Improvements,
26 including project costs affected by inflation, and add new improvements as necessary to
27 comply with goals, objectives, and policies cited in this element. Improvements committed
28 through development agreements will also be listed in the Schedule of Capital
29 Improvements;

30 3.) Revise the Capital Improvements Element as necessary to reflect revisions and updates
31 to population projections annually prepared by the [begin add]Office of Economic and
32 Demographic Research[end add][begin delete]Bureau of Economic and Business Research at
33 the University of Florida[end delete];

34 4.) Revise the Capital Improvements Element as necessary to reflect new revenue sources
35 that are established by the Town Commission or as created by the State of Florida;

- 1 5.) Annually update debt capacity and all analysis of financial capacity;
- 2 6.) Update inventory and analysis to reflect the most recent proposed plans of the Lake
3 County School Board to improve existing or develop new facilities; any major improvements
4 by the Florida Department of Transportation that are scheduled for the next three year period;
5 and any projects proposed by the St. Johns River Water Management District or any other
6 State Agency. Such updates shall be consistent with Chapter [begin add]163.3177(3)(b)[end
7 add][begin delete]163.3180(3)[end delete].
- 8 7.) On or before September 15th of each year and after consideration of the written comments
9 of the County and the Cities, the Lake County School Board will adopt a financially-feasible
10 Work Program that includes school capacity sufficient to meet anticipated student demand
11 within the County, based on the LOS standards set forth in the Interlocal Agreement. The
12 School Board will construct and/or renovate school facilities sufficient to maintain the LOS
13 standards set forth in the Interlocal Agreement, consistent with the adopted 5-Year
14 Facilities Work Program. Nothing in this agreement shall be construed to abrogate the
15 School Board's constitutional authority in determining delivery of student services, including
16 but not limited to school scheduling or to require the School Board to redistrict any school
17 more than once in any three consecutive year period. The Town of Lady Lake shall adopt the
18 Schools Board's adopted work program into their CIE updates each December.

19 **ECONOMIC ELEMENT**

20 **Policy EC 1-2.2:** Assess Existing Industry Needs. [begin add]Prior to the 2027 Evaluation and
21 Appraisal of the 2030 Comprehensive Plan[end add][begin delete]by June 2012[end delete],
22 The Town of Lady Lake (through the Economic Development Commission's Visitation
23 Program or a similar program) shall conduct a survey of existing industries to determine what
24 services they need in order to continue to do business in the Town of Lady Lake. The survey
25 shall be updated annually.

26 **PUBLIC SCHOOL FACILITIES ELEMENT**

27 **Objective 10-1.2:**

28 Ensure that comprehensive plan amendments and other land use decisions are
29 simultaneously evaluated with school capacity availability within the Town.

30 **Policy 10-1.2.1:**

31 School Board findings and comments on the availability of adequate school capacity
32 shall be considered when evaluating the decision to approve comprehensive plan
33 amendments and other land use decisions as provided for in [begin add]Chapter
34 163.31777,F.S. [end add][begin delete]s. 163.3177 (6)(a), F.S[end delete].

1 **Policy 10-1.3.1.e:**

2 The “Future Conditions Maps” as adopted [begin add]and updated annually[end add]by the
3 Lake County School Board’s Five Year District Facilities Work Plan [begin delete]2012-2016 on
4 September 12, 2011, and provided as Appendix C of the Data, Inventory, and Analysis
5 supporting this element[end delete], shall serve as the guiding document for the general
6 location of school facilities in accordance with the 5 year planning period.