



## **Planning & Zoning Board Meeting**

**April 24, 2025 at 6:00 PM  
Howey-in the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737**

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### **Join Zoom**

**Meeting:** <https://us06web.zoom.us/j/86793223412?pwd=sBELQh6BrW96mQDODC8bx6cw9k0gDG.1>

**Meeting ID:** 867 9322 3412 | **Passcode:** 271225

### **AGENDA**

**BOARD CHAIR CALLS THE MEETING TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL**

#### **CONSENT AGENDA**

*Routine items are placed on the Consent Agenda to expedite the meeting. If a Planning & Zoning Board Member wishes to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.*

- 1.** Consideration and Approval of the March 27, 2025, Planning and Zoning Board Meeting minutes.

#### **PUBLIC HEARING**

#### **OLD BUSINESS**

#### **NEW BUSINESS**

- 2.** Consideration and Recommendation: **Erick Bright Planning and Zoning Board Application**
- 3.** Information Item: **Comprehensive Plan - Evaluation and Appraisal Report (EAR) Amendments**

#### **PUBLIC COMMENTS**

*Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.*

#### **BOARD COMMENTS**

#### **ADJOURNMENT**

**To Comply with Title II of the Americans with Disabilities Act (ADA):**

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STTS) and Enhanced Speech to Speech.

**NOTICE: ONE OR MORE COUNCILORS MAY BE PRESENT TO HEAR OR PARTICIPATE IN DISCUSSION REGARDING MATTERS WHICH MAY COME BEFORE TOWN COUNCIL FOR ACTION.**

**Howey Town Hall is inviting you to a scheduled Zoom meeting.**

**Topic: Planning & Zoning Board Meeting**

**Time: Apr 24, 2025 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/86793223412?pwd=sBELQh6BrW96mQDODC8bx6cw9k0gDG.1>

Meeting ID: 867 9322 3412

Passcode: 271225

Dial by your location

+1 646 558 8656 US (New York)

+1 720 707 2699 US (Denver)

+1 346 248 7799 US (Houston)

Meeting ID: 867 9322 3412

Passcode: 271225

Find your local number: <https://us06web.zoom.us/j/86793223412?pwd=sBELQh6BrW96mQDODC8bx6cw9k0gDG.1>

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.



## Planning & Zoning Board Meeting

March 27, 2025 at 6:00 PM  
Howey-in the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737

### MINUTES

**Board Chair Tina St. Clair called the meeting to Order at 6:00 PM.**  
**Board Chair Tina St. Clair led the attendees in the Pledge of Allegiance to the Flag**

### **ROLL CALL**

#### **MEMBERS PRESENT:**

Board Member Joshua Husemann | Board Member Alan Hayes | Board Member Richard Mulvany | Board Member Shawn Johnson (via Zoom) | Vice Chair Frances Wagler | Board Member Paul Johns | Chair Tina St. Clair

#### **STAFF PRESENT:**

April Fisher, Town Planner | Sean O'Keefe, Town Manager | John Brock, Deputy Town Manager / Town Clerk

**Motion made by Vice Chair Wagler to allow Shawn Johnson to participate and vote via Zoom; seconded by Board Member Mulvany. Motion approved unanimously by voice vote.**

#### **Voting**

**Yea:** Board Member Husemann, Board Member Hayes, Board Member Mulvany, Vice Chair Wagler, Board Member Johns, Chair St. Clair

**Nay:** None

### **CONSENT AGENDA**

*Routine items are placed on the Consent Agenda to expedite the meeting. If a Planning & Zoning Board Member wishes to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.*

1. Consideration and Approval of the February 27, 2025, Planning and Zoning Board Meeting minutes.

**Motion made by Board Member Husemann to approve the Consent Agenda; seconded by Board Member Hayes. Motion approved unanimously by voice vote.**

#### **Voting**

**Yea:** Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Board Member Johns, Chair St. Clair

**Nay:** None

Board Chair, Tina St. Clair, announced that, due to heavy traffic, the Town Planner, April Fisher, was running late and that the Board would hear New Business Agenda Item #4 (Consideration and Recommendation: **Annual Selection of Board Chair and Vice-Chair**) prior to the Public Hearings.

**NEW BUSINESS** (*Agenda Item #4 was moved by Board Chair St. Clair to appear before the Public Hearings*)

4. Consideration and Recommendation: **Annual Selection of Board Chair and Vice-Chair**

Town Manager, Sean O'Keefe, explained that, in accordance with Section 48-3 of the Town code, the Planning and Zoning Board needed to perform the annual selection of its chair and vice chair, a decision that will ultimately be subject to council ratification. Mr. O'Keefe reviewed the responsibilities of these roles and clarified that the term for each position is one year. During this discussion, it was noted that Board Chair St. Clair and Vice Chair Wagler's board appointments would be expiring later in the year, although Board Chair St. Clair had already submitted an application for reappointment.

It was also announced that Board Member, Shawn Johnson's, term is ending, and he would not be seeking reappointment, creating an upcoming vacancy. Board Member Johnson briefly reflected on his time serving the board and was thanked by the chair for his contributions.

**Motion made by Board Member Husemann to nominate Tina St. Clair as Chair as Planning and Zoning Board Chair; seconded by Vice Chair Wagler. Motion passed unanimously by roll call vote.**

**Voting**

**Yea:** Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Board Member Johns, Chair St. Clair

**Nay:** None

**Motion made by Board Member Hayes to nominate Frances O'Keefe as the Planning and Zoning Board Vice-Chair; seconded by Board Member Mulvany. Motion approved unanimously by roll call vote.**

**Voting**

**Yea:** Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Board Member Johns, Chair St. Clair

**Nay:** None

**PUBLIC HEARING**

2. Consideration and Recommendation: **1009 N Hamlin Ave Variance Application**

Town Planner, April Fisher, presented two staff-initiated variance requests related to 1009 North Hamlin Avenue (lot one) and the adjacent undeveloped parcel behind it (lot two), both currently under common ownership. The variances were needed to address nonconformities related to minimum lot size and rear yard setbacks as the Town seeks to formalize these parcels as separate, developable lots. This action is connected to the Town's plans for realigning Citrus Avenue, which requires a portion of land from lot two. Because the existing structure on lot one is only 16 feet from the proposed rear lot line—where 30 feet is required—and the overall lot sizes fall slightly short of the 15,000-square-foot minimum, variances were necessary to bring both lots into compliance.

Elizabeth Lynch, one of the property owners, explained that she and her husband were not aware at the time of purchase that the lots were not legally subdivided or fully developable. She thanked staff for guiding them through the process. Town officials clarified that the Town, not the property owners, is technically the applicant, since the right-of-way dedication prompted the need for these variances. The



board discussed the history of the property, confirming that, while the parcels have separate tax ID numbers, they are considered one lot for development purposes under current Town code due to prior joint usage. Town staff explained that a formal lot split application to the Town and then to the county would follow the variance approvals.

Board Chair St. Clair opened Public Comment for this item only.

**George Lehning, 1004 N Citrus Ave.** – Resident George Lehning stated that he was not opposed to the variance request, especially considering the upcoming realignment of Citrus Avenue. However, he expressed concern about preserving the large, mature oak trees located on the lot, noting that the Town's regulations prohibit clear-cutting. He reminded the board of the importance of retaining as many trees as possible, emphasizing that a 15,000 square foot lot leaves limited space once a home and drain field are added. Mr. Lehning cautioned that this could result in the loss of significant tree coverage, even if the lot is approved for development.

Board Chair St. Clair closed Public Comment.

Board members then raised detailed questions about the exact location of structures, the size of the variances requested, and the implications for adjacent properties. Town staff reassured them that the proposed configurations would meet all setback requirements for future development on lot two and that no changes to side setbacks on lot one were needed as those conditions pre-existed.

Board Chair St. Clair recused herself from voting due to her past involvement in selling the property.

**Motion made by Vice Chair Wagler to recommend approval of the requested variance to allow a lot size less than the required 15,000 square feet in the MDR-1 Zoning District and a variance to allow a rear setback less than the required 30 feet for an existing principal structure in the MDR-1 Zoning District for Parcel #25-20-25-0200-A06-00100, also known as Alternate Key #1329949, as it meets the standards for a variance approval required by LDC Section 4.13.04; seconded by Board Member Husemann. Motion approved by roll call vote.**

#### **Voting**

**Yea:** Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Board Member Johns

**Nay:** None

**Abstaining:** Chair St. Clair

### **3. Consideration and Recommendation: Parcel Identified by Alt Key #1256348 Variance Application**

The Planning and Zoning Board held a detailed discussion regarding the variance request for Lot 2, which was triggered by the Town's need for a right-of-way dedication to support the realignment of Citrus Avenue. Vice-Chair Wagler raised concerns about approving a variance without ensuring the right-of-way dedication would occur, noting that the lot would exceed the 15,000 square foot requirement if the land were not dedicated. Board members clarified that the requested variance only becomes necessary because the Town is acquiring approximately 1,000 square feet of land from the property owners, which would reduce the lot size to just under the threshold.

Town Planner, April Fisher, explained that the variance approval could be conditioned upon the survey that includes the right-of-way dedication, thereby linking the approval to the reduced lot size. Board Member Husemann pointed out that the property owners were cooperating with the Town and providing land that would benefit the broader community, including improving traffic circulation. He and others emphasized that granting the variance was both reasonable and equitable, considering the circumstances.

Further discussion clarified the long-standing development pattern of the parcels and their legal status. Although the property has two tax ID numbers and has been marketed as two lots, it was used as a single parcel by prior owners. The board recognized that the proposed variance would not only allow for future development of Lot 2 but also facilitate the Town's infrastructure project in a straightforward and legally sound manner.

**Motion made by Board Member Husemann to recommend approval of the requested variance to allow a lot size less than the required 15,000 square feet in the MDR-1 Zoning District for Parcel #25-20-25-0200-A06-00200, also known as Alternate Key #1256348, as it meets the standards for a variance approval required by LDC Section 4.13.04; seconded by Board Member Johns. Motion approved by roll call vote.**

#### **Voting**

**Yea:** Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Board Member Johns

**Nay:** None

**Abstaining:** Chair St. Clair

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

##### 4. Consideration and Recommendation: **Annual Selection of Board Chair and Vice-Chair**

*(Agenda Item #4 was moved by Board Chair St. Clair to appear before the Public Hearings )*

##### 5. Consideration and Recommendation: **Lake Hills - Main Blvd. and Mass Grading**

The board considered a proposal for the Lake Hills Planned Unit Development (PUD) involving the construction of the main boulevard and mass grading of the site. Town Planner, April Fisher, explained that her primary review concern was tree preservation, and she confirmed that tree replacement for any removed trees would be addressed during the residential plan review phase. With that assurance, she recommended approval. Town Engineer, Don Griffey, confirmed that engineering concerns had been addressed, and applicants Dean Barberree of Reader Communities and engineer David Stokes provided additional details about the project's scope and phasing.

Mr. Barberree clarified that this step would initiate infrastructure for the development, which would be built out in three phases, with approximately 200 units expected in phase one. Questions from the board focused on tree replacement standards and the inclusion of required features like a SCADA alarm system for the lift station. Town staff confirmed that the Town's current construction standards require such equipment, and any past exceptions were made by previous Town Councils.

The conversation also addressed traffic improvements associated with the project. A roundabout is planned to replace the current traffic signal at the intersection of State Road 19 and County Road 48, adjacent to the Town's existing water plant. That plant will be decommissioned and removed as the new facility is built nearby, freeing up space for the roundabout. The developer will contribute proportionally to the cost of these improvements. Additional questions addressed future signalized access points and road alignment near the proposed Publix development.

**Motion made by Board Member Hayes to recommend approval of the proposed Lake Hill main boulevard and mass grading application with the condition that all replacement trees as required by the land development code will be shown and identified as to quantity and location as part of**

the separate residential plans permit review; seconded by Board Member Mulvany. Motion approved unanimously by roll call vote.

**Voting**

**Yea:** Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Board Member Johns, Chair St. Clair

**Nay:** None

6. Consideration and Recommendation: **Ordinance 2025-001 - CIP Amendment**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE CAPITAL IMPROVEMENTS ELEMENT IN CHAPTER 8 OF THE TOWN'S COMPREHENSIVE PLAN BY UPDATING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS TO INCLUDE ESTIMATED CAPITAL IMPROVEMENTS FOR FISCAL YEAR 2024-2025 THROUGH FISCAL YEAR 2029-2030 PURSUANT TO THE REQUIREMENTS OF CHAPTER 163 OF THE FLORIDA STATUTES; PROVIDING FOR CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

The board reviewed Ordinance 2025-001, which proposed amendments to the Town's Capital Improvement Plan (CIP). Town Manager, Sean O'Keefe, explained that the CIP serves two key purposes: first, as a practical planning tool to guide the Town's budgeting process; and second, as documentation to support grant applications and requests for external funding, demonstrating that proposed projects have been considered thoughtfully over time.

The updated plan includes projects across public works, community services, parks and recreation, and transportation, covering the current year and the next five fiscal years. Mr. O'Keefe and other staff noted that many of the projects were carried over from the previous year, reflecting ongoing or multi-year initiatives. The transportation mitigation section includes proposed roundabouts and other traffic improvements developed with input from the Town Engineer.

Board members raised questions about the timing and prioritization of projects, particularly those with community impact such as the Pine Park development and septic-to-sewer conversions. Mr. O'Keefe confirmed that while projects listed for the current fiscal year are budgeted and expected to proceed, longer-term items serve as placeholders subject to available funding and council direction. He and Town Clerk, John Brock, explained that prioritization ultimately lies with the Town Council, though staff provides initial recommendations and cost assessments.

There was also discussion about the funding strategy for Pine Park and efforts to secure grants to advance various infrastructure projects. Concerns about neighborhood-specific issues, such as sewer line capacity in Talichet and property-specific failures, were addressed in the context of broader CIP planning and the role of HOA involvement.

**Motion made by Board Member Husemann to recommend ordinance 2025-001 as stated; seconded by Board Member Mulvany. Motion approved unanimously by roll call vote.**

**Voting**

**Yea:** Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Board Member Johns, Chair St. Clair

**Nay:** None

**PUBLIC COMMENTS**

*Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.*

**Angel Elvig, 583 Via Bella Ct.** - Resident Angel Elvig addressed the board to express concern and seek clarification about the recent bulldozing and tree removal occurring behind her home. She noted that the clearing had dramatically altered the view for many homeowners in Talichet phase 2 section of the development and asked whether the area behind their lots would become a road or green space.

Town Manager, Sean O’Keefe, explained that the activity is related to the Hillside Groves development—a long-planned project dating back to its original approval in 2003. He and Board Member Husemann shared that the current design includes an open space buffer behind the homes on the right side of Talichet Phase 2, as well as additional elements like a lift station and a road further along the development. Some homes will also back up to wetlands or stormwater management areas. Board Member Husemann referred to the most recent site map to describe the layout and committed to confirming buffer distances more precisely. Mr. O’Keefe estimated that the minimum buffer might be 15 feet but offered to review the final site plans for accurate details.

Mrs. Elvig thanked the board for the information and shared that she and her husband had transplanted one of the removed trees to their property to preserve it. Board Chair St. Clair acknowledged the emotional impact of losing established trees and thanked Elvig for her comments.

**Kari Hemphill Pomeranke, 594 Via Bella Ct.** - Resident Kari Hemphill Pomeranke, who also lives in phase 2 of the Talichet neighborhood, expressed concern about the new road construction occurring behind her home as part of the Hillside Groves development. She explained that, based on the current site plans, the road appears to enter directly from State Road 19, pass behind her property, and make a sharp turn at the rear of her lot. Her primary concern was safety—specifically, the potential risk of vehicles missing the turn and entering her backyard, particularly in the case of impaired driving, which she noted had tragically occurred in the area recently.

Town Manager, Sean O’Keefe, acknowledged that the Town would review the plans in more detail to determine what barriers or buffers—such as swales or berms—are planned for that area. He assured Mrs. Pomeranke that the Town would make those plans available for review. Board Member Husemann added that, based on the layout, her property might be positioned at an angle that reduces the likelihood of a direct impact, though her concerns remain valid.

Mrs. Pomeranke also inquired about potentially installing a taller fence and asked whether the road design would include features like street lighting to make the curve more visible. The board noted that lighting is typically part of subdivision planning, though accidents can still occur.

Finally, Mrs. Pomeranke asked about the status of permit applications she and her husband had submitted. Mr. O’Keefe advised her to follow up with Town Hall directly, and Town Clerk, John Brock, added that staff are available Monday through Thursday, 7 a.m. to 5:30 p.m., to assist with such inquiries.

### **BOARD COMMENTS**

None

**ADJOURNMENT**

**There being no further business to discuss, a motion was made by Board Member Husemann to adjourn the meeting; Board Member Mulvany seconded the motion. Motion was approved unanimously by voice vote.**

The Meeting adjourned at 7:47 p.m. | **Attendees: 34**

\_\_\_\_\_  
Tina St. Clair, Chairperson

ATTEST:

\_\_\_\_\_  
John Brock, Town Clerk

# TOWN OF HOWEY-IN-THE-HILLS APPLICATION FOR BOARDS/COMMITTEES

Please Print Legibly

Name: ERICK BRIGHT Date: 02 APR 2025  
 Home Mailing Address: 590 VIA BELLA CT., HOWEY-IN-THE-HILLS, FL 34737  
 Home Physical Address: 590 VIA BELLA CT., HOWEY-IN-THE-HILLS, FL 34737  
 Florida Drivers License or ID: \_\_\_\_\_  
 Phone Number: (407) 924-7659 E-mail Address: EB@ERICKBRIGHT.COM  
 Education: ASSOC. ARTS DEGREE, GENERAL STUDIES VALENCIA COMMUNITY COLLEGE  
 Business (Name & Type): WALMART - RETAIL  
 Business Address: 702 SW 8TH STREET, BENTONVILLE, AR 72716  
 Business Phone: (479) 273-4000 Position: SR. MANAGER, TECHNICAL PROGRAM MGMT.  
 Training or experience related to activities of boards or committees to which appointment is sought:  
ARMY ROTC (2001-2003) / ENTREPRENEUR (2003-PRESENT) / LANDLORD (2014-PRESENT) / TALICHET HOA BOARD (2024-2025)  
 Professional Organizations: GOOGLE PARTNERS PROGRAM (2010-2018) NATIONAL ASSOC. OF REATORS (2017-2019)

Have you served on a Town Board(s)/Committee(s) in the past?

☒ Yes ☐ No

Name of Boards/Committee(s):

Dates Served:

HONOR FLIGHT OF CENTRAL FLORIDA (FOUNDER)  
TALICHET HOMEOWNERS ASSOCIATION (SECRETARY)

2010-20132024-2025

Please check Board(s)/Committee(s) that interest you.

- |   |   |
|---|---|
| <input type="checkbox"/> Cemetery Board                     | <input type="checkbox"/> Police Pension Board   |
| <input type="checkbox"/> Historic Preservation Board        | <input type="checkbox"/> Utility Advisory Board |
| <input type="checkbox"/> Library Board                      | <input type="checkbox"/> Visioning Committee    |
| <input type="checkbox"/> Parks & Recreation Board           | <input type="checkbox"/> Other                  |
| <input checked="" type="checkbox"/> Planning & Zoning Board | <input type="checkbox"/> Other                  |

I will attend meetings in accordance with the adopted policies of the Town of Howey-in-the-Hills. If at any time my business or professional interests conflict with the interests of this Board or Committee, I will not participate in such deliberations. References may be secured from the following individuals:

	Name	Address	Phone Number
1	<u>JOSHUA HUSEMANN</u>	<u>671 AVILA PLACE, HOWEY</u>	<u>(443) 876-2615</u>
2	<u>LYNNE HUSEMANN</u>	<u>671 AVILA PLACE, HOWEY</u>	<u>(410) 404-8503</u>
3	<u>MICHAEL HUCHLAK</u>	<u>667 AVILA PLACE, HOWEY</u>	<u>(321) 624-0150</u>

GRA  
Signature of Applicant

In completing this application, you are acknowledging that personal information you provide is subject to Florida's Public Records Policy as stated in Chapter 119, Florida Statutes, and Article I, Section 24 of the State Constitution.

Additional information may be attached to this form.

FOR TOWN HALL USE

Received by J. Brock

Date

4/2/2025

Reviewed by Board

Appointed by Town Council

Date





# ZONING MEMORANDUM

**April 18, 2025**

Prepared for  
Town of Howey-in-the-Hills  
Attn: Sean O'Keefe, Town Manager



## **Comprehensive Plan Evaluation and Appraisal Report Amendments**

### **Information Item for April 24, 2025 Planning and Zoning Board meeting**

Periodically, local governments are required by the State of Florida, through oversight from the Florida Commerce Department (Department), to review their comprehensive plans to ensure the plan is consistent with State and regional plans, as well as any updates that may be required by the local government. This process is called the Evaluation and Appraisal Report (EAR).

In August 2024, the Town notified the Department that the Comprehensive Plan will be amended based on the EAR. The Department acknowledged receipt of the Town's letter and advised that the Town would need to complete the EAR amendments by August 28, 2025. A copy of this communication is included with the agenda packet.

The amendments are provided for the 12 Elements of the Comprehensive Plan in strike-through and underline format. A summary table of amendments is provided for each Element as well, for ease of reading. For this meeting, the EAR amendments are provided as an information item to provide additional review time due to the size of the document.

The Town Attorney will be preparing an ordinance for adoption of the proposed amendments and staff will bring these EAR amendments to the Comprehensive Plan as a formal public hearing item at the May 2025 Planning and Zoning Board meeting for recommendation action to Town Council.

August 29, 2024

**RESPONSE VIA E-MAIL ONLY**

Mr. Sean O'Keefe  
Town Manager  
Town of Howey-In-The-Hills  
101 North Palm Avenue  
Post Office Box 128  
Howey-In-The-Hills, Florida 34737

Subject: Howey-In-The-Hills Evaluation and Appraisal Notification Letter

Dear Mr. O'Keefe:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter, which was due on October 1, 2024 and received by the Department on August 28, 2024.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by August 28, 2025, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes (F.S.). The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), F.S. Please also be aware that Section 163.3191, F.S., was amended to read in part "updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle."

Jana Williams of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850)717-8483.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendment, please contact Donna Harris, Plan Processor, at (850)717-8491 or by email at [Donna.Harris@Commerce.fl.gov](mailto:Donna.Harris@Commerce.fl.gov).

Sincerely,



James D. Stansbury, Bureau Chief  
Bureau of Community Planning and Growth

JDS/dh





RECEIVED

AUG 28 2024

August 23, 2024

Ms. Yazmin Valdez, Deputy Bureau Chief  
Bureau of Community Planning and Growth  
Florida Department of Commerce  
107 East Madison Street, MSC 160  
Tallahassee, FL 32399-4120

Dear Ms. Valdez:

This letter is to serve as the Evaluation and Appraisal Notification for the Town of Howey-in-the-Hills as required by F.S. Section 163.3191. Since December 2023, the Town has been reviewing our comprehensive plan as our periodic review required by State statute. We have completed an initial review of all the plan elements, and we have determined that updates to the plan will be required as a result of our EAR-based review. We expect to start the adoption process for the identified revisions within the next 30 to 60 days.

We trust that this letter meets your requirements for the Evaluation and Appraisal Notification. Should you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

Sean O'Keefe  
Town Manager

*Town of Howey-in-the-Hills*

## Chapter 1 - Future Land Use Element

Page	Section	Summary of Changes
1		removed reference to the 2010 Comprehensive Plan update
1		changed year from "2018" to "2023"
2	B	added chart description
2		updated year to 2040
2		added paragraph about population growth
3	Table 1	added population estimates through 2045
3		updated paragraph about upcoming developments
4		updated paragraph about major developments
4	Table 2	added significant residential developments
5	Table 3	changed year, replaced table of acreages of existing land use categories
5		changed "2017" to "2024"
7	2a	updated sanitary sewer paragraphs
8	b	added new water tank details
8		updated consumptive use permit (CUP) capacity
11		added business and mixed use sentence about infill development
11	Table 4	last section: added exempt from traffic concurrency
15	d	changed information about solid waste disposal
16	e	added "cities of"
16	f	added information about use of former Town landfill
17	4	added information about sites needing evaluation for septic
17	4	reference to Lake County for soil and topo information
19	b	addd FIRM resource to Zone AE
20	d	changed information about the aquifers
20	e	removed waterwell definition in Florida Administrative Code (FAC) reference
21	6	changed Howey "House" to "Mansion" and removed reference to National Register

21	Table 6	removed Griffin Airways landing information
22	Table 6	added Howey Mausoleum / Citrus Avenue
22	D	added information about Lake Hills development
23	3	removed wastewater impact fee information and added information about Town providing wastewater treatment to new developments
23		added information about completion of treatment plan and wells
23		added sentence about potable water not to be used for irrigation
23		changed year from "2024" to "2030" and "2045"
23		added consistency with state requirements
24	3	added information about schools and usage of facilities
24	5	updated information about existing vacant lands
25	8	changed "currently working on" to "has completed"
26	11	added information about infill development within existing subdivided areas
28	11	updated amount of land that is vacant
29	b	removed introduction about Energy Management Plan
30	c	removed sentence about energy efficiency
31		table: added dwelling unit
39	Policy 1.2.2	add floor area ration before the acronym
46	Policy 1.3.8	change "House" to "Mansion"
61	Policy 1.17.3	remove sentence about establishing Energy Management Plan
62		updated policy numbers
62	Policy 1.17.4-5	removed information about Green Building standards
63		added note about deleting maps
76		added note about replacing the deleted maps

## FUTURE LAND USE ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

AMENDED APRIL 22, 2020

**FUTURE LAND USE ELEMENT  
TABLE OF CONTENTS**

A.	INTRODUCTION .....	1
1.	PURPOSE.....	1
B.	POPULATION ESTIMATES AND FORECASTS .....	2
C.	EXISTING CONDITIONS.....	5
1.	EXISTING LAND USE .....	5
2.	AVAILABILITY OF PUBLIC FACILITIES AND SERVICES .....	7
A.	SANITARY SEWER.....	7
B.	POTABLE WATER .....	8
C.	STORMWATER DRAINAGE.....	15
D.	SOLID WASTE .....	15
E.	TRANSPORTATION.....	15
F.	RECREATION AND OPEN SPACE.....	16
G.	PUBLIC SCHOOL FACILITIES .....	16
3.	LAND AVAILABLE FOR DEVELOPMENT .....	16
4.	SOILS AND TOPOGRAPHY .....	17
5.	NATURAL RESOURCE MANAGEMENT.....	18
A.	SURFACE WATERS .....	19
B.	FLOODPLAINS .....	19
C.	WETLANDS.....	19
D.	NATURAL GROUNDWATER AQUIFER RECHARGE AREAS .....	20
E.	CONE OF INFLUENCE .....	20
F.	AIR QUALITY .....	21
6.	HISTORIC RESOURCES .....	21
D.	ANALYSIS.....	22
1.	ECONOMIC VITALITY.....	22
2.	NONCONFORMING AND INCOMPATIBLE USES.....	23
3.	AVAILABILITY OF FACILITIES AND SERVICES .....	23
4.	GROUNDWATER RECHARGE.....	24
5.	ANALYSIS OF EXISTING VACANT LANDS .....	24

6.	ANALYSIS OF LAND NEEDED TO ACCOMMODATE PROJECTED POPULATION .....	25
7.	25	
8.	ANALYSIS OF NEED FOR REDEVELOPMENT .....	25
9.	ANALYSIS OF FLOOD PRONE AREAS .....	26
10.	AN ANALYSIS OF LAND USE PROBLEMS AND POTENTIAL USE PROBLEMS .....	26
11.	URBAN SPRAWL .....	26
12.	ENERGY EFFICIENCY, ENERGY CONSERVATION, AND GREENHOUSE GAS EMISSION .....	29
A.	PRODUCING ENERGY EFFICIENT LAND USE PATTERNS .....	29
B.	INCREASING ENERGY CONSERVATION .....	29
C.	REDUCING GREENHOUSE GAS EMISSIONS .....	30
E.	FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES .....	31

### LIST OF TABLES

TABLE 1:	<u>POPULATION ESTIMATES AND PROJECTIONS 2010 - 2035 .....</u>	<u>3</u>
TABLE 2:	SIGNIFICANT DEVELOPMENT PROJECTS.....	4
TABLE 3:	ACREAGE WITHIN EXISTING LAND USE CATEGORIES, 2010.....	5
TABLE 4:	PERMITTED MAXIMUM DENSITY/INTENSITY WITHIN LAND USE CATEGORIES.....	9
TABLE 5:	SOILS .....	17
TABLE 6:	HISTORIC SITES AND STRUCTURES .....	21

## LIST OF MAPS

MAP 1	2035 FUTURE LAND USE .....	74
MAP 2	TOWN CENTER OVERLAY MAP .....	75
MAP 3	EXISTING LAND USE MAP APRIL 2020 .....	76
MAP 4	VACANT LANDS MAP APRIL 2020.....	77
MAP 5	CONTOUR MAP.....	78
MAP 6	FLOODPLAINS MAP.....	78
MAP 7	SOILS MAP.....	63
MAP 8	WETLANDS MAP.....	79
MAP 9	NATIONAL REGISTRY OF HISTORIC RESOURCES MAP.....	80

## CHAPTER 1 FUTURE LAND USE ELEMENT

The data and analysis presented in the Future Land Use Element and other elements of the comprehensive plan is updated from the information used to develop the ~~2010 Comprehensive Plan Update. Some of the data was developed in 2017 as part of the Evaluation and Appraisal Review of the comprehensive plan. Where appropriate additional data has been included in the 2018 analysis.~~ the 2017 Evaluation and Appraisal Review and the 2018 general comprehensive plan amendment.

### A. INTRODUCTION

#### 1. Purpose

The purpose of the *Future Land Use Element* is the designation of future land use patterns as reflected in the goals, objectives and policies of the local government comprehensive plan elements.

The *Future Land Use Element* sets forth the physical plan for the future development of the Town. The *Future Land Use Element* describes the appropriate location for the future land uses and promulgates the policies regulating the location and development of all land uses. The *Future Land Use Element* sets forth not only the density and intensity of land uses, but also considers other factors affecting land use development, such as timing, cost, and current development trends.

While each *Element* within the *Comprehensive Plan* is important, the *Future Land Use Element* is arguably the most important as it must be consistent with all other *Comprehensive Plan Elements* and articulate the *Goals, Objectives and Policies* of these other *Elements* in the form of specific land use policies.

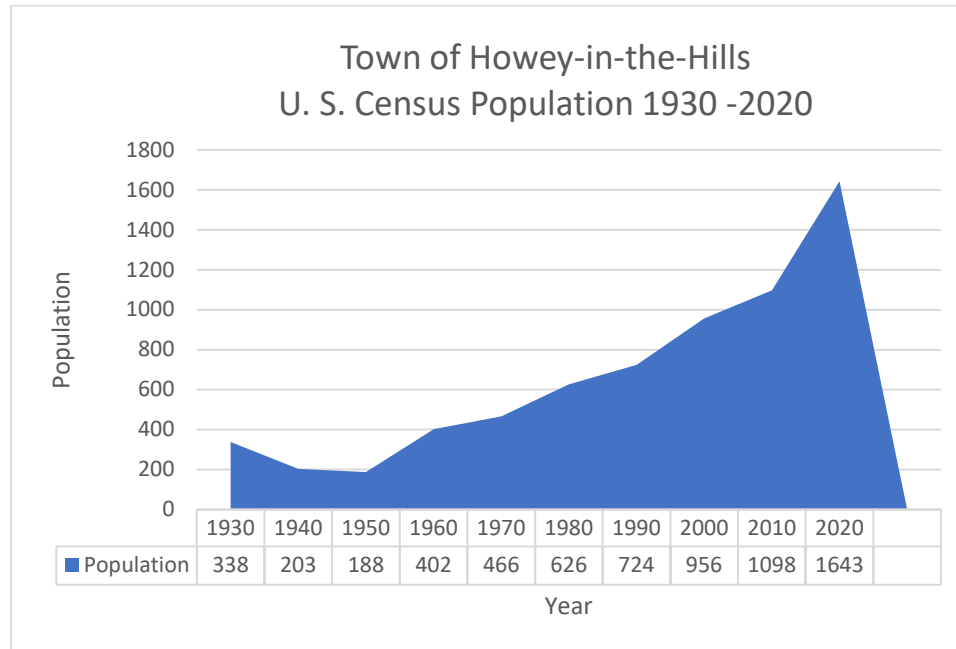
The *Existing Land Use Map* included as part of this *Element*, describes the location and distribution of land uses in Howey-in-the-Hills in ~~2018~~ 2023. The *Future Land Use Map* (also included in this *Element*) is the focus of the *Comprehensive Plan*. It indicates the proposed location and distribution of land uses in the year 2035. All policies contained within this *Plan* must be consistent with the *Comprehensive Plan* and the *Future Land Use Map*. All land development regulations in effect subsequent to the adoption of this *Plan* must be consistent with the *Future Land Use Map* and the goals, objectives and policies of the *Comprehensive Plan*.

This *Future Land Use Element* is a required element; the minimum criteria for its contents are established in Florida Statutes Chapter 163. This *Plan Element* was formulated to be consistent with relevant sections of Chapter 163, Part II, F.S., the *State Comprehensive Plan*, and the *Comprehensive East Central Florida Regional Policy Plan*.



## B. POPULATION ESTIMATES AND FORECASTS

In order to plan for growth, it is first necessary to project the number of persons that will reside in the Town. The effectiveness of a local government's comprehensive plan depends principally on the accuracy of population projections for both resident and seasonal populations. These predictions for the future are the basis of planning for future land use, housing, recreation and open space, and public services and infrastructure needs. The following chart shows the Town's population growth from 1930 when the Town first appeared in the U.S. Census through 2020.



A population projection to ~~2035~~ 2040 has been prepared to coordinate with long-range utility planning for water and sewer services. This estimate assumes the Town will continue to undergo ~~a steady~~ residential development ~~pattern~~ based on single-family homes as the predominant housing type. Projections for small populations are notoriously tricky given the small base size of the population and the ability for a single project to significantly affect total population and the timing of housing production. For the Town, population growth is going to be driven primarily by the pace at which the pending major development projects are presented for development and how fast the units in these projects are absorbed by the market. The population projections have been developed based on an assumed annual unit production rate. Faster unit absorption will increase the rate of population growth and a slower rate will result in fewer residents. The population growth is expected to be "lumpy" as project phases are developed rather than following a smoother growth curve. Matching services to project demand is going to be important at the approval stage for new residential projects. Therefore, a table presenting the major approved projects with total approved unit count has been included.

The table also indicates which projects have met concurrency requirements and which projects still must meet concurrency tests for water and sewer service at the time subdivision or site plan

approval is sought. In theory, the projects without concurrency approval are vulnerable to development denial if necessary public services are not available. This “check process” should provide a safety valve should the water and/or sewer demand be out of line with system capacity at the time the development seeks approval. The projection for resident and seasonal populations is provided below.

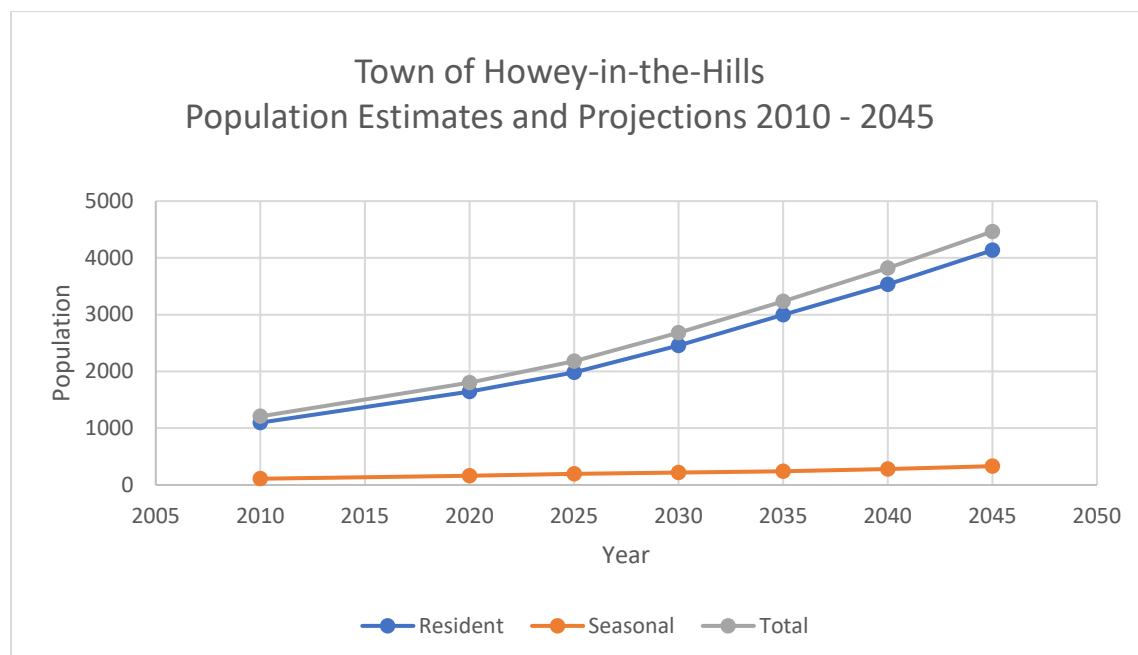
**TABLE 1: POPULATION ESTIMATES AND PROJECTIONS 2010 -2045**

<b>POPULATION PROJECTION HOWEY-IN-THE-HILLS, FLORIDA</b>			
<b>Year</b>	<b>Resident</b>	<b>Seasonal</b>	<b>Total</b>
2010	1098	110	1208
2020	1643	160	1803
2025	1981	198	2179
2030	2459	221	2680
2035	2997	240	3237
2040	3535	283	3818
2045	4134	331	4465

Source: US

Census, BEBR and TMH Consulting projections.

~~Since 2015, the Town has seen the impact of development in the Venezia South subdivision with the 2017 BEBR estimate being set at 1,355 people. The projections assume this rate of development will continue to 2020 resulting in a total population increase of about 45%. This rate of growth is likely unsustainable over the long term, but it is also likely that at least one of pending major projects will move forward as the rater of development in Venezia South slows. The projections assume a declining rate of growth over the succeeding time increments, while still projecting a significant increase. If multiple large projects move forward at the same time or if significant levels of multi-family housing enter the market, population growth will be accelerated over these projections. Since 2018 the Town has seen the completion of the Venezia South subdivision including single-family and townhome units and the completion of two phases of the Talichet single-family development. The next project moving forward is the first phase of The Reserve with 245 units with a three to five year absorption period. The graph below offers a visual representation of this data.~~



The following table provides a summary of major developments that have received some level of approval through the Town's planning and development review process. ~~The approved projects with 2018 concurrency certifications are Venezia South and Whispering Hills. The other projects have received planning level approval but must still pass a concurrency review at the time development in the form of subdivision or site plan review is proposed. Venezia North (Talichet) is currently pursuing a new development agreement to increase the project size from 93 to 139 units.~~ Only the future phases of The Reserve development have secured all services including sewer. Timing for the other projects is going to depend on how quickly the Town can complete the potable water improvements for treatment plant number two and how quickly the town can provide additional sewage treatment capacity. If all of these projects are completed within the planning period, the Town's population will be about 6,100 people.

**TABLE 2: SIGNIFICANT RESIDENTIAL DEVELOPMENT PROJECTS**

PROJECT	SFR	MFR	TOTAL	NOTES
Whispering Hills	156		156	
Lake Hills	473	98	571	MFR are 2-Family
The Reserve Ph 1	248		248	Hilltop Groves
The Reserve PH 2	36	81	117	Hilltop Groves
The Reserve PH 3	112	46	158	Hilltop Groves
The Reserve PH 4	198		198	Hilltop Groves
Watermark	225		225	
Mission Rise	400			
Total	1848	225	2073	

## C. EXISTING CONDITIONS

### 1. Existing Land Use

The amount of acreage located within the Town's current boundaries is presented in Table 3 by the existing land use categories. The Town has ~~had no annexations since 2010, and the only change in existing land use is the development of 129.31 acres of single-family residential in the Venezia South Village Mixed Use classification. This area has been deducted from the vacant Village Mixed Use Category and added to the single-family residential totals.~~ annexed three parcels totaling 16.78 acres since 2018.

**TABLE 3: ACREAGE WITHIN EXISTING LAND USE CATEGORIES, ~~2017~~ 2024**

<b>Existing Land Use</b>	<b>Acreage</b>	<b>Percentage of Total</b>
<del>Residential (includes all residential uses except vacant Village Mixed Use)</del>	<del>673.63</del>	<del>28.71%</del>
<del>Single-family Residential</del>	<del>321.69</del>	<del>13.71%</del>
<del>Condominium</del>	<del>14.10</del>	<del>0.60%</del>
<del>Multi-family less than 10 units</del>	<del>1.07</del>	<del>0.05%</del>
<del>Vacant Residential</del>	<del>336.44</del>	<del>14.34%</del>
<del>Vacant Lakefront Residential</del>	<del>0.33</del>	<del>0.01%</del>
<del>Commercial (except Village Mixed Use)</del>	<del>120.09</del>	<del>5.12%</del>
<del>Vacant Commercial</del>	<del>114.53</del>	<del>4.88%</del>
<del>Recreation (includes golf courses, recreation other, and vacant preserve/passive park)</del>	<del>4.50</del>	<del>0.19%</del>
<del>Golf Courses (Mission Inn golf course is included in the Vacant Planned Unit Development/Mixed Use acreage)</del>	<del>1.06</del>	<del>0.05%</del>
<del>Recreation (other)</del>	<del>218.85</del>	<del>9.33%</del>
<del>Vacant Preserve/Passive Park (Sarah Maude Mason Preserve of 54 acres included in Conservation acreage)</del>	<del>0.95</del>	<del>0.04%</del>
<del>Public Use (includes utilities, roads, ROWs, educational facilities, institutional, and government facilities)</del>	<del>165.29</del>	<del>7.05%</del>
<del>Utilities</del>	<del>37.15</del>	<del>1.58%</del>
<del>Roads</del>	<del>4.14</del>	<del>0.18%</del>
<del>Educational Facilities</del>	<del>6.99</del>	<del>0.30%</del>
<del>Government Facilities</del>	<del>4.34</del>	<del>0.19%</del>
<del>Institutional</del>	<del>6.48</del>	<del>0.28%</del>
<del>Vacant Institutional</del>	<del>2.36</del>	<del>0.10%</del>
<del>Conservation</del>	<del>517.58</del>	<del>22.06%</del>
<del>Industrial</del>	<del>24.27</del>	<del>1.03%</del>
<del>Vacant Planned Unit Development/Village Mixed Use</del>	<del>780.69</del>	<del>33.28%</del>
<b>Total</b>	<b>2,345.94</b>	<b>100.00%</b>

<u>Existing Land Use By Category</u>	<u>Acres</u>	<u>Percent of Total Land</u>
<u>Residential</u>	<u>287.3</u>	<u>12.14</u>
<u>Neighborhood Commercial</u>	<u>7.6</u>	<u>0.31</u>
<u>Light Industrial</u>	<u>27.2</u>	<u>1.15</u>
<u>Recreational</u>	<u>134.6</u>	<u>5.69</u>
<u>Institutional</u>	<u>7.0</u>	<u>0.30</u>
<u>Conservation</u>	<u>528.9</u>	<u>22.34</u>
<u>Public Use</u>	<u>51.8</u>	<u>2.19</u>
<u>Streets/right-of-Way</u>	<u>168.8</u>	<u>7.13</u>
<u>Vacant Residential</u>	<u>316.4</u>	<u>13.37</u>
<u>Vacant Commercial</u>	<u>5.8</u>	<u>0.25</u>
<u>Vacant Institutional</u>	<u>8.1</u>	<u>0.34</u>
<u>Vacant PUD</u>	<u>823.4</u>	<u>34.79</u>
<u>Total All Categories</u>	<u>2366.9</u>	<u>100.00</u>
<u>Total Vacant Land</u>	<u>1153.7</u>	<u>48.75</u>

Source: TMH Consulting ~~update of 2010~~ 2024 tabulations.

**Residential** - This category on the *Existing Land Use Map* denotes all land used for residential purposes, including single family, accessory apartments, rectories, and mobile home structures, but specifically excludes recreational vehicles, travel trailers, or similar vehicles. Single family residential use is permitted in all areas of the Town except the public use, recreational, industrial, and conservation areas in Town. The permitted density for residential lands in Howey-in-the-Hills is featured in Table 4.

**Commercial** - This category on the *Existing Land Use Map* denotes all land used for retail and wholesale trade, offices, restaurants, hotels and motels, and professional services. Most of the commercial uses in Town are found along Central Avenue. Commercial land use is permitted in the Town Center Overlay, Town Center Mixed Use, Village Center Mixed Use, and Neighborhood Commercial. The maximum intensity for commercial uses in Town is presented in Table 4.

**Industrial** – This category on the *Existing Land Use Map* denotes all land used for warehousing, assembly and distribution of goods, light processing, heavy equipment, large durable goods, or other land uses requiring heavy truck traffic. The Town permits industrial uses on Light Industrial lots with conditions. Cell towers are also permitted in this land use under certain conditions. The intensity of industrial uses permitted in Town is featured in Table 4.

**Public Use** - This category on the *Existing Land Use Map* denotes all land used for public service activities, water plants, electric sub-stations and telephone facilities except for cell towers. On the *Existing Land Use Map*, this category includes and is used for utilities, government owned facilities, and institutional facilities such as educational facilities, day

care facilities, churches or residential care facilities. The Town permits an intensity of 0.50 impervious surface ratio or 0.25 floor area ratio (see Table 4).

**Recreation** - This category on the *Existing Land Use Map* denotes all land primarily used for outdoor recreational activities such as picnicking, jogging, cycling, outdoor courts, golf courses, and playing fields. These lands include both private and public recreational facilities. The Town permits an impervious surface ratio of 0.30 on recreational land uses (see Table 4).

**Conservation** - This category on the *Existing Land Use Map* denotes all land used for wetlands, some uplands, public managed lands, floodplains, flood prone areas, and other areas in which valuable natural resources are found. No buildings are allowed on conservation lands in Town except for boardwalks, docks, observation decks, or similar facilities allowed by the Town and all regulatory agencies.

**Planned Unit Development(PUD)/Village Mixed Use** - In 1992, the Town approved a *Planned Unit Development Mixed Use District Ordinance* which permits a variety of residential structures and a diversity of building arrangements as well as complementary and compatible commercial uses and public or quasi-public facilities developed in accordance with an approved development plan. A large percentage of the lots in this category on the *Existing Land Use Map* are vacant. The permitted maximum density and intensity standards for planned unit development/mixed use are presented in Table 4.

## 2. Availability of Public Facilities and Services

The following data and analysis describes the availability of services and facilities to support development.

### a. Sanitary Sewer

The Town has ~~entered into~~ an agreement with the Central Lake Community Development District to provide wastewater treatment for the Town. ~~The agreement covers some developments (Venezia, Talichet, The Reserve) but capacity limitations have limited service beyond the currently contracted projects. The Town is currently in the process of evaluating options for wastewater treatment to serve the balance of the Town. Options include a Town owned facility, contracted service from Groveland and expanded service with the community development district.~~

New Village Mixed Use ~~and other development~~ is required to connect to sanitary sewer, and the Town has ~~begun~~ completed the process of providing sanitary sewer on Central Avenue. Infill development in the largely developed portions of the Town will continue to use septic tanks until sanitary sewer service can be made available. ~~The Town will own and maintain the collection system (mains, lift stations, etc.) within the Town limits.~~

**b. Potable Water**

The Town currently owns, operates and maintains a central potable water treatment and distribution system. The Town's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands. The Town's water system consists of two water plants located approximately one mile apart ~~with a total of three active wells, one out of service well~~, one 500,000-gallon ground storage tank and one 15,000-gallon hydropneumatic tank. The elevated storage tank remains in place but is not active. The north plant is in the process of being replaced with a new facility expected to be completed in 2024.

The *Comprehensive Plan* sets two different levels of service for potable water usage. The first LOS standard is 242.0 gallons per day per capita for the overall customer usage and the second LOS standard is 150.8 gallons per day per resident for the residential customers. The Town currently holds a consumptive use permit for 328,500 gallons per day, and is currently using about 48% of that amount.

~~The Town currently holds a consumptive use permit for 10 MGD. The permit is in the process of being revised as the Town has exceeded the consumption level. The permit revision is part of a larger planning process for master plans for both water and sewer. These plans are expected to be completed by the end of 2018, and once completed will identify projects for inclusion in the capital improvements program.~~

**TABLE 4: PERMITTED MAXIMUM DENSITY/INTENSITY WITHIN LAND USE CATEGORIES**

Future Land Use	Maximum Density/Intensity	Description
Rural Lifestyle (RL)	Must have a minimum of 2 acres for this land use. 1 dwelling unit per 2 acres; all buildings not to exceed .15 FAR; 20% max. impervious surface coverage; 50% open space required.	Primarily single-family detached homes with agricultural uses.
Low Density Residential (LDR)	2 dwelling units per acre	Primarily single-family detached homes.
Medium Density Residential (MDR)	3 dwelling units per acre; 25% minimum open space required  Developments with 100 units or more shall be required to have a public recreation component.  Developments with more than 300 proposed units must use the Village Mixed Use designation.	Single-family detached homes, townhomes, etc.; this category may also include support community facilities and elementary schools.
High Density	Includes townhouse development up to six units per acre and other multi-family development up to 10 units per acre. Impervious surface ratio is a maximum of 60%	Provides for townhouse units and other types of multi-family units.



<p>Town Center Mixed Use (TCMU)</p>	<p>The Town Center Overlay District denotes where specific uses are permitted within the Town Center (see the Town's <i>Town Center Overlay Map</i>).</p> <p>For areas designated Commercial Core, all new buildings must be 2 stories or provide a minimum street façade elevation of at least 15-feet to create a vertical enclosure along Central Avenue. A max. 2.0 FAR is permitted if parking requirements are achieved. Where new residential uses are constructed in the Commercial Core, these uses shall be located on the second floor of buildings. (Existing single-family units on Central Avenue west of Dixie Drive and units fronting on Oak street and Holly Street are considered permitted uses. Single-family residences may not be constructed elsewhere within the Town Center Commercial area. Properties in the Town Center Commercial Area within the designated sections of W. Central Avenue, Oak street and Holly Street may be converted to non-residential uses, and once converted, may not revert to single-family residential use.)</p> <p>For areas designated Office/Services or Residential, 40% max. impervious surface coverage. May live and/or work in these areas.</p> <p>For areas designated Residential, a max. of 4 units per acre.</p> <p>There is a total of 81.73 acres in the Town Center Overlay. About 23.3% of the Town Center Overlay is comprised of roads which are laid out in a grid system. About 52.5% of the Town Center Overlay area is designated for residential use. About 16% of the Town Center is designated for commercial/office/professional services use (with the possibility of residential on the second floor) and about 8.2% is designated as flex space, where either office, professional services, or residential uses – or a live/work combination of those uses is permitted.</p> <p>Open space within the Town Center will not be defined as it is for other areas within the Town. Rather, the Town has established maximum impervious surface coverage standards that may not be surpassed within the various uses in the Town Center. The areas designated as Commercial Core have a maximum impervious surface coverage of 100%. Areas designed office/professional services and/or residential shall have a maximum impervious surface coverage of 40% and areas designated as residential in the Town Center shall have a maximum impervious surface of 50%. In the commercial core of the Town Center, the Town</p>	<p>The size of each individual business shall be regulated through the Land Development Regulations.</p>
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Future Land Use	Maximum Density/Intensity	Description
	anticipates a master stormwater system which will allow maximum coverage for buildings and surface parking. <u>The existing and potential business and mixed use sites are generally small with limited potential traffic generation. To support development of the Town Center and encourage infill development, the Town Center Overlay and the Town Center Flex areas should be exempt from traffic</u> concurrency.	

Future Land Use	Maximum Density/Intensity	Description
Village Mixed Use (VMU)	<p>Must have a minimum of 100 acres for this land use. Maximum of three dwelling units per acre; All single-family lots must have a minimum lot area of 10,890 square feet exclusive of any wetlands or waterbodies that might be included with the lot.</p> <p>Residential areas shall comprise a minimum of 70% of the Net Land Area and a max. of 85% of the Net Land Area.</p> <p>Commercial/non-residential areas shall comprise a minimum of 15% of the Net Land Area and a maximum of 30% of the Net Land Area. This includes community facilities and schools.</p> <p>Five percent (5%) of the non-res. land shall be dedicated for public/civic buildings.</p> <p>Commercial/non-residential may be 2 stories with 50% coverage as long as parking and other support facilities (stormwater) are met.</p> <p>Public recreational uses must occupy a minimum of 10% of the useable open space (no wetlands).</p> <p>The following are minimum requirements in Village Mixed Use:</p> <ul style="list-style-type: none"> <li>i. 25% open space</li> <li>ii. 10% parks and recreation; and</li> <li>iii. 3% active recreation uses</li> </ul> <p>The 10% and 3% requirements in ii and iii count toward the 25% requirement in i To be counted against the 10% park/recreation requirement, parcels dedicated to park uses may be no smaller than ½ acre.</p> <p>The Land Development Code must require that plans for active recreation uses be submitted for approval by Town Council no later than application for final plat approval. Town Council may require a performance surety bond for park and recreation improvements.</p>	<p>A mix of uses is permitted and required in this category in order to promote sustainable development, including the provisions of reducing the dependability on the automobile, protecting more open land, and providing quality of life by allowing people to live, work, socialize, and recreate in close proximity.</p> <p>Elementary, middle, and high schools are also permitted in this category.</p>

Future Land Use	Maximum Density/Intensity	Description
Neighborhood Commercial (NC)	0.50 floor area ratio; 70% max. impervious surface coverage	Commercial uses to support Town residents are permitted in this category. The size of each individual business shall be regulated through the Land Development Regulations. Elementary and middle schools are also permitted in this category.
Light Industrial (LI)	70% max. impervious surface coverage; 0.6 floor area ratio	Manufacturing, <b>and</b> distribution. High schools are also permitted in this category.
Institutional (INST)	0.25 floor area ratio; 40% max. impervious surface coverage; 25% open space required	Educational facilities (public or private), religious facilities, day care (child and adult), government buildings (including fire and police), cemeteries, group homes, nursing homes, or community residential facilities, hospitals (general and emergency care).
Recreation (REC)	Max. 30% impervious surface coverage	Public or private recreational facilities.
Conservation (CON)	No buildings	Boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies.

Future Land Use	Maximum Density/Intensity	Description
Public/Utilities (PUB)	0.25 floor area ratio; max. impervious surface coverage of 50%	Government buildings and essential utilities, with cell towers being a special exception or conditional use.

Notes: Open Space: Open space is figured on the Gross Land Area. Up to 25% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. Most of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

Densities shall be determined by the Net Land Area. The Net Land Area is figured by taking the Gross Land Area (total property less any lakes or water bodies), then subtracting from that any open space requirements, then subtracting from that any remaining unbuildable acreage (remaining wetlands).

**c. Stormwater Drainage**

Stormwater drainage within the Town is currently accommodated by both natural and man-made drainage features. Although culverts and drainage pipes comprise a large portion of the stormwater system, the Town does not know where the underground pipes lead and where their outfalls are located. This system was installed decades ago and no engineering studies or plans for the drainage system are available to determine the design capacity of the system. In addition to these features, there are private retention/detention areas which were constructed to provide fill for the Mission Inn Complex. These ponds provide on-site retention/detention and a certain amount of percolation of runoff to the aquifer.

Increased development and land coverage could increase the need to construct additional drainage facilities to protect Little Lake Harris from nutrient runoff. Drainage problems do exist with stormwater runoff believed to be discharging directly from State Road 19 into Little Lake Harris. The Town has received one grant for a baffle box system to address this issue and plans to continue to seek funds to address the concern. There are no major flooding problems associated with stormwater runoff.

Level of service standards established in the *Comprehensive Plan* will continue to remain consistent with State statutes pertaining to the performance of the drainage system. The Town ensures the provision of adequate stormwater drainage systems through the development review process. Permits are also required from all applicable State, Federal, and local agencies regarding stormwater. No development is approved or is allowed to begin construction until all such permits are received by the Town.

**d. Solid Waste**

Solid waste disposal is achieved through franchise agreements with one solid waste hauler. ~~The Town will continue to dispose refuse at the County's incinerator facility approximately 10 miles west of Town. The County will deposit waste ash in an ash monofill south of the incinerator near the Sumter County Line. There is a separate disposal area for construction and demolition debris. The waste disposal company is responsible for providing disposal locations.~~

**e. Transportation**

Only two major roads provide access into Town: (1) County Road 48 and (2) State Road 19. County Road 48 provides a direct connection to the City of Leesburg and

US 27. State Road 19 provides direct access to the Florida Turnpike, and the cities of Groveland and Tavares. All the streets in Howey-in-the-Hills are paved.

The Town's adopted level of service is D for minor arterials, collector roadways, and local roads. There are no roads in Town that are over capacity. The Town requires all development to provide adequate analysis of its impact on the roads in the Town to determine if the adopted LOS will be maintained. The capacities or deficiencies for the Town's road network is featured in the *Transportation Element*.

**f. Recreation and Open Space**

Overall, there are about 174 acres (115 acres of golf courses, 54 acres of preserve in Sarah Maude Nature Preserve, and 5 acres of other recreational facilities) of recreational land available to meet the recreational needs of Howey-in-the-Hills' residents and visitors.

The Town has adopted a level of service standard of 6.5 acres of park land for every 1,000 residents. There are 22.93 acres of parkland in Howey-in-the-Hills. The largest park in Town is the Sarah Maude Nature Preserve, which is about 54 acres of preserve and 17 acres of upland (the Town only includes the upland acres in the overall parkland acres) and the smallest Town park is Tangerine Point Park at 0.1 acres. The five-acre former Town landfill, annexed in 2022 is being considered for development with recreation uses.

There is 4.5 acres designated as Recreation lands on the Town's *Future Land Use Map*, almost all this land is considered to be open spaces. Most of these open spaces is adjacent to the lakes in Town and lack the space needed to accommodate development other than small recreational uses.

There are no major public open spaces or natural preservations within a half mile of the Town limits. Recreational lands within the Town are depicted on the *Existing Land Use Map* and *Future Land Use Map*.

**g. Public School Facilities**

The Town continues to support public school concurrency and participates in an interlocal agreement with the School district and other local governments in Lake County. School concurrency is reviewed as part of the development approval process.

**3. Land Available for Development**

There are about 1640 acres of vacant land (about 516 of those acres are Conservation land uses) in the Town (see the Town's *Vacant Land Map*). Most of this land does not have any

major environmental constraints and is very suitable for development. Also, most of the vacant lands in the Town currently have a *Village Mixed Use Future Land Use* category.

#### 4. Soils and Topography

Soils are an important aspect in land development. The physical and chemical properties of soils restrict the intensity of development through limitations on road construction, septic tank operation, and building placement.

There are a variety of soil types in Howey-in-the-Hills (~~see the Town's Soils Map~~). The general descriptions of the soils in the Town are found below in Table 5. All upland soils are suitable for development and show little limitation for the use of septic tanks. Where central sewer is not available, the specific site needs to be evaluated for septic system use.

The Town lies on the Lake Wales Ridge, a physiographic high that has a high potential for aquifer recharge to the Floridan Aquifer. There is little topographic relief within the Town (90 feet). The upper limit is approximately 170 feet above sea level located south of E. Revels Road, west of Sunset Drive, and east of State Road 19. Around this area, there is a difference of about 80 feet in elevation (~~see the Town's Contour Map~~). This topographic relief poses little, if any, limitations to development of vacant lands. For specific sites soil and topographic detailed information is available on the Lake County web site. See *Conservation Element* for a further discussion of soils and soil limitations.

**TABLE 5: SOILS**

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Acres
Anclote and Myakka Soils	Yes	Very Poorly Drained	High	Moderate	14.34
Apopka Sand, 0 to 5 Percent Slopes	No	Well Drained	Moderate	High	51.88
Apopka Sand, 5 to 12 Percent Slopes	No	Well Drained	Moderate	High	28.00
Arents	No	Somewhat Poorly Drained	Unranked	Unranked	141.21
Borrow Pits	Partially Hydric	Unranked	Unranked	Unranked	2.82
Candler Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	760.47
Candler Sand, 12 to 40 Percent Slopes	No	Excessively Drained	Low	High	3.16
Candler Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	299.71
Immokalee Sand	Partially Hydric	Poorly Drained	High	High	32.30



Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Acres
Kendrick Sand, 5 to 8 Percent Slopes	No	Well Drained	Moderate	High	6.24
Lake Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	114.40
Lake Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	12.98
Lochloosa Sand	No	Somewhat Poorly Drained	High	High	11.98
Myakka Sand	Partially Hydric	Poorly Drained	High	High	95.48
Ocoee Mucky Peat	Yes	Very Poorly Drained	High	High	4.11
Oklawaha Muck	Yes	Very Poorly Drained	High	Low	6.14
Paola Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	1.97
Placid and Myakka Sands, Depressional	Yes	Very Poorly Drained	High	High	23.83
Pompano Sand	Partially Hydric	Poorly Drained	High	Moderate	13.86
Sparr Sand, 0 to 5 Percent Slopes	No	Somewhat Poorly Drained	Moderate	High	18.44
Swamp	Yes	Very Poorly Drained	Unranked	Unranked	55.94
Tavares Sand, 0 to 5 Percent Slopes	No	Moderately Well Drained	Low	High	309.40
Water	Unranked	Unranked	Unranked	Unranked	317.67
Wauchula Sand	Partially Hydric	Poorly Drained	High	High	19.59

Notes: Drainage Class - Identifies the natural drainage conditions of the soil and refers to the frequency and duration of wet periods.  
Concrete Corrosion - Susceptibility of concrete to corrosion when in contact with the soil.  
Steel Corrosion - Susceptibility of uncoated steel to corrosion when in contact with the soil.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service's Lake County Soils Geographic Information Systems database.

## 5. Natural Resource Management

In this section, natural resource protection which is applicable to Howey-in-the-Hills is discussed. The Town contains no Areas of Critical State Concern as established in Chapter 380.05, Florida Statutes. According to SJRWMD and the Army Corps of Engineers, there are no dredge spoil disposal sites within the Town.

**a. Surface Waters**

Lake Illinois and several unnamed lakes are within the Town limits. Additionally, the Town is adjacent to Little Lake Harris. Most of these lakes are maintained by the County. There are no lakes in Town classified as “A Florida Outstanding Water”. The lakes are used for boating, swimming, fishing and other water activities.

**b. Floodplains**

Floodplains are valuable resources which provide a rich diversity of vegetation and wildlife. These areas are sources for groundwater recharge that filters through soils during high water levels. The 100-year floodplains are also subject to inundation during a 100-year storm, causing potential loss of life and property, disruption of services, and economic loss. These areas cannot tolerate continued development which, in effect, retards their ability to absorb water and restrict the flow of water from adjacent higher elevation areas.

The County’s Geographic Information Systems (GIS) database shows that there are 100-year floodplains in the Town (see the Town’s *Floodplains Map*). The FEMA flood zone designations in Howey-in-the-Hills are as follows:

- Zone A – Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
- Zone AE - The base floodplain where base flood elevations are provided. AE Zones are now used on new format [Federal Insurance Rate Maps](#) (FIRMs) instead of A1-A30 Zones.

Development within floodplains will continue to be closely scrutinized to ensure compliance with established regulations.

**c. Wetlands**

Wetlands by definition are transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered with shallow waters. Wetland functions are interconnected with the hydrology of the area. This connection determines the presence, extent, movement, and quality of water in the wetland. It is estimated that wetlands account for about 515 acres in the Town (see the Town’s *Wetlands Map*).

**d. Natural Groundwater Aquifer Recharge Areas**

The Floridan aquifer is the principal source of drinking water for Lake County. Currently almost all the ground water pumped in Lake County comes from the Upper Floridan but ~~the potential for utilizing~~ utilization of the lower Floridan aquifer is ~~just beginning to be explored in Lake County~~ is occurring in some areas of the County.

Aquifer recharge is the process whereby rainfall percolates downward through the soil to reach the underlying aquifers. Recharge to the Floridan aquifer occurs in areas of the County where the elevation of the water table of the surficial aquifer is higher than the elevation of the potentiometric surface of the Floridan aquifer. In these areas, water moves from the surficial aquifer in a downward direction through the upper confining unit to the Floridan aquifer. The surficial aquifer system in the County is recharged by rainfall. Recharge is augmented locally by artificial recharge - wastewater or reuse water land application, rapid-infiltration basins, and septic systems.

Howey-in-the-Hills is in a recharge area with a recharge rate of 1 to 10 inches per year and discharge rate of less than 1 inch per year.

**e. Cone of Influence**

Cone of influence is defined as an area around one or more major wellfields, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth. The term waterwell is ~~defined by Rule 9J-5, F.A.C., as~~ a well excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.

Generally, the term cone of influence can be defined as the land area surrounding a well on which a present or future land use has the potential to negatively impact an aquifer as a result of the induced recharge from that well's cone of depression. The purpose of delineating a cone of influence is to protect the current and future water supply.

The Town restricts development (except facilities related to the public water system) from occurring within a 150-foot radius of any existing or proposed public well (Primary Protection Zone). No septic tanks, sanitary sewer facilities, or solid waste or disposal facilities are permitted within a 200-foot radius of any existing or proposed public well (Secondary Protection Zone). The Town also has established a 500-foot radius wellhead protection area within which manufacturing or light industrial uses are prohibited. The wellhead protection areas for the Town's potable water supply wells are shown on the *Existing* and *Future Land Use Maps*.

**f. Air Quality**

Air quality is another example of a natural resource that impacts the Town's and surrounding areas quality of life. The Florida Department of Environmental Protection and the United States Environmental Protection Agency monitor air quality data in Lake County. Lake County does not have an established program dedicated to monitoring air quality. Overall, Lake County's air quality can be considered good.

**6. Historic Resources**

The Florida Division of Historical Resources maintains and regularly updates the *Florida Master Site File*. The *Florida Master Site File* is a paper file archive and computer database of recorded historical cultural resources in Florida. Categories of resources recorded at the Site File include archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts. The *Site File* also holds copies of survey reports and other manuscripts relevant to Florida history and prehistory. As of March 2010, there were 7 historic structures or sites in the Town that were added to the State's *Master Site File*. The Howey House Mansion was listed in the National Register of Historic Places (see Table 6) ~~and the Town's National Register of Historic Resources Map).~~

**TABLE 6: HISTORIC SITES AND STRUCTURES**

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeologic al culture	Date Certified
TOM Line	Pre-historic Mound		St. Johns, 700 B.C. – A.D. 1500	
Flagship 1	Land-terrestrial		Prehistoric	
Flagship 2	Land-terrestrial		20 <sup>th</sup> Century American, 1900-present	
Howey Water Tower	316 Grant Street	1926	Unspecified	
Howey Academy		1923	Unspecified	
Howey <u>House Mansion</u>	Citrus Street	1925	Mediterranean Revival ca. 1880-1940	1/27/1983

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date Certified
<del>Griffin Airways Landing Strip</del>	<del>Designed</del> <del>Historic</del> Landscape	<del>1950s-1960s</del>	<del>Griffin Airways Landing Strip is not a man-made construction. It was a cleared dirt strip of land that served as an airstrip for Prop planes. C.V. Griffin used the strip to fly in investors to the area as he tried to foster industrial development.</del>	
<u>Howey Mausoleum</u>	<u>Citrus Avenue</u>			

Source: Florida Department of Historical Resources, Florida Master Site File – March 2010.

## D. ANALYSIS

### 1. Economic Vitality

The Town is now and plans to continue primarily as a residential community with commercial support to serve the residents and visitors. The small downtown business district along Central Avenue from Lakeshore Boulevard to S. Mare Avenue, primarily serves the immediate convenience needs of the Town's residents. The Town has prepared a redevelopment plan for this area to include a land use plan, master stormwater system and public parking areas. Various cities and towns in Lake County provide additional employment and needed services within reasonable commuting areas of the Town. The first major commercial project arising from the Village Mixed Use projects is in the Lake Hills development at CR-48 and SR-19 as a grocery store-based shopping center. As ~~future~~ other development occurs in the Village Mixed Use areas, additional employment and service opportunities will be made available for the Town's residents and others. This will provide for much improved sustainability for the Town over the planning period.

## 2. Nonconforming and Incompatible Uses

Land use conflicts arise when uses are introduced in dissimilar areas without proper buffering. The *Future Land Use Map* and the Howey-in-the-Hills Land Development Regulations set forth the appropriate locations for land uses in the Town in order to eliminate existing land use conflicts. The Town's Land Development Regulations addresses incompatibilities through control of nonconforming uses.

## 3. Availability of Facilities and Services

This section provides an overview of the availability of public facilities and services in Howey-in-the-Hills during the planning period.

As previously mentioned, the Town of Howey-in-the-Hills currently has a limited central wastewater system. The Wastewater Treatment Facility (WWTF) is ~~owned~~ operated by the Central Lake Community Development District with the Town owning and maintaining the collection system up to the CDD facility. ~~In 2006, through a wastewater impact fee study performed in anticipation of possible creation of a Town-owned wastewater collection and treatment system, the Town established a wastewater Level of Service value of 120 gallons per person per day. The Town is exploring options to provide wastewater treatment to new developments. The plan is to also provide for the retrofit of the areas now served by septic systems on a phased basis.~~

As previously mentioned, the Town's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands. ~~With the completion of the new treatment plant and wells, the system has enough capacity to support the population demand during the planning period of this Comprehensive Plan (2025) (2040) The Town no longer allows the use of potable water for landscape irrigation.~~

The Town's solid waste level of service standard for solid waste is 6 pounds per person per day. There is enough capacity in the County's landfill to support the population demand during the short-range ~~(2011-2015)~~ (2024- 2030) and long-range ~~(2025)~~ (2045) planning period.

The Town shall continue to require development to provide for the 100-year, 24-hour rainfall event and provide retention for water quality consistent with ~~new and innovative techniques~~ state requirements. The Town shall also continue to require that all new development provide evidence to show that LOS ratings in stormwater conveyances serving the new development will not be degraded to an LOS lower than currently exists as a result of the new development's construction and stormwater runoff contribution.

There are more than adequate recreational facilities and open spaces readily available and accessible to the residents and guests of Howey-in-the-Hills. The Town shall continue to coordinate with the County on establishing measures to enhance the recreation and open

space opportunities in and around Town. The Town will also continue to solicit grants from public and private agencies and collect park impact fees to fund future parks and facilities.

There are currently three public school facilities located within the Town limits. Three separate schools use two of the facilities; Lake Hills School facility having two separate schools, one for the profoundly disabled children of lake county and a second school for behaviorally challenged handicapped children. Lake Success Academy located in the old Howey Elementary School facility is used to serve another limited student population. In addition the old Howey Academy facility and a second facility across the street from the Howey Academy facility are used for back office staff functions of the school district. All functions located in Howey serve county-wide services.

There are no public school facilities planned in the Town during the planning period. The Lake County School District has purchased a 19-acre tract on CR 48 near SR-19 which is currently designated for an elementary school. No timetable has been set for construction of the school as it is not in the current five-year capital facilities plan.

#### **4. Groundwater Recharge**

As previously mentioned, Howey-in-the-Hills is in a recharge area with a recharge rate of 1 to 10 inches per year and discharge rate of less than 1 inch per year. There are no known groundwater recharge problems in Howey-in-the-Hills. The Town shall continue to protect the quality of groundwater recharge through enforcing the Town's Land Development Regulations and the guidelines established in this *Comprehensive Plan*. The quality of groundwater recharge shall also be protected by ensuring that all stormwater conveyances serving new development does not degrade the level of service lower than currently exists as a result of the new development's construction and stormwater runoff contribution.

#### **5. Analysis of Existing Vacant Lands**

~~As previously mentioned, there are 1,769 acres of vacant land (516 acres of this land is Conservation land use) in Town. About 51% (909 acres) of the vacant lands is in the Village Mixed Use Future Land Use category and 19% (335 acres) is designated for Residential uses (see the Town's *Vacant Lands Map*). The soils on these vacant lands are overall suitable for development. The elevation on these vacant lands range from 75 feet mean sea level (MSL) to 170 feet MSL. There are no known sinkholes located on these vacant lands. There are also no known environmentally sensitive lands or significant natural resources located on these vacant lands that will prevent any development. The Town has in excess of 1,100 acres of vacant land including large multi-use projects and scattered infill sites. (Refer to the Vacant Lands Map.) Much of this land has entitled development approvals that are currently pending implementation. This land is concentrated in six primary development areas with five of the six having some level of approval. In combination, the six projects include 1,061 acres of residential land, 93 acres of commercial land, and about 10 acres of institutional and government land. The vacant~~

lands map includes another 165 acres of land located west of the Mission Rise development which is designated as Village Mixed Use but is currently in agricultural use, primarily pasture. The available residential and commercial vacant land should be sufficient to accommodate the anticipated population through the planning period.

## **6. Analysis of Land Needed to Accommodate Projected Population**

Most of the vacant land in the Town is in Village Mixed Use planned communities. The Town has approved conceptual developments for all but one of the Village Mixed Use properties. These properties contain enough land area for residential, commercial, civic and recreational uses for the projected population to the end of the planning period. These projects are summarized in Table 2.

## **7. 2023 Analysis and Reevaluation of Residential Densities and Lot Sizes**

In 2023 the Town council and the Town's Planning and Zoning Board analyzed and reevaluated post 2010 residential development in the Town. Residential development under Village Mixed Use designation resulted after 2010 in substantially increased housing densities and substantially smaller residential lots than were prevalent in the Town's historical development.

The evaluation and analysis was accompanied by robust public participation. Public sentiment agreed overwhelmingly with the Town Council. The increased densities and downsized lots after 2010 were inconsistent with the character, appearance and ambiance of the Town's historic neighborhoods. Contrary to FLUE Policy 1.1.2, development in Village Mixed Use has failed to "maintain the unique charm of the Town."

Consequently, the Town Council determined that amendments to the Future Land Use Element to redirect future residential densities and lot sizes were warranted and desirable.

## **8. Analysis of Need for Redevelopment**

The Town Center Overlay District needs redevelopment. The Town has completed a redevelopment plan for the Central Avenue business core and made recommended changes to selected comprehensive plan policies in support of this plan. The Town ~~is currently working on a program for~~ has completed installation of sanitary sewer on Central Avenue as an essential precursor to broader redevelopment proposals. Howey-in-the-Hills will promote a live-work environment as well as shopping and restaurants to serve the local area.



## 9. Analysis of Flood Prone Areas

The Town shall continue to ensure that development within floodplains will be closely scrutinized to ensure compliance with established Land Development Regulations. Most vacant lots in Town are very suitable for building.

## 10. An analysis of Land Use Problems and Potential Use Problems

No major current or potential land use problems are seen within the Town.

## 11. Urban Sprawl

The Town does not and will continue not to promote the approval of development that will contribute to “urban sprawl.” An analysis corresponding to measures the Town implements to discourage a proliferation of urban sprawl is featured in this section

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

The Town has adopted a Planned Unit Development ordinance and Village Mixed Use and Town Center Mixed Use land uses. ~~There has not been any significant development of low intensity single family subdivisions.~~ The development of single-family subdivisions has been occurring within the large projects planned for this purpose and as infill development within existing subdivided areas. The Town’s Concurrency Management System, subdivision regulations, and zoning regulations discourages this type of development.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

All new development must prove that it will be served by adequate public facilities prior to the issuance of a development order. The new development must also demonstrate that it will not degrade the level of service beyond the adopted standard.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

The Town's Village Mixed Use and Town Center Overlay Mixed Use categories preclude strip commercial-type development and isolated single uses.

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The Town protects and conserves all natural resources by enforcing the requirements of this *Comprehensive Plan* and the Town's Land Development Regulations. The Town delineates wetlands and other environmentally sensitive lands as Conservation on the Town's *Existing* and *Future Land Use Maps*. No buildings are permitted on Conservation lots in Town except for boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies.

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

The Town has adopted a Rural Lifestyle land use category on the *Future Land Use Map*. This land use is primarily for single-family detached homes with allowable agricultural practices. There is a minimum of 2 acres required for this land use. There is a maximum density of 1 dwelling unit per 2 acres, 0.15 floor area ratio, 20% maximum impervious surface coverage, and 50% open space requirement on the Rural Residential lots in Town. The Town feels that the adopted standard is adequate to protect these agricultural areas in Town to serve as a buffer for nearby rural areas.

6. Fails to maximize use of existing public facilities and services.

The Town annually updates and adopts a Concurrency Management System Report to ensure that existing public facilities and services have enough capacity to support the population demand. All deficiencies are identified along with capital plans to address those deficiencies. Any deficiencies are incorporated in the *Capital Improvements Element*.

7. Fails to maximize use of future public facilities and services.

The Town annually updates and adopts a *Concurrency Management System Report* to ensure that future public facilities and services are adequately signed to address future needs.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The Town has concurrency requirements for potable water, sewer, solid waste, drainage, parks and recreation, roads, and public schools.

9. Fails to provide a clear separation between rural and urban uses.

The Town feels that the adopted open space, and minimum development intensity and density standards are sufficient to ensure a clear separation between rural and urban uses.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The Town promotes infill development or redevelopment of existing neighborhoods and communities and has created a Town Center Overlay to address infill and redevelopment in the historic Town Center.

11. Fails to encourage an attractive and functional mix of uses.

The Town has adopted a Planned Unit Development Ordinance which would permit an attractive and functional mix of uses in appropriate areas of the Town. There are about 855 acres of land designated as Village Mixed Use on the Town's *Future Land Use Map* and ~~majority~~ approximately 50% of this land is vacant.

12. Results in poor accessibility among linked or related land uses.

Solutions to better manage traffic within the historic downtown area and to discourage additional traffic have been implemented. Uses have also been linked with bicycle paths and sidewalks. The Town requires new subdivisions or developments to address circulation, access control, off-street parking and landscaping of median strips and rights-of-way.

13. Results in the loss of significant amounts of functional open space.

The Town requires that levels of service be met for park land and open space. Each new development will include open space and recreational components.

The Town shall continue to discourage the approval of any development or redevelopment projects that will promote urban sprawl.

## **12. Energy Efficiency, Energy Conservation, and Greenhouse Gas Emission**

The Town has identified strategies for producing energy efficient land use patterns, increasing energy conservation, and reducing greenhouse gas emissions. This section provides an overview of the energy related strategies implemented by the Town.

### **a. Producing Energy Efficient Land Use Patterns**

The Town has adopted the Village Mixed Use and Town Center Mixed Use land uses as a tool to produce energy efficient land use patterns in Howey-in-the-Hills. The Town will ensure that developments within these mixed-use areas are compact, walkable neighborhoods.

The Town has also established a “build-out” area (the Town’s Utility Service Area) to determine the maximum extent of where urban development will be approved by Town Council. During the preparation of the *Future Land Use Map*, the Town reviewed all land uses to ensure that the higher gross density and intensity standards were appropriately established in all areas planned for urban development within the “build-out” area.

The Town’s minimum density and intensity standards apply to all areas planned for urban development and redevelopment. These standards and the buffering requirements established in the Land Development Regulations ensure that the land uses in Howey-in-the-Hills will remain compatible and consistent with the surrounding land uses.

### **b. Increasing Energy Conservation**

~~The Town is in the process of establishing an *Energy Management Plan* to increase energy conservation (see Policy 1.17.3 of this *Element*). The *Energy Management Plan* will be used as a tool to minimize electric, fuel and water resources in Town buildings, fleet vehicles and on public properties.~~

The Town promotes “green” development in both private and municipally-supported housing. Green development specifically relates to the environmental implications of development. Green building integrates the built environment with natural systems, using site orientation, local sources, sustainable material selection

and window placement to reduce energy demand and greenhouse gas emissions. The Town is in the process of amending the Land Development Regulations to establish green building practices and sustainability development guidelines.

The Town requires energy-efficient and water saving measures to be implemented in all new construction and redevelopment projects.

**c. Reducing Greenhouse Gas Emissions**

The Village Mixed Use and Town Center Mixed Use land uses will serve as a tool to reduce vehicle miles traveled in Town, which will reduce the greenhouse gas emissions. Residents and guests of Howey-in-the-Hills can easily access the historical downtown or Little Lake Harris area by walking or biking. The Town is actively involved with the Lake-Sumter MPO regarding expanding the pedestrian and bicycle facilities in Town. The Town will continue to promote mixed-use developments, bicycling, and walking as a tool to reduce the greenhouse gas emissions in the Howey-in-the-Hills area.

~~The Town is amending its Land Development Regulations to ensure that the removal of regulatory barriers and establishment of incentives to promote energy efficiency and conservation is implemented in Howey-in-the-Hills.~~

## E. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

Upon the effective date of the ordinance adopting this *Comprehensive Plan*, all rules, regulations, criteria, and principles set forth in the *Plan* become effective. Where a policy refers to the Land Development Regulations, the intent of the policy and its contents remain effective with the *Plan* adoption date. Regulations established by State or Federal statutes or administrative codes referenced in objectives or policies shall pertain to the most recent adopted regulation or code as may be amended by said parties from time to time without immediate notice to the Town.

**GOAL 1:** Retention of the quaint distinctive residential character of the Town by promotion of high quality residential development together with an appropriate level of supporting service and retail opportunities and live-work environments as well as preserving the natural features of the area and minimizing threats to the citizens caused by hazards, nuisances, incompatible land uses or environmental degradation while providing a sense of place and history.

**OBJECTIVE 1.1:** *Identifying Land Use Patterns and Permitted Densities and Intensities.* To identify the appropriate land use patterns, residential densities, and non-residential intensities of land use permitted in Howey-in-the-Hills.

**POLICY 1.1.1:** *Land Use Designations.* The Town shall establish, adopt and implement density and intensity standards for all future land uses, as applicable, and as indicated on the *Future Land Use Map* and the adopted Town Zoning Map.

Density and intensity standards for land uses in Howey-in-the-Hills are featured below

Land Use	Maximum Residential Density
Residential:	
Low Density Residential (LDR)	Up to 2.0 dwelling units per acre. Maximum building height is 35 feet.
Medium Density Residential (MDR)	Up to 3.0 dwelling units per acre. A 25% minimum open space is required. Developments with 100 units or more shall be required to have a public recreation component. Developments with either more than 300 proposed dwelling units or more than 100 acres must use the Village Mixed Use designation. May include support community facilities and elementary schools. Maximum building height is 35 feet.
Rural Lifestyle (RL)	Up to 1.0 <u>dwelling unit</u> per 2 acres. Must have a minimum of 2 acres for this land use. A 50% minimum open space is required. All buildings shall not exceed a 0.15 floor area ratio. The maximum impervious surface coverage is 0.20. Maximum building height is 35 feet.

High Density Residential (HDR)	Up to 10 dwelling units per acre. Maximum density for townhouse units is 6.0 units per acre. Maximum impervious surface ratio is 60%. Maximum building height is 35 feet with additional height allowed for decorative elements. Projects of 30 units or more are required to provide recreational facilities for project residents.
<b>Land Use</b>	<b>Maximum Land Intensity</b>
Neighborhood Commercial (NC)	The maximum floor area ratio is 0.50. The maximum impervious surface coverage is 0.70. The maximum building height is 35 feet. The maximum building size is 5,000 sq. ft. unless a special exception is granted to the developer by the Town Council. Elementary and middle schools are also permitted in this category.
Light Industrial (LI)	The maximum impervious surface is 0.70. The maximum floor area ratio is 0.60. High schools are permitted in this category.
Institutional (INST)	The maximum floor area ratio is 0.25. The maximum impervious surface coverage is 0.40. A 25% minimum open space is required. Maximum building height is than 35 feet.
Recreation (REC)	Maximum impervious surface coverage is 0.30. Restricted to passive or active recreational facilities as established in the <i>Recreation and Open Space Element</i> or by the Town Council.
Conservation (CON)	No buildings. Restricted to boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies.
Public/Utility (PUB)	The maximum floor area ratio is 0.25. The maximum impervious surface coverage is 0.50. For utilities, the maximum building height is 20 feet for for a one-story building; and 35 feet for other facilities.

Village Mixed Use (VMU)	<p>Minimum of 100 acres to apply for this land use. Maximum density of 3 dwelling units per acre. Residential areas shall comprise a minimum of 70% of the net land area and a maximum of 85% of the net land area.</p> <p>Commercial/non-residential areas shall comprise a minimum of 15% of the net land area and a maximum of 30% of the net land area. This includes community facilities and schools.</p> <p>All single-family lots must have a minimum lot area of 10,890 square feet (1/4 acre) exclusive of any wetlands or waterbodies that might be included with the lot.</p> <p>Five percent (5%) of the non-residential land shall be dedicated for public/civic buildings.</p> <p>Commercial/non-residential may be 2 stories with 50% coverage as long as parking and other support facilities (stormwater) are met. The maximum building height is 35 feet.</p> <p>Public recreational uses must occupy a minimum of 10% of the useable open space (no wetlands).</p> <p>The following are minimum requirements in Village Mixed Use:</p> <ul style="list-style-type: none"><li>i. 25% open space</li><li>ii. 10% parks and recreation; and</li><li>iii. 3% active recreation uses</li></ul> <p>The 10% and 3% requirements in ii and iii count toward the 25% requirement in i</p> <p>To be counted against the 10% park/recreation requirement, parcels dedicated to park uses may be no smaller than ½ acre.</p> <p>The Land Development Code must require that plans for active recreation uses be submitted for approval by Town Council no later than application for final plat approval. Town Council may require a performance surety bond for park and recreation improvements..</p> <p>The maximum building size is 30,000 sq. ft.; unless a special exception is granted to the developer by the Town Council.</p>
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<p>Town Center Mixed Use (TCMU)</p>	<p>The Town Center Overlay Map denotes where specific uses are permitted within the Town Center (see the Town's <i>Town Center Overlay Map</i>). For areas designated Commercial Core, all new buildings must be 2 stories or provide a minimum street façade elevation of at least 15-feet to create a vertical enclosure along Central Avenue. The maximum building height is 35 feet. In order to maintain the historic character of the downtown area, the Land Development Regulations will cap the maximum size of any one business in the Town Center Overlay at 5,000 square feet. A maximum 2.0 floor area ratio is permitted if parking requirements are achieved. Where new residential uses are constructed in the commercial core, these uses shall be located on the second floor of buildings. (Existing single-family units on Central Avenue west of Dixie Drive and units fronting on Oak Street and Holly Street are considered permitted uses. Single-family residences may not be constructed elsewhere within the Town Center Commercial Area. Properties in the Town Center Commercial Area within the designated sections of W. Central Avenue, oak Street and Holly Street may be converted to non-residential uses, and once converted, may not revert to single-family residential use.</p> <p>For areas designated Office/Services or Residential, the maximum impervious surface coverage is 0.40. May live and/or work in these areas.</p> <p>For areas designated Residential, the maximum density is 4 units per acre.</p> <p>There is a total of 81.73 acres in the Town Center Overlay. About 23.3% of the Town Center Overlay is comprised of roads which are laid out in a grid system. About 52.5% of the Town Center Overlay area is designated for residential use. About 16% of the Town Center is designated for commercial/office/professional services use (with the possibility of residential on the second floor) and about 8.2% is designated as flex space, where either office, professional services, or residential uses – or a live/work combination of those uses is permitted.</p> <p>Open space within the Town Center will not be defined as it is for other areas within the Town. Rather, the Town has established maximum impervious surface coverage standards that may not be surpassed within the various uses in the Town Center. The areas designated as Commercial Core have a maximum impervious surface coverage of 100%. Areas designed office/professional services and/or residential shall have a maximum impervious surface coverage of 40% and areas designated as residential in the Town Center shall have a maximum impervious surface of 50%. In the commercial core of the Town Center, the Town anticipates a master stormwater system which will allow maximum coverage for buildings and surface parking.</p>
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**POLICY 1.1.2:** *Land Use Categories.* The land use categories, as depicted on the Town's 2035 *Future Land Use Map (FLUM)* shall permit the following uses and activities.

**Conservation** - Conservation lands shall include those lands so designated on the *FLUM*. These areas are generally composed of open land, water, marsh and wetlands and environmentally sensitive areas. Conservation lands may be either publicly or privately owned. It is intended that the natural and open character of these areas be retained and that adverse impacts, which may result from development, shall be prohibited or minimized. Adverse impacts shall be presumed to result from activities, which contaminate or degrade wetlands and environmentally sensitive areas, or natural functions and systems associated with such areas. Permitted uses within the Conservation category shall be limited to the following and shall be further controlled by the Land Development Regulations.

- Activities intended for the conservation, re-establishment and re-nourishment, or protection of natural resources.
- Recreation uses and facilities that are customarily described as passive in nature including, but not limited to, fishing, hiking and biking, canoeing, kayaking, and the use of other similar small, quiet low-speed watercraft.
- Very low intensity outdoor or water-dependent recreational related uses (excluding commercial marinas) that are determined not to conflict with the intent of the Conservation category, subject to applicable Federal, State and local policies and permitting requirements.

**Neighborhood Commercial** - The Neighborhood Commercial land use category is intended to provide appropriate locations for neighborhood and community businesses providing services and retail sales for the Town and the nearby communities. Permitted uses within the Neighborhood Commercial category shall be limited to the following uses unless a special exception is granted to applicant by the Town Council.

- **General Commercial.** These areas shall include those businesses that provide retail goods and services, which serve the routine and daily needs of residents, including

banks and professional services, grocery and convenience stores, retail shops, and restaurants. Public and private elementary and middle schools are also allowed.

- **Limited Commercial.** These areas shall include low intensity office, service and retail businesses that are compatible when located in close proximity to neighborhoods. These uses are intended primarily to serve the needs of the closely surrounding neighborhood.
- **Professional and Office.** These areas shall be limited to small neighborhood scale businesses and professional offices that are compatible with, and have no measurable or noticeable adverse impacts, upon surrounding residential uses. Such uses include offices for doctors and dentists (but not clinics or hospitals), accountants, architects, attorneys, engineers, land surveyors, real estate brokers, financial planners, insurance and real estate agents and the like.

**Light Industrial** – The Light Industrial category shall be limited to light manufacturing and production, storage, warehousing and distribution uses as further controlled by the Land Development Regulations. Light industrial uses may have outdoor storage and business-related activity, but such uses shall not include processes that create negative effects to surrounding properties due to noise, heat, fumes, debris, chemicals or hazardous materials. High schools are permitted in this category.

**Rural Lifestyle** – The Rural Lifestyle category shall be primarily limited to single-family detached homes with agricultural uses. Limited commercial activities are permitted such as bed and breakfast establishments, horseback riding facilities, and farm stands for fruits and vegetables grown on that location.

**Low Density Residential** – The Low Density Residential category shall be primarily limited to single-family detached homes. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code.

**Medium Density Residential** - The Medium Density Residential category is limited to single-family detached homes. Support community facilities and elementary schools are also permitted in

this category. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code.

**High Density Residential** – The high-density-residential land use category is intended to accommodate owner-occupied townhouse and condominium units in those areas where higher density development can be supported by adequate access and public services. Supporting community facilities and elementary schools are also permitted in this land-use category. Residential uses in this category are permitted in those areas so designated in accordance with the applicable permitted density as further controlled by the Town's Land Development Code and the Florida Building Code.

**Institutional** – The Institutional category shall be primarily limited to schools, religious facilities, day care facilities (child and adult), government buildings, cemeteries, or similar uses as identified by the Town Council.

**Recreation** – These areas generally include public parks or private parks that are open and available to the public. Note: Some park and open space lands may be more appropriately designated as Conservation, such as lands with wetlands or other environmentally sensitive areas. Permitted uses shall include active and passive recreation activities including bikeways and pedestrian trails, or other similar facilities as identified by the Town Council.

**Public/Utility** - These areas include uses such as government facilities and essential utilities, including police, fire and Town Hall buildings and wastewater facilities.

**Town Center Mixed Use** – Primarily intended for mixed-use development in the historical downtown area. The historical downtown area is an economic, cultural, social, historic and architectural anchor of the Town. In order to sustain these qualities, new development and redevelopment within the Town Center Mixed Use District shall be reflective of the architectural styles and fabric of the area. Consistency and compatibility with the existing built environment shall be considered in the review and issuance of development permits within the Town Center Mixed Use District. In order to preserve the quaint character of downtown Howey-in-the-Hills, size limitations will also be placed on individual

businesses. Redevelopment will focus on orienting buildings and roadways to a pedestrian scale.

**Village Mixed Use** – Primarily intended to create sustainability and maintain the unique charm of the Town, including the provisions of reducing dependence on the automobile, protecting more open land, and providing quality of life by allowing people to live, work, socialize, and recreate in close proximity. Elementary, middle, and high schools are also permitted in this category. Village Mixed Use parcels less than 100 acres shall use a planned unit development format and are not required to meet the non-residential and civic use requirements. Public recreation and open space requirements shall still apply.

**POLICY 1.1.3:** *Consideration of Community Facilities.* Necessary community facilities shall be permitted within any future land use designation except Conservation if such activity satisfies established criteria of the *Comprehensive Plan* and the Town's Code of Ordinances.

**POLICY 1.1.4:** *Interpretation of Open Space and Density Designations.* Open space and parks/recreation requirements are figured on the Gross Land Area. Up to 25% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

Densities would be determined by the Net Land Area. The Net Land Area is figured by taking the Gross Land Area (total property less any lakes or water bodies), then subtracting from that any open space requirements, then subtracting from that any remaining unbuildable acreage (remaining wetlands).

**OBJECTIVE 1.2:** *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 1.2.1:** *Adequate Residential Land Area.* The Town shall ensure that adequate residential land uses needed to support the population

during the planning period shall be designated on the *Future Land Use Map*. The residential land uses shall continue to reflect a pattern that promotes neighborhood cohesiveness and identity. All residential uses shall be subject to the requirements established in the Town's Land Development Regulations.

**POLICY 1.2.2:** *Open Space Requirements.* The Town shall continue to ensure that residential development is consistent with the open space requirements established below:

	Minimum open space requirements
Rural Lifestyle	50%
Low Density Residential	2 dwelling units per acre
Medium Density Residential	25%
High Density Residential	40%
Town Center Mixed Use	Within the Town Center Overlay, open space as defined herein is not required. The areas designated as Commercial Core have a maximum impervious surface coverage of 100%. Areas designed office/professional services and/or residential shall have a maximum impervious surface coverage of 40% and areas designated as residential in the Town Center shall have a maximum impervious surface of 50%.
Village Mixed Use	25%
Neighborhood Commercial	0.50 floor area ratio; 70% max. impervious surface coverage
Light Industrial	70% max. impervious surface coverage; .6 <u>Floor Area Ratio</u> (FAR)
Institutional	25%
Recreation	Max. 30% impervious surface coverage
Conservation	No buildings except boardwalks, docks, observation decks, and similar facilities as

	allowed by the Town and all regulatory agencies.
Public/Utilities	0.25 FAR; max. impervious surface coverage of 50%

**Open Space:** Open space is figured on the Gross Land Area. No greater than 25% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

**POLICY 1.2.3:** ***Encroachment of Incompatible Non-residential Development.*** Residential areas delineated on the *Future Land Use Map* shall be protected from the encroachment of incompatible non-residential 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 Town's Code of Ordinances.

**POLICY 1.2.4:** ***Residential Screening Techniques.*** The Town shall require new commercial, light industrial, and manufacturing development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques obstructing view of the commercial, light industrial, or manufacturing site from areas designated for low or medium density residential if the proposed commercial, light industrial, or manufacturing building is incompatible with the residential area.

**POLICY 1.2.5:** ***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 maintain public safety, encourage alternative modes of transportation, and limit nuisances. Access to residential areas shall comply with policies established within the *Transportation Element*.

**POLICY 1.2.6:** ***Reorientation of Residential Densities.*** For single-family residential development of ten homes or more, the Town may allow

lot sizes smaller than one-fourth acres (10,890 sq.ft.) only in the following locations:

- i. Areas abutting major arterial and collector road corridors such as state roads, county roads and major Town collector roads such as Central avenue, but are not just neighborhood roads with higher traffic counts
- ii. Areas abutting commercial and industrial land uses.

The Town shall require single-family residential lots in all other areas to be one-fourth acres (10,890 sq. ft.) or larger.

**POLICY 1.2.7:**      ***Compatibility of Residential Densities and Public Facilities.*** 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 within the impacts of development.

**POLICY 1.2.8:**      ***Concurrency Management System Criteria.*** All public facilities and services must be in place consistent with the criteria established within the Town's Concurrency Management System. Development applications for new residential development shall not be approved unless water, sewer, drainage, park, transportation, solid waste, and public school capacities are available consistent with level of service standards and according to deadlines established within the Concurrency Management System.

**POLICY 1.2.9:**      ***Residential Density and the Future Land Use Map.*** The Town shall ensure that residential density on the *Future Land Map* is 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; and
- transition of density between low, medium and high residential districts.



**POLICY 1.2.10:**     ***Group Home and Foster Care Facilities.*** The Town shall continue to allow the location of group homes and foster care facilities in residential areas. These facilities shall serve as alternatives to institutionalization.

**OBJECTIVE 1.3:**     ***Conservation of Environmentally Sensitive Lands, Other Natural Resources, Historically Significant Sites.*** Manage and control existing and future land uses located within or adjacent to environmentally sensitive lands, open space, other significant natural resources, and historically significant sites.

**POLICY 1.3.1:**     ***Limiting Development in Wetland Areas.*** The Town shall limit development within all wetland areas to land uses supporting conservation facilities and water-related passive recreation activities, as defined in the *Recreation and Open Space Element*. Wetlands shall be identified on the *Future Land Use Map Series* as Conservation lands. No development shall be permitted in wetlands except for conservation or passive recreation uses as defined within policies cited herein.

**POLICY 1.3.2:**     ***Wetlands and Natural Buffer Zones.*** Wetlands shall be protected from impacts generated by adjacent land uses through natural buffer zones.

1. No development of disturbance of area is permitted within 25 feet of a designated wetland area. These areas shall be marked with appropriate signage as conservation areas.
2. No building or impervious surface area (with the exception of wet retention areas) is permitted within 50 feet of a designated wetland area.

**POLICY 1.3.3:**     ***Protection of Floodplains.*** Development within the 100 Year Floodplain shall provide necessary mitigation to maintain the natural stormwater flow regime. The 100 Year Floodplain Zone shall be delineated within the *Future Land Use Map series*. The boundary of the 100 Year Floodplain Zone shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency.

**POLICY 1.3.4:**     ***Floodplain Mitigation.*** All development within the 100 Year Floodplain shall adhere to the following:

- a. ***Prohibited Land Uses and Activities.*** Storing or processing materials that would, in the event of a 100 Year Storm, be buoyant, flammable, explosive, or potentially injurious to human, animal or plant life is prohibited. Material or equipment immune to substantial damage by flooding may be stored if securely anchored to prevent flotation or if readily removable from the area upon receipt of a flood warning. Manufacturing and light industrial land uses shall be prohibited from encroaching into the 100 Year Floodplain Zone.
- b. ***Minimum Floor Height Elevation.*** All new construction and substantial improvements of existing construction occurring within a 100 Year Flood Zone must have the first-floor elevation for all enclosed areas at eighteen inches above the 100-year flood elevation.
- c. ***Construction Materials and Methods.*** All new construction and substantial improvements of existing construction shall be constructed with material and utility equipment resistant to flood damage and using methods and practices that will minimize flood damage and prevent the pollution of surface waters during a 100-year flood event.
- d. ***Service Facilities and Utilities.*** Electrical heating, ventilation, plumbing, air conditioning, and other service facilities shall be designed or located to prevent water from entering or accumulating within the components during a base flood. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate both infiltration of flood water into the systems and discharges from the systems into flood waters.
- e. ***Residential Subdivision Plans and Design.*** Plans for subdivisions shall minimize potential flood damage by locating recreation and conservation uses, if included in the plans, to areas within the Flood Zone, reserving as much land as possible outside the flood zone for other land uses. Also, 100-Year Flood Zones shall be identified on all final development plans submitted to the Town.
- f. ***Stormwater Facilities.*** The Town shall require development to have drainage facilities in place and functioning concurrent with the impacts of development, as stipulated by deadlines

established within its Concurrency Management System. Such drainage facilities shall be designed to comply with the Town's established level of service standard.

**POLICY 1.3.5:** ***Aquifer Recharge.*** The Town rests on an area possessing high aquifer recharge potential. To maintain the natural rate of percolation within aquifer recharge areas, the Town shall enforce the following:

- a. ***Impervious Surface Ratio and Open Space.*** Enforce the impervious surface ratios and open space standards established in this *Comprehensive Plan*.
- b. ***Manufacturing or Light Industrial Uses and Recharge Areas.*** Ensure that the *Future Land Use Element* does not allocate any manufacturing or light industrial land use activities adjacent to lake front areas or within high recharge groundwater aquifer areas that generate pollutants that may adversely impact the quality of surface and ground waters. The guidelines established in the Town's Land Development Regulations regarding manufacturing uses permitted within commercial districts and light industrial uses shall serve as a guide to monitor the type and intensity of such uses in the Town.
- c. ***Permeable Parking Lots.*** Promote the application of permeable parking lot surfaces for commercial developments proposed within high recharge areas.
- d. ***Land Use Activities and Densities.*** Promote land use activities and development densities which are compatible to high recharge potential percolation rates.

**POLICY 1.3.6:** ***Lake Shore Protection.*** To protect the lake front areas from the encroachment of development, a shoreline protection zone shall be delineated. There shall be no disturbance within 50 feet of the landward extent of wetlands as set forth in Rule 62-340, except for pilings for docks or piers. There shall be no buildings, pools, ponds, or other structures in this protection zone. There shall be no septic tanks within 75 feet of the landward extent of wetlands as set forth in Rule 62-340. All development shall be subject to the building setback requirements regarding the shoreline protection zone established in the Town's Land Development Regulations.

**POLICY 1.3.7:**     ***Upland Vegetative and Wildlife Habitat Protection.*** Upland vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) for which the Town or State deems environmentally significant shall be protected from adverse impacts associated with development. Upland areas identified within the *Conservation Element* as essential breeding, feeding or habitat sites for endangered or threatened flora or fauna creatures shall be protected according to the following activities:

- a.     ***Conservation Designation.*** Important upland habitat may be designated as conservation under the following circumstances:
  1. The site is owned by a government body or agency;
  2. The site is programmed for purchase by a government agency within the first three years of the *Five-Year Schedule of Capital improvements*; and
  3. A request to designate the site as conservation is made by the land owner.
  4. The Town requires the designation as a part of the development review process.

Development proposed to occur within areas designated as Conservation are subject to all policies pertaining to open space requirements and development restrictions.

- b.     ***Sites with Endangered or Threatened Species.*** Any areas identified within the *Conservation Element* as refuge, breeding, feeding, or habitat areas of endangered or threatened species shall be subject to the following activities:
  1. An applicant of a property designated for development shall prepare a Critical Habitat Management Plan prepared by a professional biologist, ecologist, or other related professional. As a minimum, this Plan shall analyze the following issues:
    - a.) Affected species;
    - b.) Land needs to support continued on-site presence of the species;
    - c.) Impacts of proposed development which will disturb the species;
    - d.) Recommended management plans and measures necessary to protect the subject species; and

- e.) Cost to developer to implement the recommended management plan.

The adequacy of the study shall be determined by the Town of Howey-in-the-Hills. The final development plan shall conform to recommendations determined within the study as approved by the Town Council. The Town will reserve the right to have a State agency review the Critical Habitat Management Plan and provide a written response.

**POLICY 1.3.8:** ***Historically Significant Sites.*** The Town shall use the Florida Master Site File as a resource to identify archeological resources and historically significant structures. The Howey House Mansion and any other historically significant sites listed on the Florida Master File or the National Register of Historic Places shall be identified on the *Future Land Use Map Series*. In addition, the Town shall also distinguish buildings as historic if the following criteria are met:

- a. The age of the subject site exceeds fifty years;
- b. Whether the building, structure, or object represents the last remaining example of its kind in the neighborhood or Town;
- c. Whether documented proof indicates that the site played a significant role in the history of Howey-in-the-Hills, Lake County or the State of Florida.

If type, density and intensity of adjacent land use shown on the *Future Land Use Map* is not compatible to the preservation of the historic site, then appropriate buffering and screening techniques shall be requirements imposed on encroaching adjacent new development. Such requirements shall be stipulated within the Land Development Regulations.

**POLICY 1.3.9:** ***Rehabilitating, Relocating, or Demolition of Historic Sites.*** Criteria established in the Land Development Regulations pertaining to the rehabilitation or relocation of a designated historic structure shall follow the U.S. Secretary of the Interior's "Illustrated Guidelines for Rehabilitating Historic Buildings". Additional criteria for approving the relocation, demolition, or rehabilitation of a historic structure shall include the following factors:

- a. the historic character and aesthetic interest the building, structure, or object and how it contributes to its present setting;

- b. whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding neighborhood;
- c. whether the building, structure, or object can be moved without significant and irreversible damage to its physical integrity;
- d. whether the building, structure, or object represents the last remaining example of its kind in the neighborhood or Town;
- e. whether definite plans exist to reuse the subject property if a proposed demolition is carried out, and the effect of those plans on the character of the surroundings; and
- f. whether reasonable measures can be taken to save the building, structure, or object to a level safe for occupation.

**POLICY 1.3.10:**     ***Preventing Destruction of Discovered Archaeological Sites.*** Development shall cease construction activities on a development site when artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery, and the Town and / or 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 1.4:**     ***Commercial Planning Activities.*** Ensure the Town’s sustainability by allocating sufficient land area to accommodate commercial activities which provide a level of employment as well as goods and services demanded by local residents and guest with consideration to fiscal and environmental impacts to the Town of Howey-in-the-Hills.

**POLICY 1.4.1:**     ***Location and Distribution of 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. Promote mixed use land use categories to prevent strip commercial centers and reduce the dependability on the automobile;
- b. Promote the integration of uses to include live-work environments;
- c. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor, and generation of hazardous waste or products;

- d. Impact to the conservation and preservation of natural resources;
- e. Demand on existing and planned public services, utilities, water resources and energy resources;
- f. Impact on designated scenic and aesthetic transportation corridors;
- g. Compatibility with surrounding land uses;
- h. The size of each individual business permitted in the Neighborhood Commercial, Village Mixed Use, or Town Center Mixed Use land uses shall comply with the guidelines established within the Policy 1.4.6; and
- i. The height of each business permitted in the Neighborhood Commercial, Village Mixed Use, or Town Center Mixed Use land uses shall comply with the guidelines established in Policy 1.4.7 of this *Element*.

**POLICY 1.4.2:** ***Screening Requirement.*** The Town shall require new commercial, light industrial, and manufacturing development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques concealing the commercial, light industrial, or manufacturing site from areas designated for low or medium density residential if the proposed commercial, light industrial, or manufacturing building is not compatible.

**POLICY 1.4.3:** ***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.

**POLICY 1.4.4:** ***Provision of Open Space.*** All new commercial development shall be subject to the open space standards established in Policy 1.2.2 of this *Element*.

**POLICY 1.4.5:** ***Maximum Intensity of Commercial Uses.*** Maximum intensity of use for commercial development is outlined within the respective land use categories and further refined in the Land Development Regulations.

**POLICY 1.4.6:** ***Commercial Building Size Limitations.*** Individual businesses within the Town Center Mixed Use and Neighborhood Commercial shall be limited to 5,000 sq. ft. unless a waiver is granted to the developer by the Town Council. Individual businesses within the Village Mixed Use land uses shall be limited to 30,000 sq. ft. unless a waiver is granted to the developer by the Town Council. These

guidelines shall be used to determine the maximum allowable size for all new commercial buildings in Town. Waivers shall be based on the particular needs of the individual business, the compatibility of the proposed building and business with the business site and other affected development, enhanced architectural design of the proposed building, and other factors which the Town Council determines as relevant to development of the proposed site and impacts to the general area.

**POLICY 1.4.7:**     ***Commercial Building Height Limitations.*** Commercial buildings within the Town Center Mixed Use, Village Mixed Use, and Neighborhood Commercial land uses shall be limited to a maximum of 35 feet in height.

**POLICY 1.4.8:**     ***Acceptable Uses within Commercial Areas.*** Activities allowed within areas designated for commercial uses established in the Town Center Mixed Use, Village Mixed Use, or Neighborhood Commercial land uses shall be limited to the following:

1.     Retail business (drive-thru establishments in the Town Center Mixed Use shall be located to the rear of properties fronting on Central Avenue)
2.     Community centers and fraternal lodges;
3.     Hotels or motels;
4.     Marinas;
5.     Service businesses, Personal Services such as barber/beauty, personal training, spa, salons, pottery shops, art/painting galleries or studios, dance studios, etc.;
6.     Professional and Business offices;
7.     Veterinarian offices, provided the facility has no outside kennels;
8.     Financial Institutions and banks;
9.     Residential development, low, medium, or high density (second story);
10.    Recreation and Parks;
11.    Manufacturing, as permitted according to policies cited in this *Element*;
12.    Elementary and middle schools in the Neighborhood Commercial land use; and
13.    Elementary, middle, and high schools in the Village Mixed Use land use.

A more detailed matrix is available in the Land Development Regulations.



**POLICY 1.4.9:**     ***Strip Commercial Development and State Road 19 and County Road 48.*** The Town shall discourage strip commercial style development from occurring along State Road 19 and County Road 48. Prior to the approval of each proposed annexations along the State Road 19 and County Road 48 corridors, the Town shall consider the potential of a strip commercial style development being established as a direct result of such annexation.

**POLICY 1.4.10:**   ***Adequate Commercial Land and the Future Land Use Map.*** The Town will ensure that adequate land is designated on the *Future Land Use Map* to support the commercial needs of the residents and guests of Howey-in-the-Hills during the planning period. All such lands shall be compatible and consistent with the surrounding land uses.

**OBJECTIVE 1.5:**   ***Limiting Manufacturing Land Uses.***     Limit manufacturing land uses within the Town due to the presence of high aquifer recharge areas and lack of central sanitary sewer facilities.

**POLICY 1.5.1:**   ***Manufacturing as a Conditional Use in Light Industrial Designations.*** The Town shall permit non-polluting manufacturing land uses within Light Industrial land use designations on a conditional basis.

**POLICY 1.5.2:**   ***Acceptable Manufacturing Uses.***     Manufacturing uses allowed within Light Industrial designations shall be limited to those primarily involved with the assembly of goods and products processed without the use of excessive chemicals, heat, or machinery. Activities which might be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise beyond the building are prohibited.

**POLICY 1.5.3:**   ***Maximum Intensity of Use.***     Maximum intensity of use for manufacturing uses shall be 0.70 for the impervious surface coverage and 0.60 for the floor area ratio.

**OBJECTIVE 1.6:**   ***Public Services and Facilities.***     To assure that needed public services and facilities are developed concurrent with the impact of new development.

**POLICY 1.6.1:**   ***Coordinating Public Facilities with Land Use.*** The Town shall extend public facilities only to existing and proposed land use activities, as shown on the *Future Land Use Map*, which shall require and demand such services. Undeveloped land shall not be

designated for development without assurance through the *Comprehensive Plan* that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the Town's ability to finance or require provision of necessary public facilities at conditions at or exceeding the adopted minimum level of service standards.

**POLICY 1.6.2:** ***Coordinating Public Facilities with Concurrency Management System.*** The timing and location of public facilities shall be coordinated with the Town's Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of facility capacities.

**POLICY 1.6.3:** ***Land Use Allowed within Wellfield Protection Zones.*** A wellfield protection zone shall be established within a radius distance of seventy-five, two hundred, and five hundred feet from potable water wells. The following guidelines apply to the wellhead protection zone:

- a. No new development (except facilities related to the public water system) shall be permitted within one-hundred and fifty feet from a well.
- b. Within a two-hundred-foot radius distance, septic tanks, sanitary sewer facilities, or solid waste or disposal facilities shall be prohibited.
- c. Within a five-hundred-foot radius of a well, manufacturing or light industrial uses shall be prohibited, including activities that require the storage, use handling, production or transportation of restricted substances; agricultural chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, etc. In addition, wastewater treatment plants, percolation ponds, mining activities and similar activities are prohibited. Low density single family, commercial, retail, and office land uses shall be allowed within the 500-foot zone for potable water wells.
- d. All wells and wellhead protection zones shall be delineated on the Town's *Existing and Future Land Use Maps*.

**POLICY 1.6.4:** ***Public Facility and Service Standards.*** The Town shall continue to ensure that public facilities and services meet or exceed the standards established in the *Capital Improvements Element* required

by Chapter 163.3177, F.S. and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development.

**POLICY 1.6.5:**      ***Meeting LOS Standards.*** The Town shall require, prior to approval of a building permit and/or development order, that the locally established “Level of Service of Standards” are being met or that facility improvements will be available concurrently with the impact of new construction or development such that level of service standards are maintained.

**OBJECTIVE 1.7:**      ***Land Use Coordination and Soils and Topography.***      To require that soil conditions, topography, and availability of facilities and services be coordinated with land uses.

**POLICY 1.7.1:**      ***Coordinating Future Land Uses with Soil Conditions.*** Land use activities, including their densities and intensities, shall be compatible to soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them.

In the event the *Future Land Use Map* identifies a land use allowed within an incompatible soil type, a field study may be performed on the site by a professional hydrologist, registered engineer, or other similar profession to delineate actual boundaries and soil types exhibited on the subject site. The Town shall reserve the right to have such a field study verified by the local U.S. Soil Conservation Office or a comparable State agency.

**POLICY 1.7.2:**      ***Engineering Practices, Topography, and Soils.*** The Town shall maintain a unified Land Development Code and continue to require that sound engineering practices be required with respect to the topography and soil conditions, prior to the approval of development activities in Town.

**OBJECTIVE 1.8:**      ***Coordination of Land Patterns, New Development, and the Concurrency Management System.*** Assure that future land use patterns and new development in Howey-in-the-Hills are coordinated consistently with the Town’s Concurrency Management System.

**POLICY 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. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the Town to provide or require provision of public facilities to serve those land uses delineated on the *Future Land Use Map*. The Town's Concurrency Management System shall be used to determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment.

**POLICY 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 during the planning period.

**POLICY 1.8.3:** *Mandatory Compliance with the Concurrency Management System.* The Town 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 Town's Concurrency Management System. All applicants of development shall demonstrate through narrative and graphic information that:

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

For proposed developments which shall require public facilities or services provided by the Town, 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 Town's Concurrency Management System and other applicable ordinances. All rights pertaining to the assignment and forfeit of capacity allocations shall be defined within the Town's Concurrency Management System.

**POLICY 1.8.4:**     ***Amendments to the Comprehensive Plan.*** The Town shall require all applicants pursuing an amendment to the *Future Land Use Map* to demonstrate that all facilities or service capacities are currently available and shall be available concurrent with the impacts of development. Any necessary facilities or services shall be part of the *5-year CIP* or the *Long-range Capital Plan*. 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. The Town shall consult with the St. Johns River Water Management District, prior to the approval of a building permit or its functional equivalent, to determine whether adequate water supplies and related facilities to serve new development will be available no later than the anticipated date of issuance by the Town a certificate of occupancy or its functional equivalent.

**OBJECTIVE 1.9:**            *Blighted Areas.* Blighted areas shall be redeveloped, and the Town shall take the necessary action to prevent or limit their occurrence.

**POLICY 1.9.1:**            *Amending the Comprehensive Plan to Address Blighted Areas.* At the time blighted areas are identified within Howey-in-the-Hills, the Town 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 Date Inventory and Analysis Section. The Town 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 1.9.2:**            *Identifying Blighted Areas.* The Town shall annually survey all areas of the Town to determine if blighted areas are occurring.

**POLICY 1.9.3:**            *Code Enforcement.* The Town shall enforce its Codes to require needed improvements within the Town and discourage the creation of blighted areas in Town.

**OBJECTIVE 1.10:**        *Urban Sprawl.* Discourage urban sprawl through a future land use pattern which promotes orderly, compact development.

**POLICY 1.10.1:**        *Promote Orderly, Compact Growth.* Land use patterns delineated on the *Future Land Use Map* shall promote orderly, compact growth. The Town shall encourage growth and development in developed areas where public facilities and services are presently in place, and in those areas which public facilities can provide the most efficient service.

**POLICY 1.10.3:**        *Coordination with Lake County.* The Town of Howey-in-the-Hills shall coordinate with Lake County to promote a regional development concept that directs future growth to urbanized or urban/rural transitional areas where public facilities and services are available or proposed to be available as required in the Town's Concurrency Management System.

**OBJECTIVE 1.11: *Innovative Land Development Applications.*** Future growth and development shall be managed through the preparation, adoption, implementation and enforcement of innovative land development regulations.

**POLICY 1.11.1:**     ***Use of Mixed Use Developments.*** To discourage urban sprawl and to maximize existing and planned public facilities, the Town has adopted the Village Mixed Use and Town Center Mixed Use land uses.

Mixed Use designations may include single family, multiple family, commercial, recreation, open space and institutional land uses not to exceed development densities and intensities of use established for these land uses in this *Element*.

**POLICY 1.11.2:**     ***Use of Cluster Developments.*** To promote the conservation of permeable surface area and maintain the Town’s rural character, cluster developments shall be promoted by the Town during the development review process. Developers of Mixed Use/Planned Unit Developments and residential subdivisions shall be encouraged to cluster development in order to preserve open space.

**POLICY 1.11.3:**     ***Maintaining Innovative Land Development Regulations.*** The Town shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large scale developments or redevelopment area(s).

**POLICY 1.11.4:**     ***Establishing Architectural Guidelines.*** The Town shall apply the architectural standards in the Land Development Regulations to the Town Center Mixed Use and Village Mixed Use land uses to maintain the unique and hometown charm of Howey-in-the-Hills. The Town shall encourage historical and traditional styles native to the Howey-in-the-Hills area and new and innovative architectural design when appropriate.

**POLICY 1.11.5:**     ***Requiring Underground Utilities.*** The Town shall require all new subdivisions, residential and commercial developments, approved after the adoption of this *Comprehensive Plan*, to have underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

**POLICY 1.11.6:**     ***Promoting Interconnected neighborhoods.*** The Town shall encourage the development of interconnected neighborhoods using pedestrian linkages, bicycle facilities, and golf carts.

**POLICY 1.11.7**     ***Multiple access to subdivisions.*** The Town shall require new developments consisting of 50 lots or more to have a minimum of

two points of vehicular access. This policy shall not be construed as prohibiting private streets or prohibiting the use of emergency access only points in addition to the standard vehicular access point.

**OBJECTIVE 1.12:**      *Identifying a Defined Planning Area.* To identify an area surrounding the existing Town limits as the defined planning area for the Town.

**POLICY 1.12.1:**      *Defined Planning Area Definition.* To protect the Town’s unique charm and hometown character, the Town hereby adopts the Utility Service Area as the maximum planning area (see the Town’s *Utility Service Area Map*). The Town shall not annex outside this boundary.

**POLICY 1.12.2:**      *Defined Planning Area and Concurrency.* All land within the defined planning area established in Policy 1.12.1 that annexes into the Town shall be subject to the Town’s adopted Concurrency Management System and level of service standards. Prior to the approval of annexing land within the defined planning area, the Town shall ensure that timely development occurs before the annexation and connection to the Town’s utility service system is made available. The Town shall also ensure that the availability of public infrastructure is made only to proposed developments that are adjacent to existing developments within the Town as opposed to sporadic “leap frog” development resulting in urban sprawl.

**OBJECTIVE 1.13:**      *Electric Infrastructure.* To maintain, encourage, and ensure adequate and reliable electric infrastructure is readily available in the Town.

**POLICY 1.13.1:**      *Permitting New Electric Distribution Substations.* The Town shall allow new electric distribution substations in all land use categories except Conservation. The Town shall, if possible, avoid locating substations where they would be incompatible with adjacent land uses.

**POLICY 1.13.2:**      *Compatibility of New Electric Distribution Substations.* The Town shall require the compatibility of new electric distribution substations with surrounding land uses (including heightened setback, landscaping, buffering, screening, lighting, etc.) as part of a joint public/private site planning effort.

**POLICY 1.13.3:**      *New Electric Distribution Substation Standards.* The following standards shall apply to new distribution electric substations:



In nonresidential areas, the substation must comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district, if any.

Unless the Town Council approves a lesser setback or landscape requirement, in residential areas, a setback of up to 100 feet between the substation property boundary and permanent equipment structures shall be maintained as follows:

1. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material, consistent with the relevant local government's land development regulations. Substation equipment shall be protected by a security fence consistent with the Town's Land Development Regulations.
2. For setbacks of less than 50 feet, a buffer wall 8-feet high or a fence 8-feet high with native landscaping consistent with the relevant local government's regulations shall be installed around the substation.

**POLICY 1.13.4:** *New Electric Distribution Substation Compliance.* All new distribution electric substations in Town shall comply with the guidelines and standards established in Chapter 163.3208, F.S.

**OBJECTIVE 1.14:** *Consistency and Compatibility with the Adopted Comprehensive Plan.* To ensure the Town's Land Development Regulations, Zoning Districts, and Performance Standards are consistent with and compatible to the adopted *Comprehensive Plan*.

**POLICY 1.14.1:** *Land Development Regulations Consistency.*

The Land Development Regulations for the Town of Howey-in-the-Hills shall be consistent with, and serve to implement the goals, objectives and policies established within the *adopted Comprehensive Plan*. To implement the goals, objectives and policies of the *adopted Comprehensive Plan*, provisions shall be incorporated into the Land Development Regulations, 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 Town's Concurrency Management System, including level of service standards adopted by the Town Council, prior to the issuance of a development order or permit; and
- k. Provide that public facilities and services meet or exceed the standards established in the capital improvements element required by Florida Statutes and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development.

**POLICY 1.14.2:**     ***Consistency of Zoning Districts with the Future Land Use Map.***  
The Town 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* for the associated land use district.

Land development regulations adopted to implement this *Comprehensive Plan* shall be based on and be consistent with the residential densities and non-residential intensities established herein.

**POLICY 1.14.3:** *Consistency with Performance Standards.* Performance standards established within the Land Development Regulations shall be consistent with the goals, objectives and policies established within the *adopted Comprehensive Plan*. By December 2012, the Land Development Regulations shall be amended to ensure that the performance standards comply with the adopted *Comprehensive Plan*.

**OBJECTIVE 1.15: *Protection of Natural Resources.*** To ensure the protection of natural resources in the Howey-in-the-Hills area.

**POLICY 1.15.1:** *Policies for Managing Environmentally Sensitive Areas.* Policies in the *Conservation Element* for managing environmentally sensitive natural systems, including but not limited to Little Lake Harris, Lake Illinois, wetlands, floodplain areas, significant vegetative communities and wildlife habitats of endangered and threatened species, shall be implemented through performance standards stipulated in the Land Development Regulations.

**POLICY 1.15.2:** *Intergovernmental Coordination and Natural Resource Management.* The Town shall coordinate with State agencies including, the St. Johns River Water Management District, the Florida Department of Environmental Protection, and the East Central Florida Regional Planning Council as well as Lake County and other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.

**POLICY 1.15.3:** *Protection of Endangered and Threatened Animal and Plant Species.* The Town shall protect endangered and threatened animal and plant species by assuring the preservation of native habitat required for their propagation and survival. Policies pertaining to the adoption of performance standards and development regulations, as herein cited in this *Comprehensive Plan* shall implement the protection of habitat used by these species.

**OBJECTIVE 1.16: *Compatible and Consistent Land Uses.*** To ensure that land uses are compatible and consistent with surrounding land uses.

**POLICY 1.16.1:** *Existing Non-Compatible Land Uses.* The Town 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 landowners. 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.

**POLICY 1.16.2:** *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 Town's character as reflected in the Town's adopted *Future Land Use Map*, *Zoning Map*, and other applicable laws, ordinances, and administrative rules.

**OBJECTIVE 1.17: *Renewable Energy Resources.*** To encourage the development and use of renewable energy resources, efficient land use patterns, and reducing greenhouse gas emissions in order to conserve and protect the value of land, buildings, and resources, and to promote the good health of the Town's residents.

**POLICY 1.17.1:** *Energy Efficient Land Use Pattern.* The Town shall maintain an energy efficient land use pattern and shall continue to promote the use of transit and alternative methods of transportation that decrease reliance on the automobile.

**POLICY 1.17.2:** *Promoting Walking and Bicycling.* The Town shall continue to encourage and develop the "walk-ability and bike-ability" of the Town as a means to promote the physical health of the Town's residents, access to recreational and natural resources, and as a means to reduce greenhouse gas emissions.

~~**POLICY 1.17.3:** *Establishing an Energy Management Plan.* By December 2012, the Town shall develop and implement an Energy Management Plan to minimize electric, fuel and water resources in Town buildings, fleet vehicles and on public properties.~~

- POLICY 1.17.4 3:** *Solar Collectors.* No action of the Town shall prohibit or have the effect of prohibiting solar collectors, or other energy devices based on renewable resources from being installed on a building and as further set forth within Section 163.04, Florida Statutes.
- POLICY 1.17.5 4:** *Construction of Public Facilities and Buildings.* Public buildings and facilities shall be constructed and adapted where reasonably feasible to incorporate energy efficient designs and appropriate “green” building standards. ~~Green Building standards that should be observed are contained in the Green Commercial Buildings Designation Standard, Version 1.0, published by the Florida Green Building Coalition, Inc.~~
- POLICY 1.17.6 5:** *Energy Efficient Design and Construction Standards.* The Town shall continue to promote and enforce energy efficient design and construction standards as these become adopted as part of the State Building Codes. ~~The Town shall also promote commercial and residential standards that are promulgated from time to time by the Florida Green Building Coalition, Inc.~~
- POLICY 1.17.7 6:** *Promoting Mixed Use Developments.* The Town shall continue to promote mixed-use developments in areas planning for urban development or redevelopment as a mean to produce energy efficient land use patterns and reduce greenhouse gas emissions.
- POLICY 1.17.8 7:** *Development Incentives for Smart Growth Development.* The Town shall revise its Land Development Regulations by December 2012 to offer incentives and flexibility for development projects that will make development application, review and approval processes easier, faster and more cost effective for projects that are consistent with the Smart Growth Principles of the *Comprehensive Plan* and that can be demonstrated to reduce infrastructure costs, promote the preservation of open space and habitat lands, provide energy efficient land use patterns, and reduce greenhouse gas emissions. Other incentives shall also be evaluated for projects that participate in energy-efficient development programs such as:
- U.S. Environmental Protection Agency's Energy Star Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings;
  - Rebuild America;
  - Building for the 21st Century;
  - Energy Smart Schools;
  - National Industrial Competitiveness through Energy;

- U.S. Department of Environmental Protection's Pollution Prevention (P2) Program;
- U.S. Green Building Council (LEED);
- Florida Water Star<sup>SM</sup> Program; or
- Florida Green Building Coalition (FGBC), including pursuing certification as a Green Government.

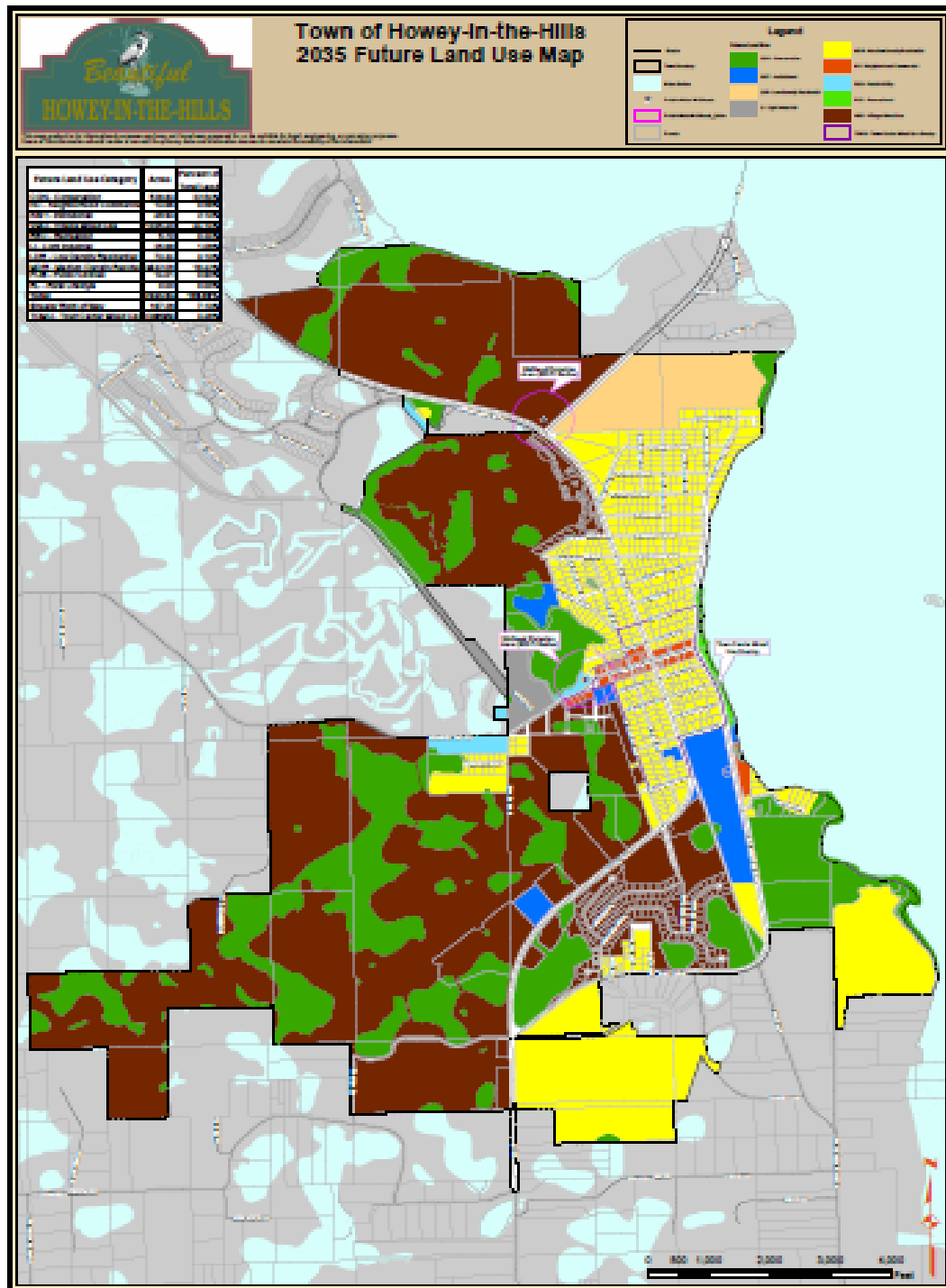
**OBJECTIVE 1.18: *Mechanism to Manage Growth and Development.*** To ensure that the *Comprehensive Plan* represents the primary mechanism which manages growth and development within the Town of Howey-in-the-Hills.

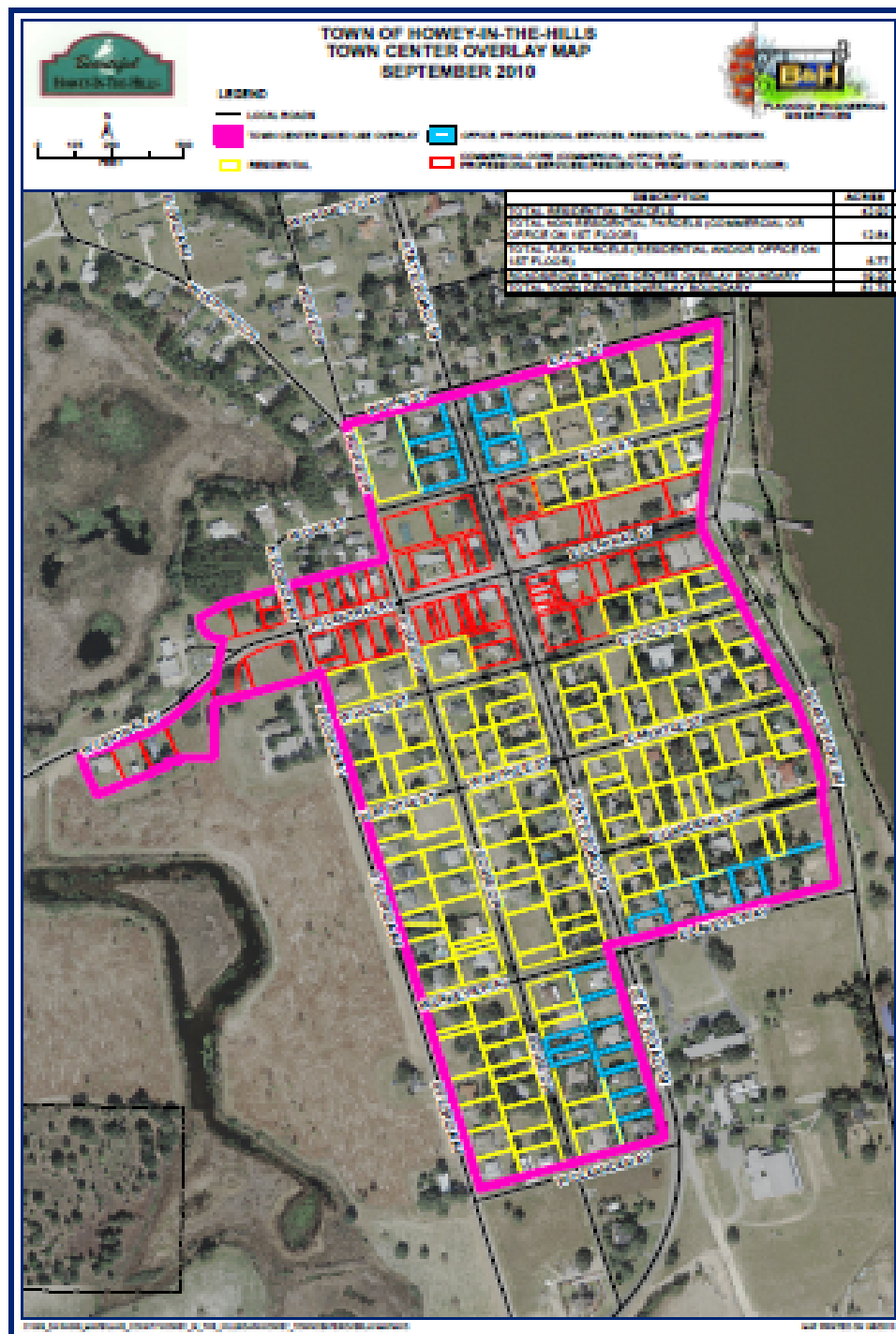
**POLICY 1.18.1:** ***Precedence Over Other Land Use Control Mechanisms.*** Growth management and land use controls stipulated in the adopted *Comprehensive Plan* through goals, objectives and policies shall take precedence over all other land use policies established in other land use control mechanisms adopted by the Town of Howey-in-the-Hills, including but not limited to the Land Development Regulations and other components of the Code of Ordinances.

**POLICY 1.18.2:** ***Growth Management through Maintenance of Land Development Regulations.*** The Town shall maintain the Land Development Regulations to reflect growth management controls established within the updated *Comprehensive Plan*.

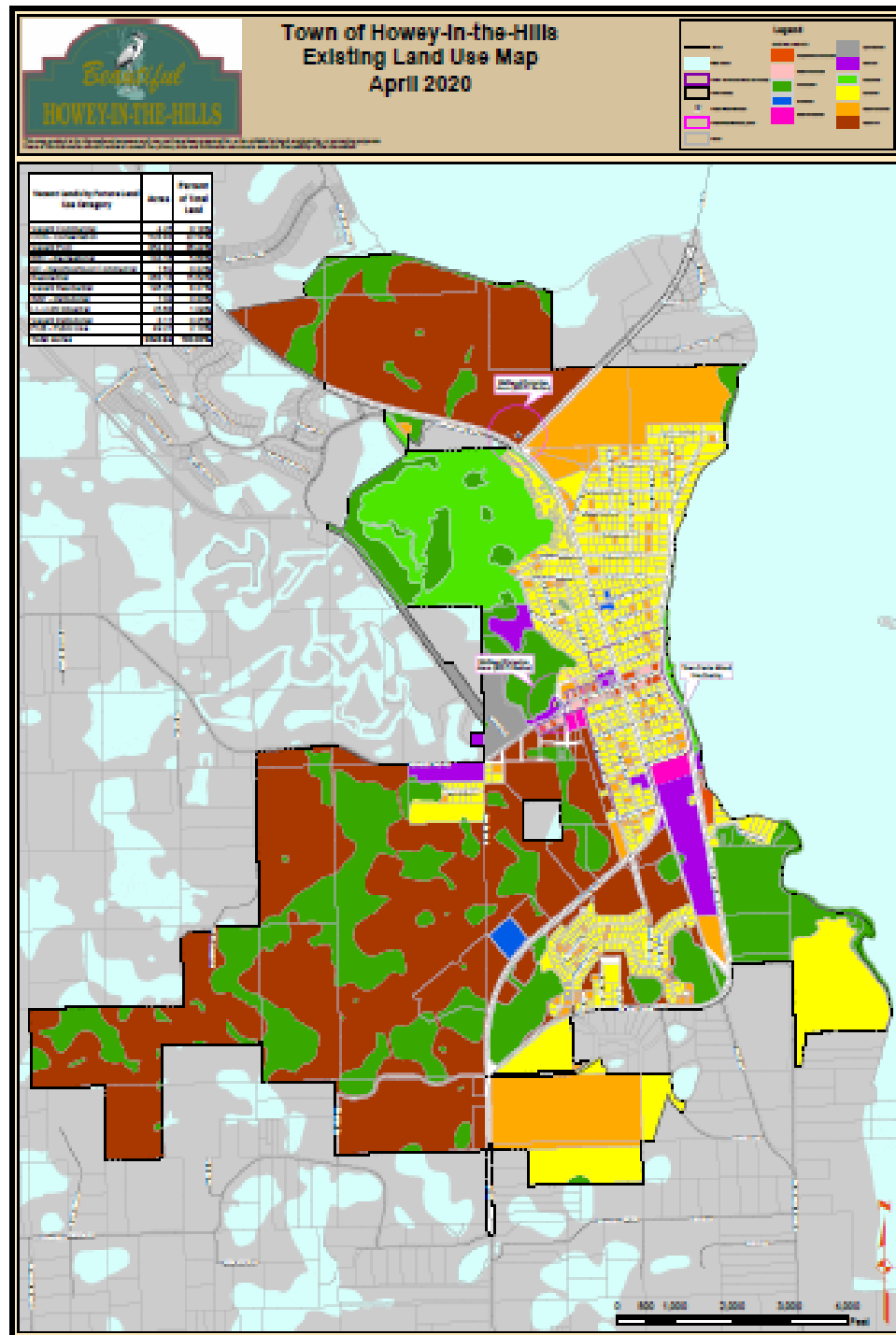
**POLICY 1.18.3:** ***Compliance with State and Federal Laws.*** The *Comprehensive Plan* shall not violate Statutes established in Florida Law or Administrative Rule, nor shall it violate the Constitution of the State of Florida or that of the United States of America.

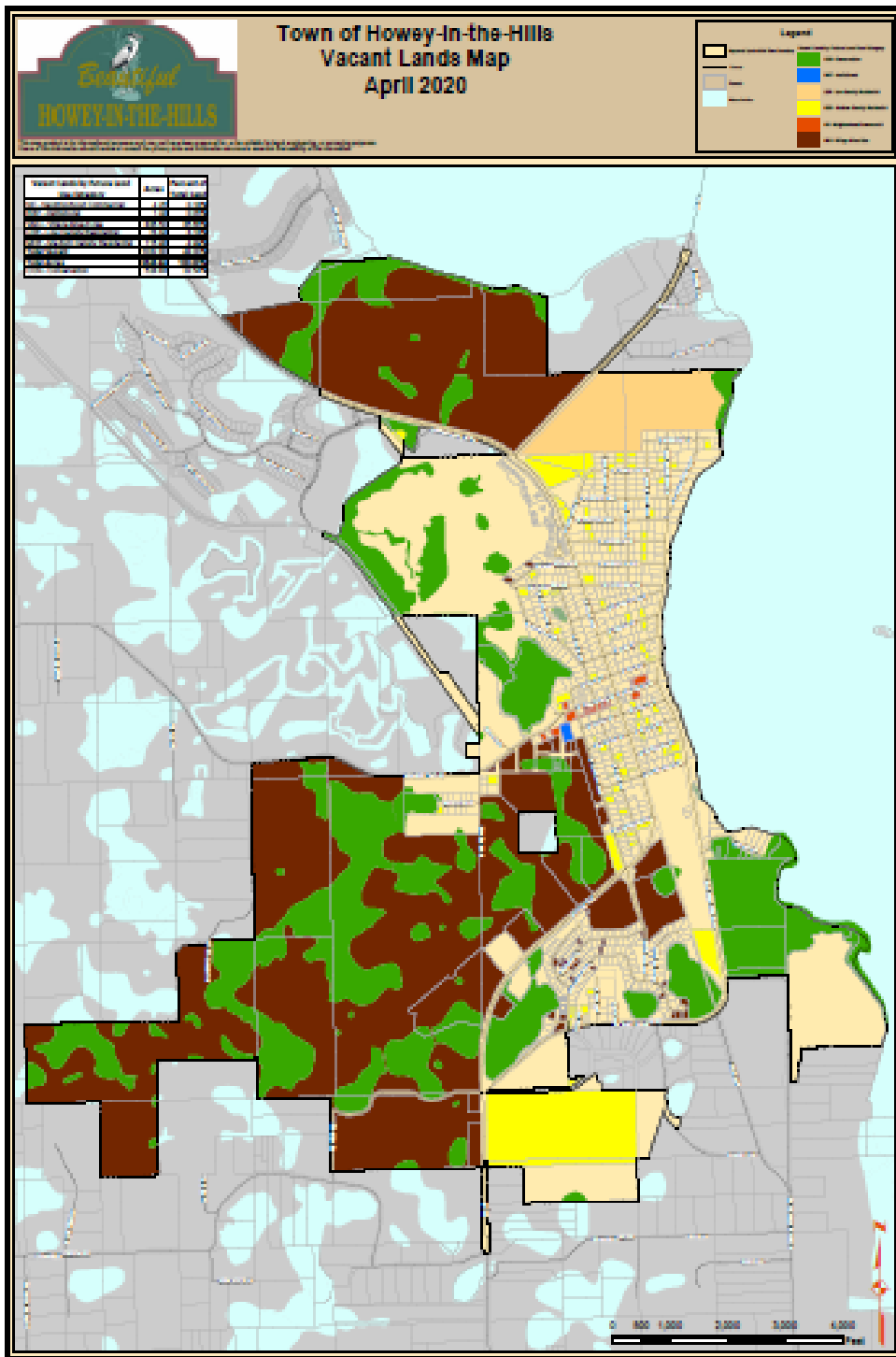
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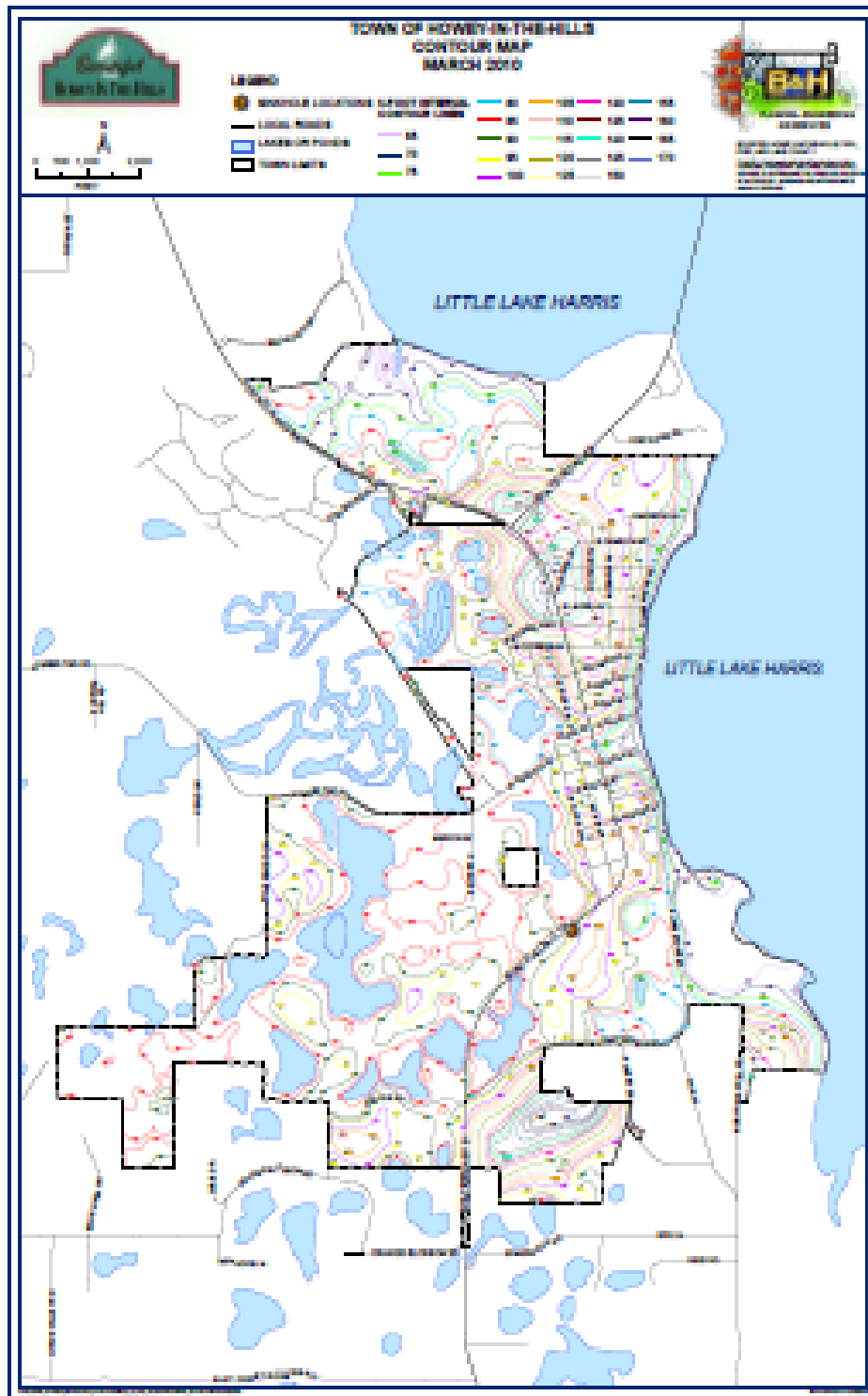


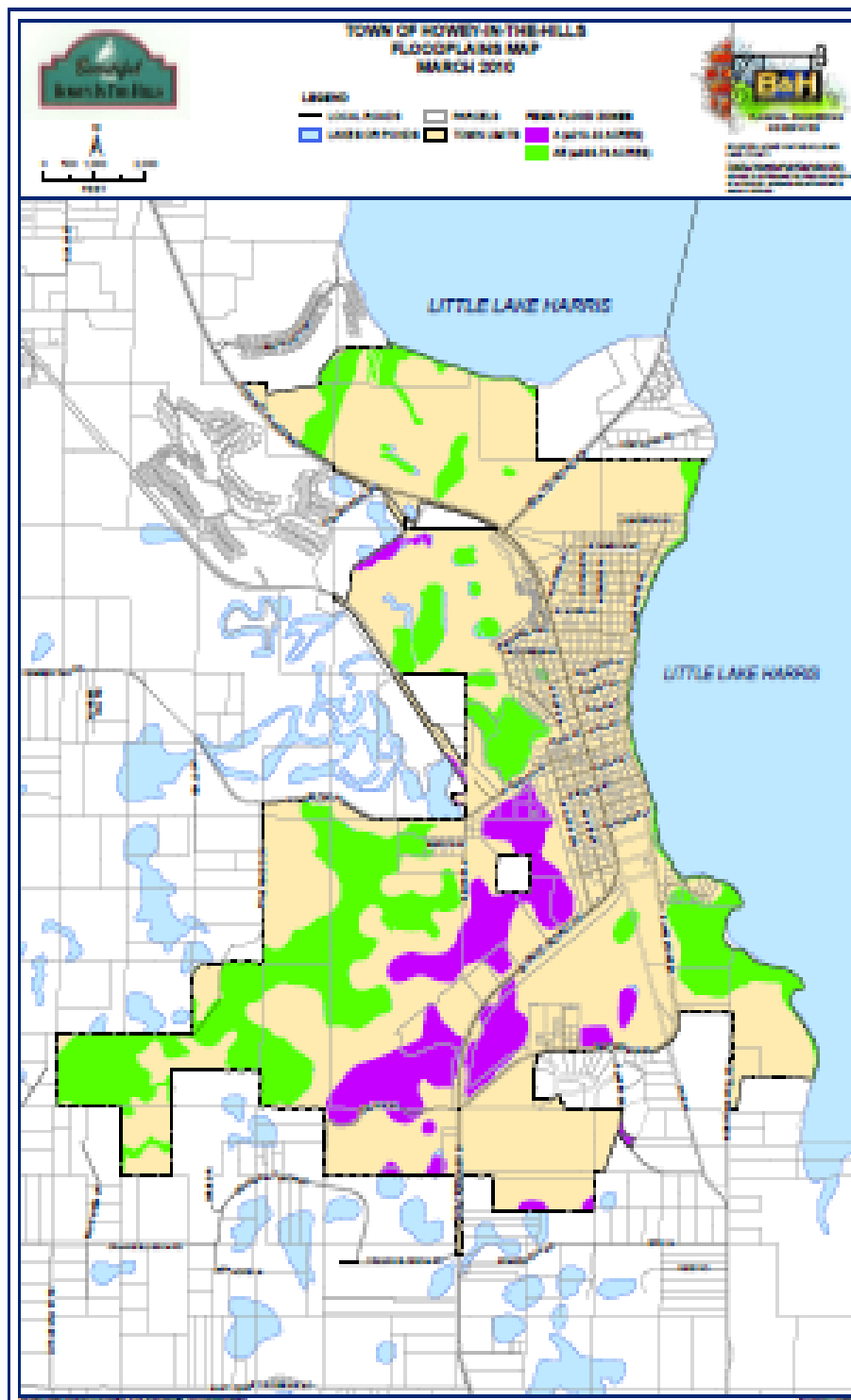


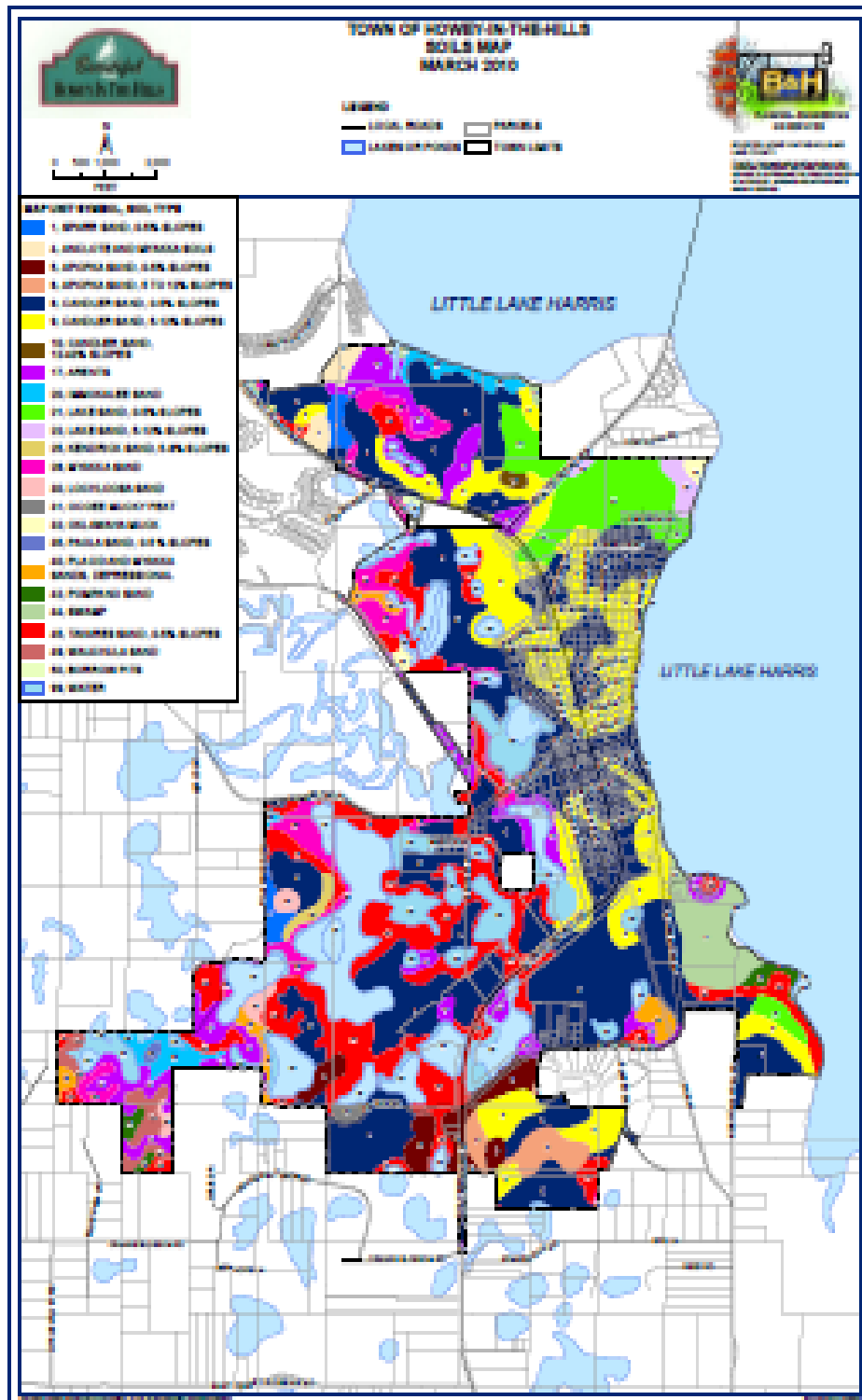


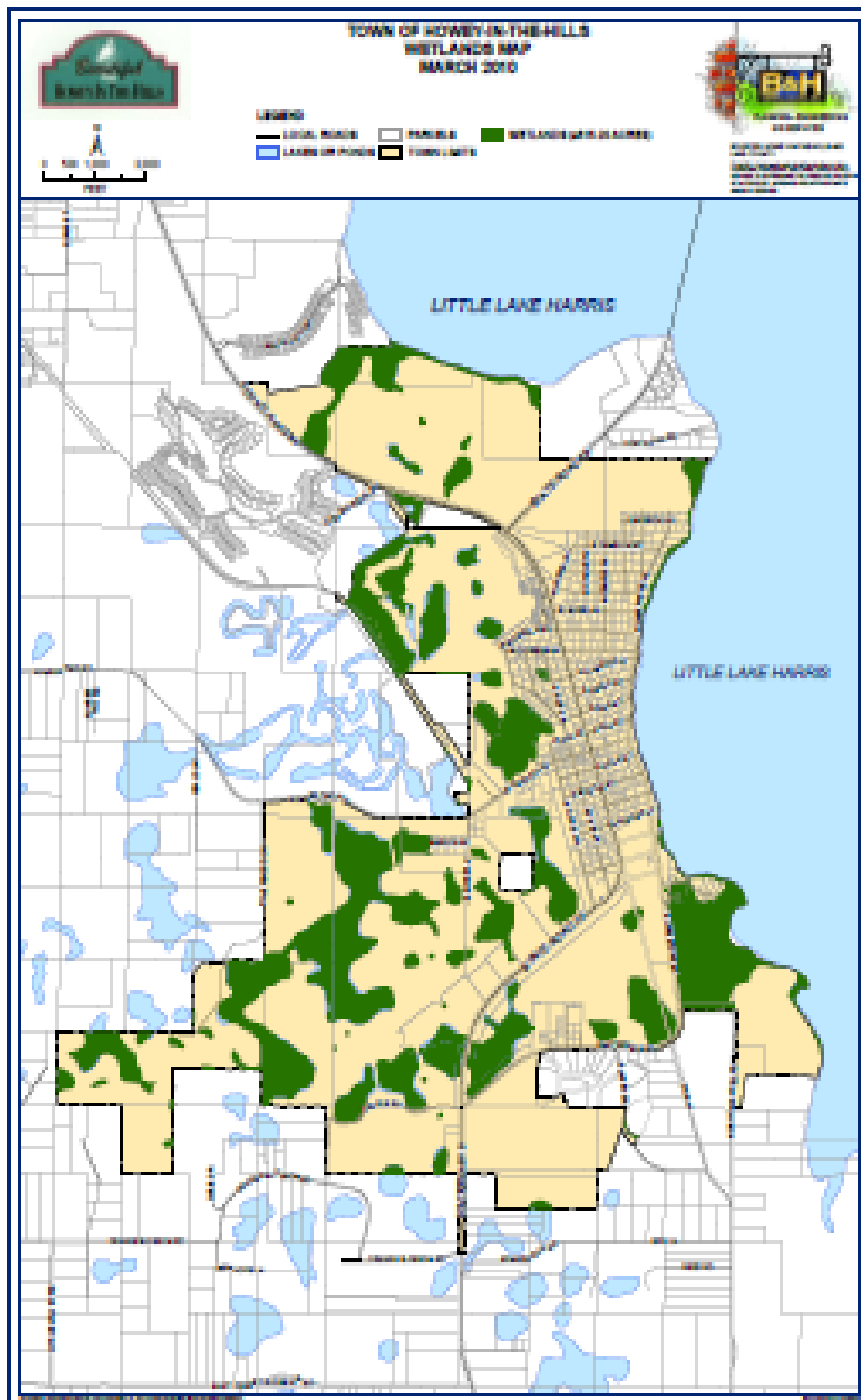


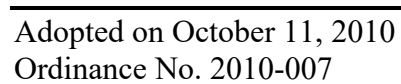








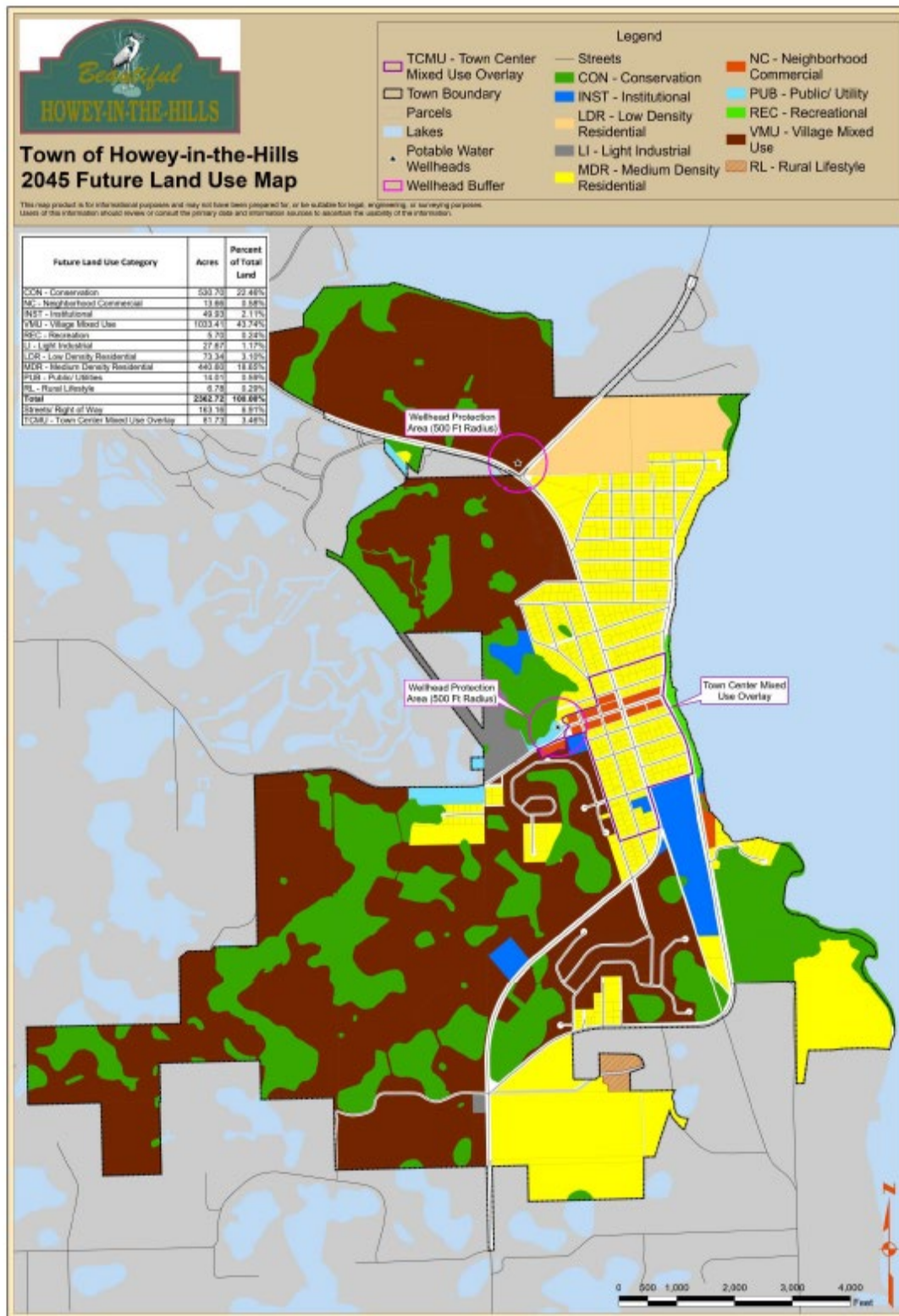


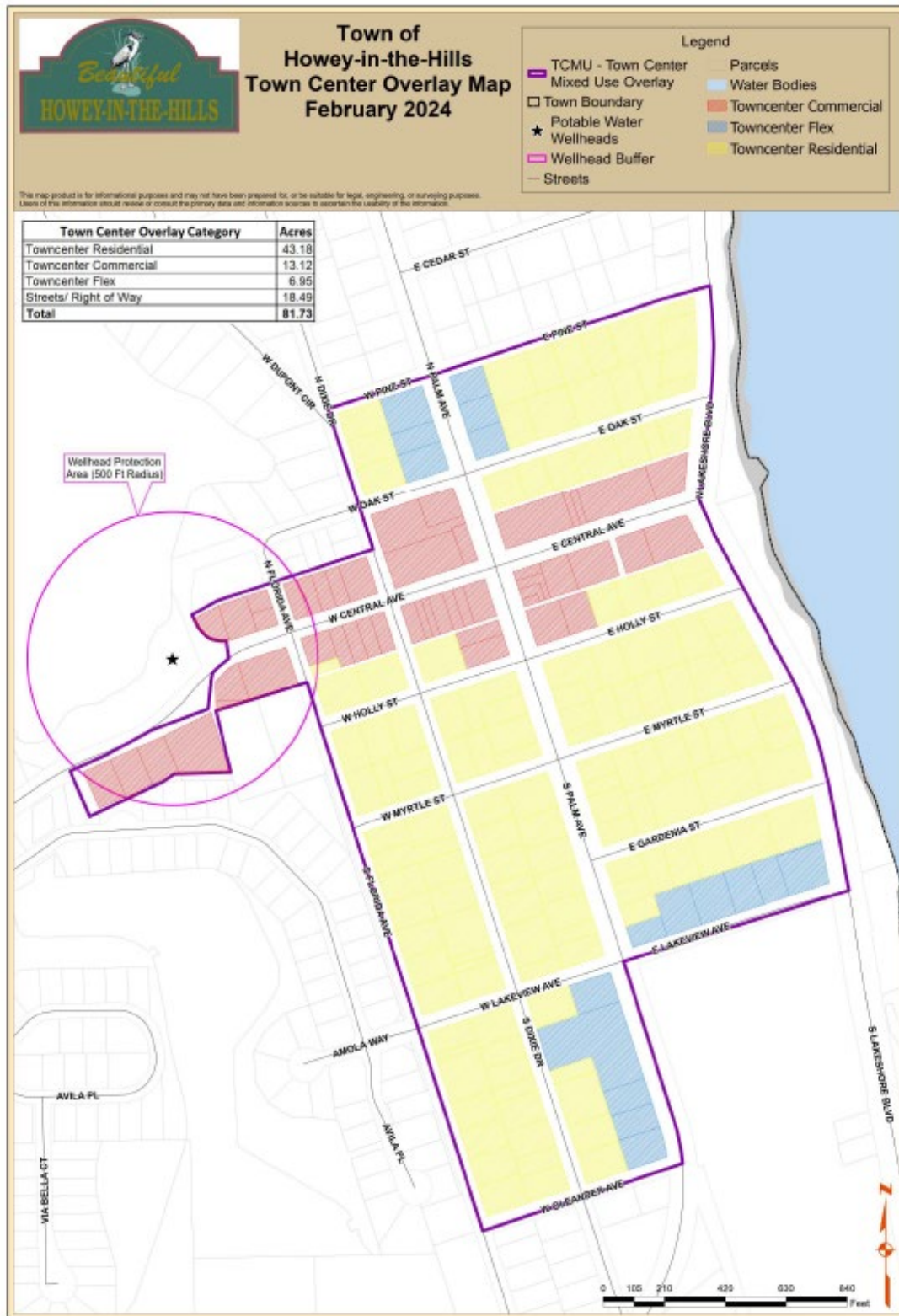


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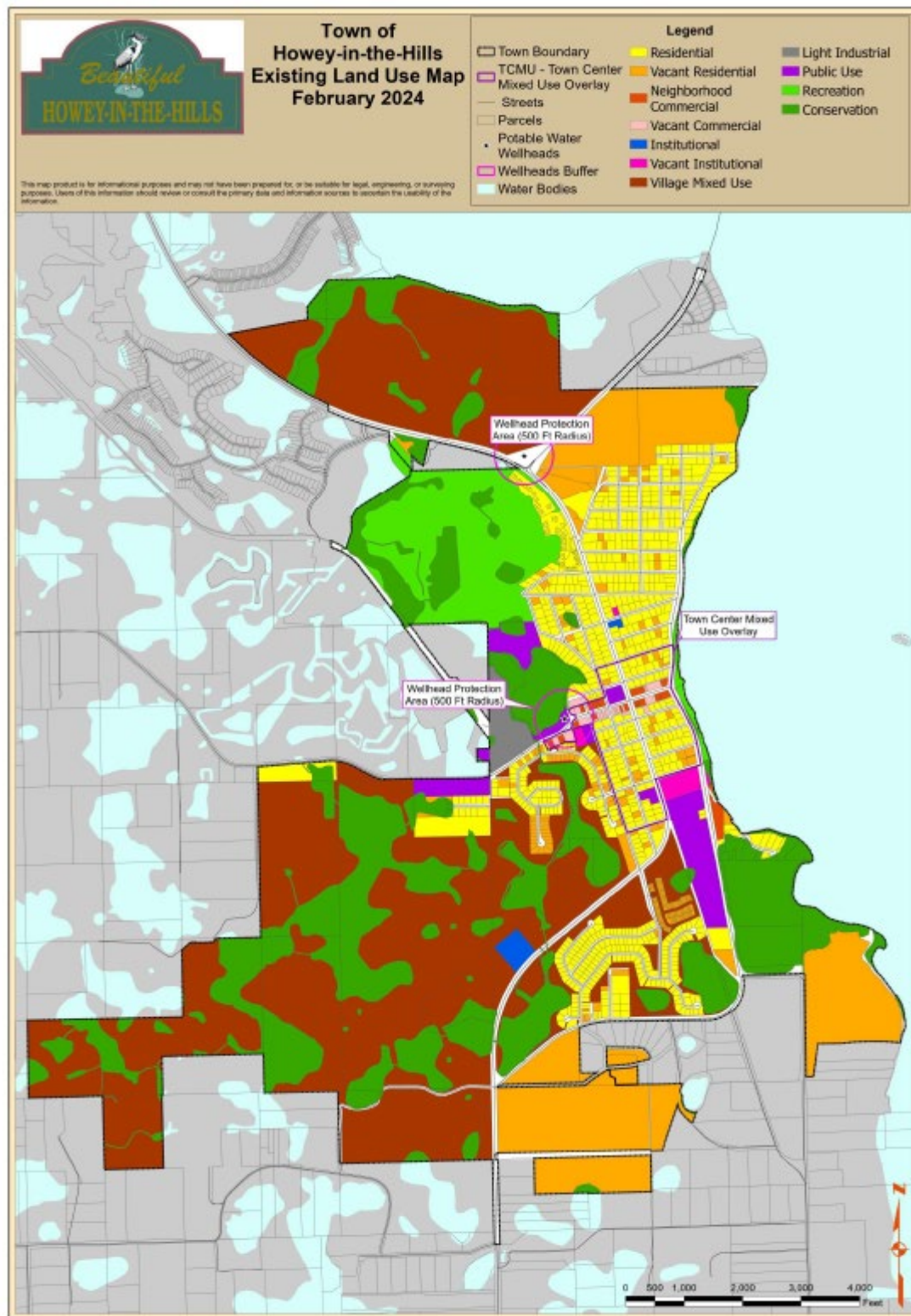
THE CONTOUR MAP AND SOILS MAP ARE DELETED FROM THE ELEMENT AS THE INFORMATION IS AVAILABLE FROM LAKE COUNTY SOURCES IN MORE READABLE VERSIONS.

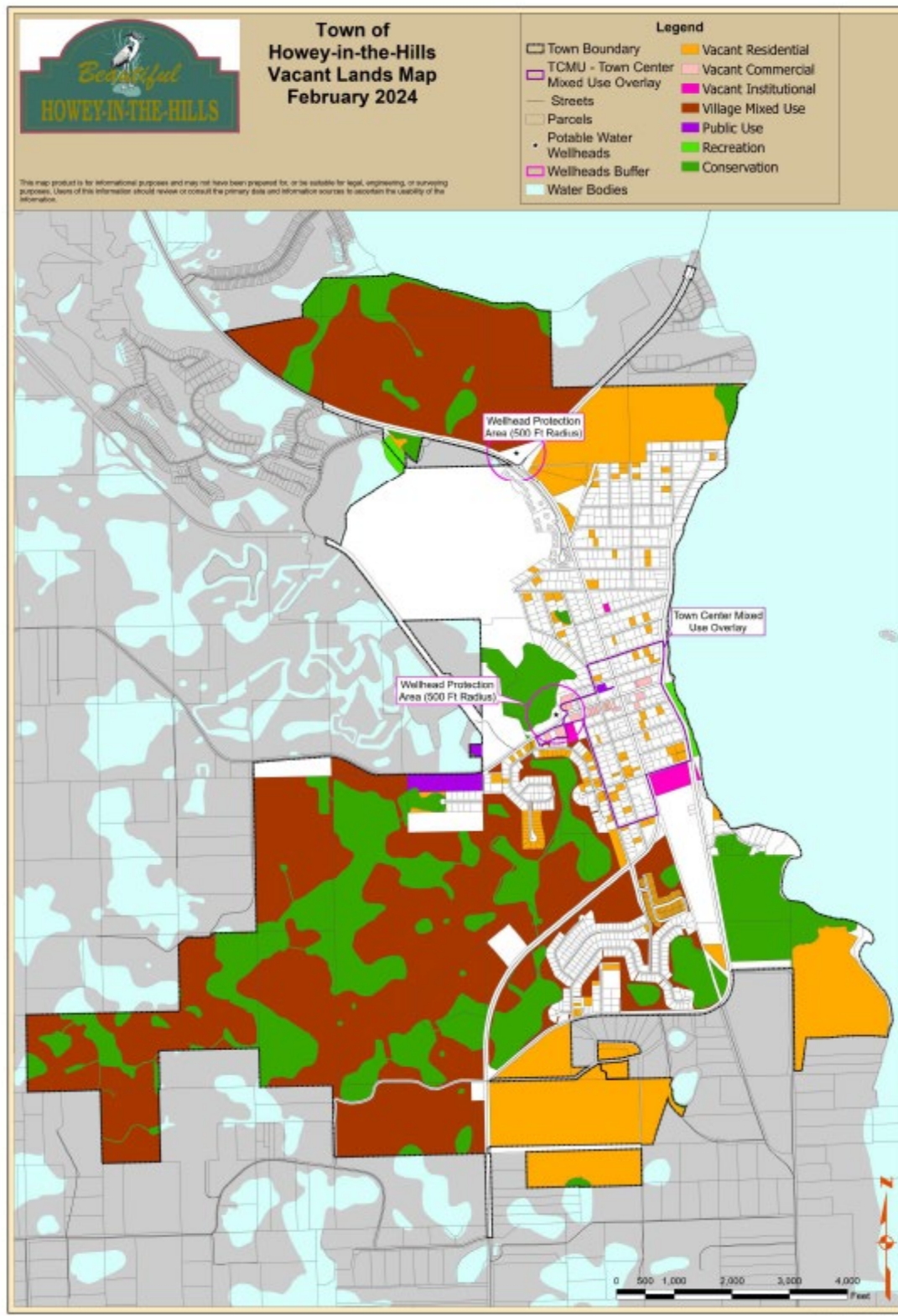




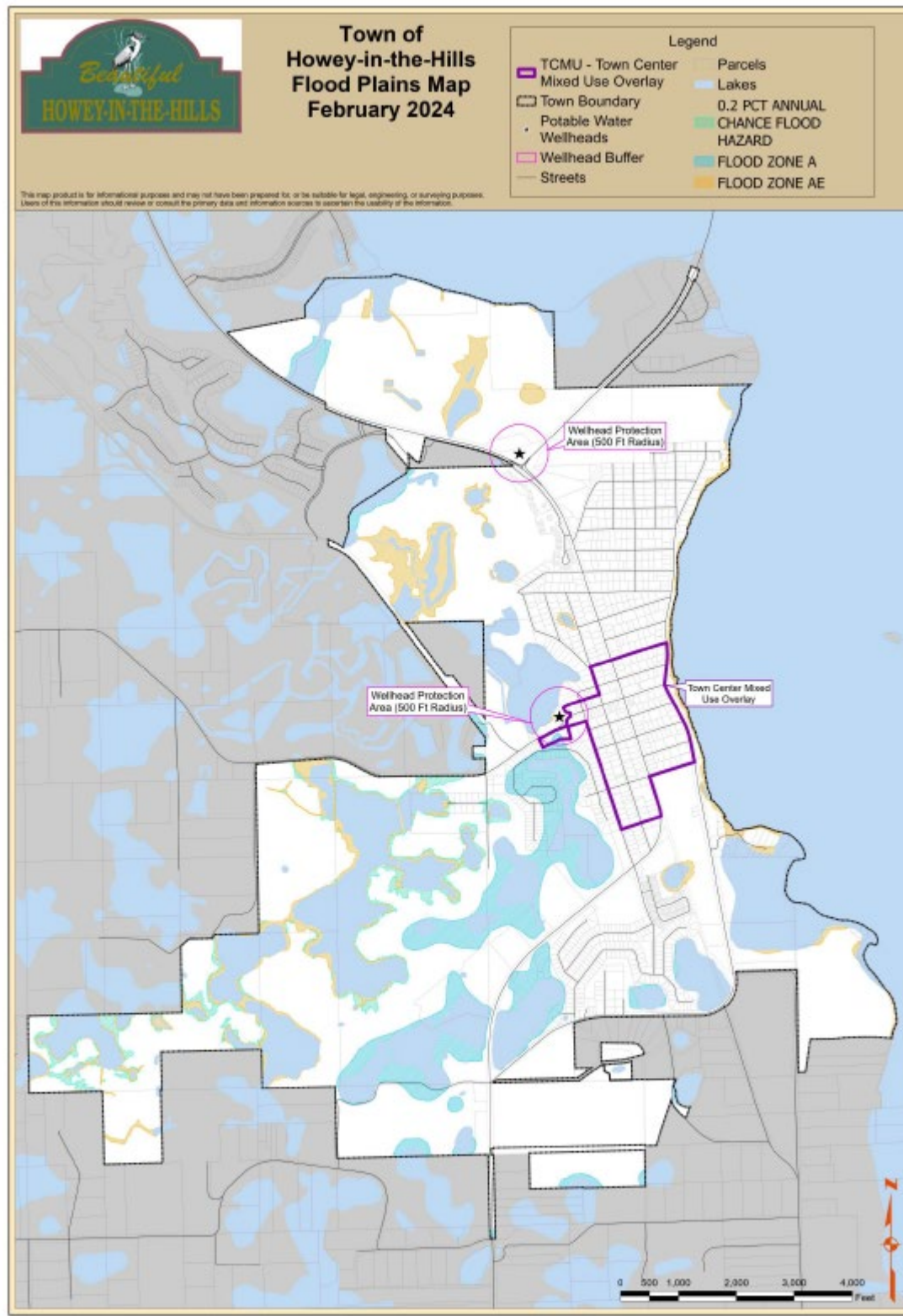


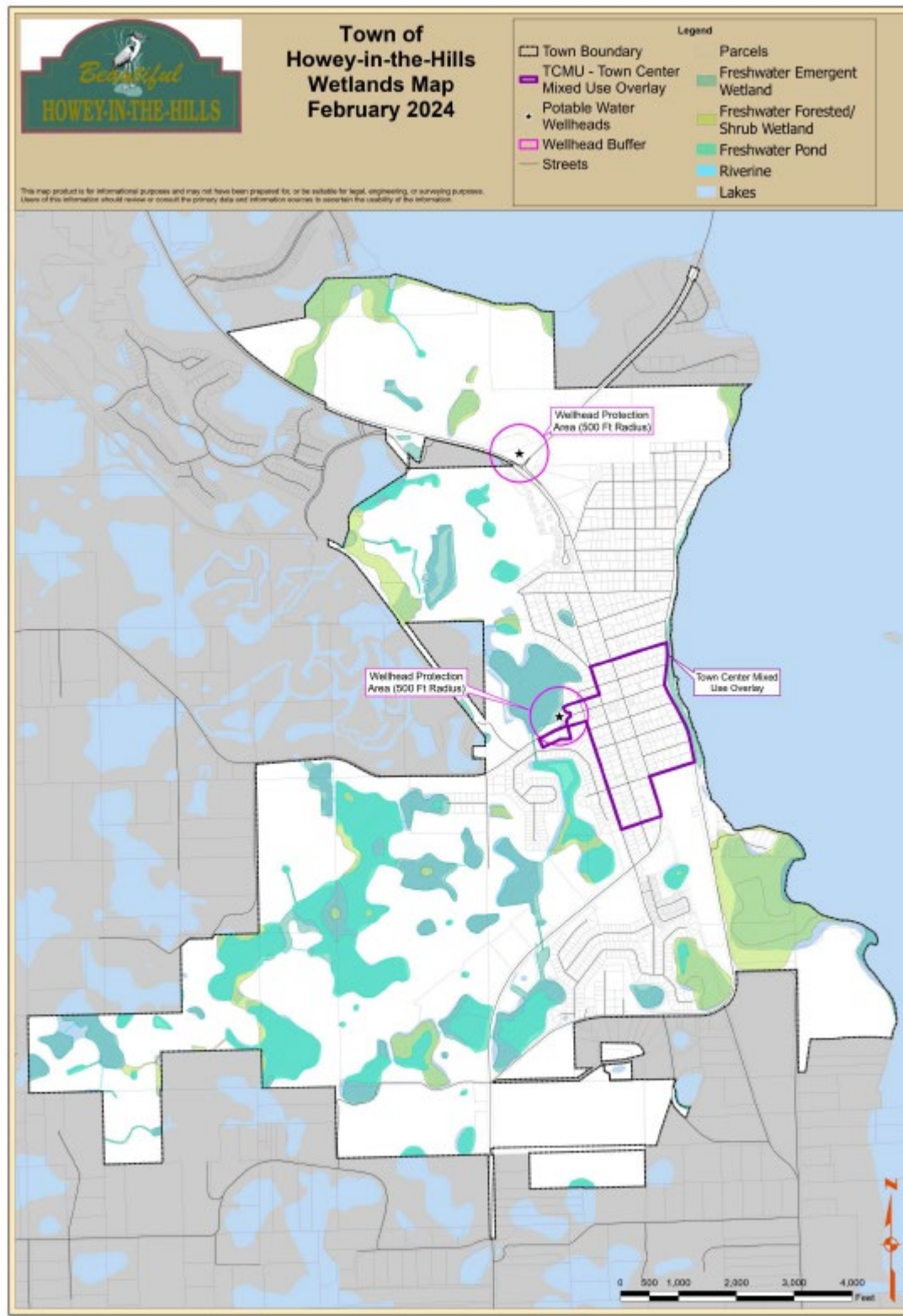


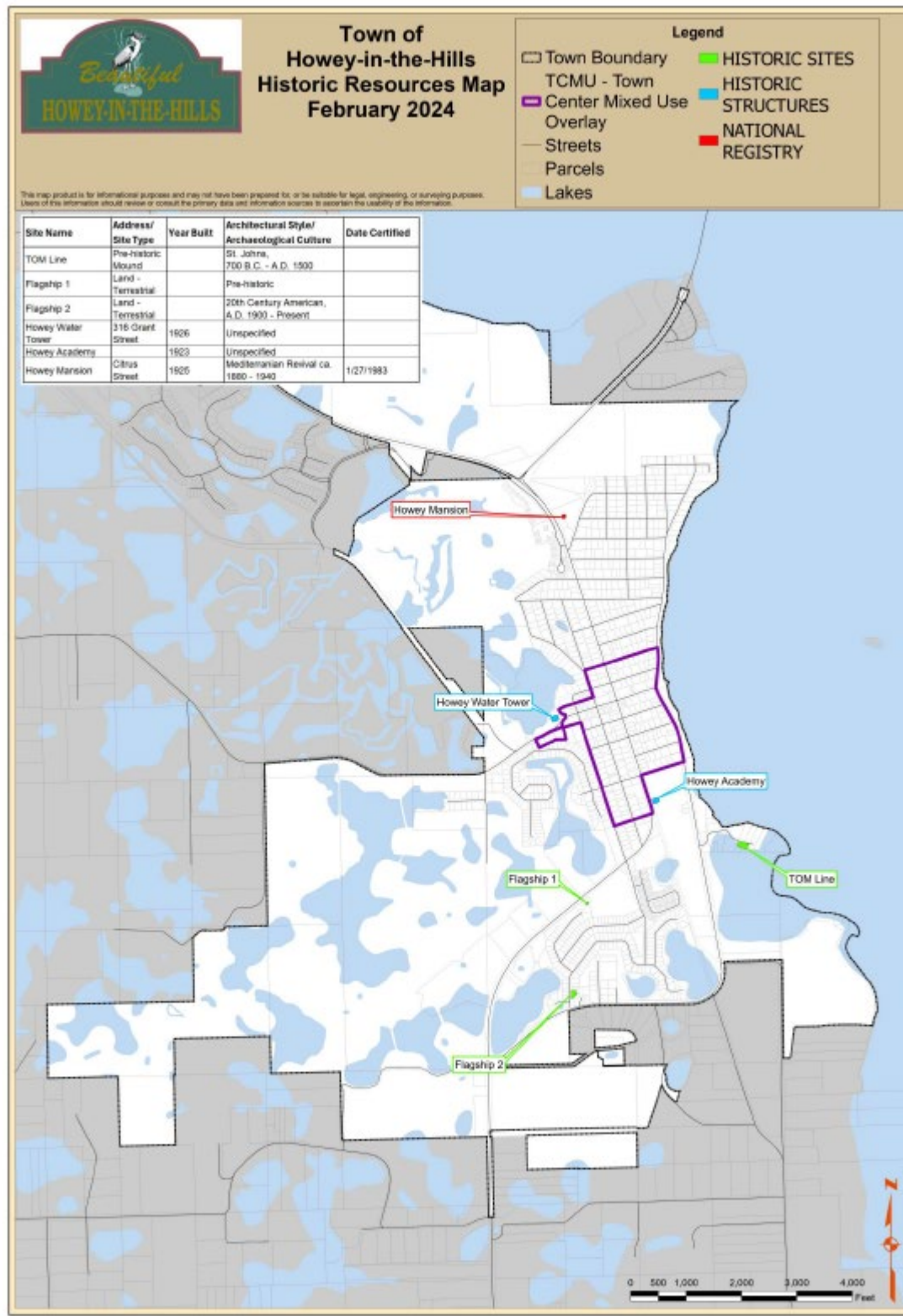














**Chapter 2 - Transportation Element**

Page	Section	Summary of Changes
4	B	updated population (2020)
4	B	added info about Number Two Road
5	Table 1	added roads: Amola, Avila
6	Table 1	added roads: Lido, Murano
7	Table 1	added road: Via Bella
10		removed paragraph about Interlocal Agreements
10	Table 2	updated year to 2022
10	Table 2	updated table name
10	Table	updated Level of Service (LOS) capacities, year, and AADT, V/C, and LOS
11	2	added location of SR 19
12	6	updated subdivisions
13	Table 3	updated year to 2023
14	Table 3	added 6 streets with sidewalks to table
14	Table 4	updated date to 2023
14	7	updated sentence regarding transportation issues with SR 19
15	7	added paragraph about 2nd transportation issue with Number 2 Road
15	7	removed sentence about collecting impact fees on behalf of Lake County
15	8	remove sentence long range plans for CR 48
15	8	added plans for road projects including round-about
15	8	added FDOT project on SR 19
15	8	removed last sentence about SR19 as adopted 2040 long range Metropolitan Planning Organization (MPO)
16	8	added round-abouts
16	8	removed sentence about intersections identified
16	8	removed sentence about environmental constraints limiting connections
17	E	changed year "2035" to "2045"
17	E	changed table #, removed sentence about SR 19 bridge underway
17	Table 5	changed year "2016" to "2022"
17	Table 5	updated LOS capacities, year, and AADT, V/C, and LOS
18	E	added paragraph about transportation improvement projects
23	1.5.4	removed bike storage facilities
23	1.5.5	removed this policy about preservation of scenic route designation
23		renumbered policy numbers
24	1.6.2	removed information about adopted level of service
28		note about replacement of maps



## TRANSPORTATION ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

AMENDED AUGUST 10, 2020

**TRANSPORTATION ELEMENT  
TABLE OF CONTENTS**

A.	PURPOSE AND FORMAT.....	4
B.	INTRODUCTION .....	4
1.	TRANSPORTATION SYSTEM OVERVIEW.....	4
C.	INVENTORY OF THE EXISTING SYSTEMS.....	5
1.	PRESENT TOWN LIMITS.....	5
2.	LEVELS OF SERVICE (LOS).....	8
3.	TRAFFIC ACCIDENTS.....	9
4.	PUBLIC TRANSPORTATION.....	9
5.	RIGHTS-OF-WAY ACQUISITION AND PROTECTION .....	9
D.	ANALYSIS OF EXISTING TRANSPORTATION SYSTEM.....	9
1.	FUNCTIONAL CLASSIFICATION.....	9
2.	CONSTRAINED FACILITIES .....	10
3.	EVACUATION ROUTES.....	11
4.	PARKING SYSTEM .....	11
5.	INTERMODAL FACILITIES .....	11
6.	PEDESTRIAN/BICYCLE SYSTEM.....	11
7.	DEFICIENCIES IN TOWN .....	14
8.	NEW FACILITIES OR EXPANSION.....	15
E.	ANALYSIS OF PROJECTED NEEDS.....	17
F.	GOALS, OBJECTIVES AND IMPLEMENTING POLICIES .....	18

### LIST OF TABLES

TABLE 1:	STREETS WITHIN THE TOWN LIMITS.....	5
TABLE 2:	LAKE COUNTY TRANSPORTATION CONCURRENCY MANAGEMENT SYSTEM TRAFFIC COUNTS, FEBRUARY 2009 .....	10
TABLE 3	2019 SIDEWALK INVENTORY.....	13
TABLE 4	2019 BICYCLE FACILITY INVENTORY.....	14
TABLE 3:	2016 PROJECTED LOS CAPACITY ANALYSIS .....	17

### LIST OF MAPS

MAP 1	2035 FUTURE TRANSPORTATION MAP.....	28
MAP 2	EXISTING TRANSPORTATION MAP.....	29
MAP 3	HOWEY-IN-THE-HILLS SIDEWALK MASTER PLAN MAP.....	30
MAP 4	HOWEY-IN-THE-HILLS TRILS MASTER PLAN MAP.....	31

## CHAPTER 2 TRANSPORTATION ELEMENT

### A. PURPOSE AND FORMAT

The purpose of the *Transportation Element* is to plan for future motorized and non-motorized transportation systems, pursuant to Chapter 163, Florida Statutes. An essential basis for planning transportation systems is the *Future Land Use Element*, specifically the *Future Land Use Map*. Clearly, the *Future Land Use Map* will direct where roadway facilities must be improved and where new roadway facilities may be needed. The criteria for determining the extent of facilities needed are the adopted level of service (LOS) standards.

Before a local government can responsibly plan for its future, it must assess the capability of its existing transportation system to serve current demand. It is, therefore, necessary to determine existing levels of service and to identify existing roadway deficiencies within the transportation system.

The content of this *Element* includes: (1) an introduction; (2) an inventory of the existing transportation system, including the *Existing Transportation Map*; (3) an analysis of existing roadway conditions within the transportation system; (4) an analysis of projected needs; (5) a discussion of issues and opportunities; (6) a listing of goals, objectives, and policies; and (7) the *Future Transportation Map*.

### B. INTRODUCTION

#### 1. Transportation System Overview

The Town of Howey-in-the-Hills, with a population of ~~1,106 (2015)~~ 1,643 (2020) is located in the central portion of Lake County adjacent to Little Lake Harris. Only three major roads provide access into Town: (1) County Road 48, (2) State Road 19, and CR 455. County Road 48 provides a direct connection to the City of Leesburg and US 27. State Road 19 provides direct access to the Florida Turnpike and the cities of Groveland (south) and Tavares (north). County Road 455 provides access into Town from the east, intersecting SR 19 just south of Town. Number Two Road is classified as a rural minor collector which provides access from the west to SR-19 via Central Avenue.

The historic downtown area of Howey-in-the-Hills is served by local streets in a more traditional grid system. All the streets in Howey-in-the-Hills are paved, although the pavement widths vary. Newer development in the Village Mixed Use areas typically applies a more curvilinear street design.

## C. INVENTORY OF THE EXISTING SYSTEMS

### 1. Present Town Limits

The *Existing Transportation Map* provides a description of the Town's current system. Table 1 lists the current streets within the Town.

As previously noted, County Road 48, State Road 19, and County Road 455 are the main routes that provide access to and from Howey-in-the-Hills. County Road 48 is a two-lane undivided collector that connects US 27 and SR 19. State Road 19 runs north and south from Groveland to Tavares at US 441. It is classified as a two-lane undivided arterial. State Road 19 is the primary north-south route through Town. County Road 455 is not in the Town limits but provides access to the south end of Town from the east.

There are a few other roads in Town that feed County Road 48 and State Road 19. County Road Number 2 connects with CR 48 west of Howey-in-the-Hills. A portion of CR No. 2 is in the Town's Utility Service/Planning Area as it heads east towards Howey's historic downtown area. In the Town limits, the road's name changes to Grant/Central Avenue. Grant/Central Avenue connects with SR 19 in the Town Center and crosses SR 19 where it terminates at Lakeshore Boulevard. Florida Avenue is a local road in Town that connects Grant/Central Avenue with SR 19 on the south side of Town. And Lakeshore Boulevard/E. Revels Road connects the neighborhoods along Little Lake Harris to SR 19, again on the south side of Town.

**TABLE 1: STREETS WITHIN THE TOWN LIMITS**

Street Name	General Notes	Length in Miles
7th Avenue	Local road; intersects Revels Road	0.03
Amola Way	Local Road; Talichet	0.07
Avila Place	Local Road; Talichet	0.81
Bellisimo Place	Local road; Venezia South	0.64
Calabria Way	Local road; Venezia South	0.20
Camino Real Boulevard	Local road; adjacent to State Road 19	0.58
County Road 48	Major Collector road	0.67*
E. Camellia Way	Local road; connects to Lakeshore Dr. and N. Citrus Ave.	0.32
E. Cedar Street	Local road; connects to Lakeshore Dr. and State Road 19	0.21
E. Central Avenue	Local road; connects to Lakeshore Dr. and State Road 19	0.14
E. Croton Way	Local road; connects to Lakeshore Dr. and N. Citrus Ave.	0.32
E. Cypress Avenue	Local road; connects to Lakeshore Dr. and State Road 19	0.27

Street Name	General Notes	Length in Miles
E. Gardenia Street	Local road; connects to Lakeshore Dr. and State Road 19	0.16
E. Holly Street	Local road; connects to Lakeshore Dr. and State Road 19	0.15
E. Lakeview Avenue	Local road; connects to Lakeshore Dr. and State Road 19	0.15
E. Laurel Avenue	Local road; connects to Lakeshore Dr. and State Road 19	0.32
E. Magnolia Avenue	Local road; connects to Lakeshore Dr. and State Road 19	0.30
E. Mission Lane	Local road; connects to Lakeshore Dr. and N Valencia Ave.	0.22
E. Myrtle Street	Local road; connects to Lakeshore Dr. and State Road 19	0.16
E. Oak Street	Local road; connects to Lakeshore Dr. and State Road 19	0.17
E. Orchid Way	Local road; connects to N. Citrus Avenue and N. Tangerine Ave.	0.30
E. Palmetto Avenue	Local road; connects to Lakeshore Dr. and State Road 19	0.25
E. Pine Street	Local road; connects to Lakeshore Dr. and State Road 19	0.19
E. Revels Road	Minor Collector; connects to Lakeshore Dr. and State Road 19	0.95
Fifth Avenue	Local road; intersects with E. Revels Road	0.05
Island Drive	Local road; intersects with Lakeshore Dr.	0.25
Lido Loop	Local Road; Venezia South	0.41
Mare Avenue	Local road; intersects with W. Central Ave.	0.10
Marilyn Avenue	Local road; intersects with S. Marie Ave.	0.13
Messina Place	Local road; Venezia South	0.33
Murano Way	Local road; Venezia South	0.03
Napoli Way	Local road; Venezia South	0.04
N. Buckhill Road	Local road; intersects with Lakeshore Dr.	0.01
N. Citrus Avenue	Local road; connects to State Road 19 and E. Camellia Way	0.22
N. Dixie Drive	Local road; connects to W. Cypress Ave. and W. Central Ave.	0.39
N. Florida Avenue	Local road; connects to W. Cypress Ave., W. Dupont Cir., W. Oak Street, and W. Central Ave.	0.23
N. Georgia Avenue	Local road; connects to W. Cypress Ave. and W. Dupont Cir.	0.12
N. Hamlin Avenue	Local road; connects to E. Croton Way and E. Camellia Way	0.21
N. Lakeshore Boulevard	Local road; runs along Little lake Harris and connects to State Road 19	0.82
N. Tangerine Avenue	Local road; connects to Lakeshore Dr. and E. Mission Lane	0.27
N. Temple Avenue	Local road; connects to E. Cypress Ave. and E. Camellia Way	0.42
N. Valencia Avenue	Local road; connects to E. mission Lane and E. Croton Way	0.25
Number Two Road	Minor Collector; connects to S. Mare Ave. and W. Central Ave.	0.24*
Orange Blossom Road	Local road; connects to State Road 19	0.01
Palm Avenue	Local road; connects to Lakeshore Dr.	0.01
Revels Road	Local road; connects to State Road 19	0.74

Street Name	General Notes	Length in Miles
San Luis Boulevard	Local road; connects to County Road 48	0.01
Silverwood Lane	Local road	0.13
Sixth Avenue	Local road; intersects Lakeshore Dr.	0.15
S. Dixie Drive	Local road; connects to State Road 19 and W. Central Ave.	0.50
S. Florida Avenue	Local road; connects to State Road 19 and W. Central Ave.	0.53
S. Lakeshore Boulevard	Local road; runs along Little lake Harris and connects to E. Revels Road	0.97
S. Mare Avenue	Local road; connects to W. Central Ave.	0.31
State Road 19	Minor arterial; major road in Town	3.22*
Sunset Drive	Local road; intersects Lakeshore Dr.	0.01
Terracotta Terrace	Local road; Venezia South	0.30
Turn Lane	Local road; intersects State Road 19	0.02
Venezia Boulevard	Local Road; intersects SR 19 (Venezia South)	0.32
Via Bella Court	Local Road; Talichet	0.13
W. Central Avenue	Local road; connects to State Road 19	0.52
W. Cypress Avenue	Local road; connects to State Road 19 and N. Georgia Ave.	0.22
W. Dupont Circle	Local road; connects to N. Dixie Dr. and N. Georgia Ave.	0.24
W. Grant Street	Local road; intersects W. Central Ave.	0.03
W. Holly Street	Local road; connects to State Road 19 and S. Florida Ave.	0.14
W. Lakeview Avenue	Local road; connects to State Road 19 and S. Florida Ave.	0.14
W. Magnolia Avenue	Local road; connects to State Road 19 and W. Cypress St.	0.25
W. Myrtle Street	Local road; connects to State Road 19 and S. Florida Ave.	0.14
W. Oak Street	Local road; connects to State Road 19 and S. Florida Ave.	0.14
W. Oleander Avenue	Local road; connects to State Road 19 and S. Florida Ave.	0.14
W. Palmetto Avenue	Local road; connects to State Road 19 and N. Dixie Dr.	0.07
W. Pine Street	Local road; connects to State Road 19 and N. Dixie Dr.	0.07
Total Miles		20.13

\* This length represents that portion of the road within the current Town limits.

The above table indicates that there are currently a little over 20 miles of roads in Town.

Overall, there are about 11.5 miles combined of bicycle/pedestrian pathways in Town. A detailed inventory of the bicycle/pedestrian pathways is featured in the *Recreation and Open Space Element* as well as the Analysis of Existing Transportation System section of this *Element*.

No mass transit is currently available in the Town.

## 2. Levels of Service (LOS)

The concept of levels of service is defined as a qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers. A level-of-service definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. There are six levels of service, from A to F, with level-of-service A representing the best operating conditions and level-of-service F the worst.

Level-of-service definitions – In general, the various levels of service are defined as follows:

- Level-of-service A represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.
- Level-of-Service B is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS A. The level of comfort and convenience provided is somewhat less than at LOS A, because the presence of others in the traffic stream begins to affect individual behavior.
- Level-of-service C is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes affected by the presence of others, and maneuvering within the traffic stream requires vigilance on the part of the user. The general level of comfort and convenience declines at this level.
- Level-of-service D represents high-density, but stable, flow. Speed and freedom to maneuver are restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.
- Level-of-service E represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is difficult, and it is generally accomplished by forcing a vehicle or pedestrian to “give way” to accommodate such maneuvers. Comfort and convenience levels are poor, and driver or pedestrian frustration may be high.
- Level-of-service F exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Operations within the queue are characterized by stop-and-go waves, and they are unstable. Vehicles may progress at reasonable speeds for several hundred feet or more, then be required to stop in a cyclical fashion. The common term for this is “stop and go traffic” and it most always refers to heavy congestion.



### **3. Traffic Accidents**

Traffic accidents within the Town are primarily concentrated along SR 19 with local hot spots being the intersections at CR 48, Citrus Avenue and Revels Road. Otherwise, accidents are dispersed throughout the Town and average between 20 and 30 accidents per year.

### **4. Public Transportation**

No bus or rail service is provided to the Town. The Town will continue to work with the Lake-Sumter MPO to expand the public transportation opportunities throughout Lake County.

### **5. Rights-of-Way Acquisition and Protection**

The acquisition and preservation of rights-of-way (ROW) for future road improvements is important in planning the future transportation system for Howey-in-the-Hills. The Town shall continue to coordinate with FDOT and Lake County regarding the preservation and acquisition of ROW for state and county roads within the Town limits. As developments are planned along SR 19, CR No. 2, and CR 48, Howey-in-the-Hills will work with FDOT and Lake County to determine if right of way is needed during the development approval process.

Howey-in-the-Hills is also planning for future Town roads within the Town limits. As proposed developments are reviewed, the Town is requiring additional connections between CR No. 2 and SR 19 on the south end of Town to better disperse traffic. To the extent possible, the Town will also require connections between developments to limit the amount of traffic on SR 19 and CR 48.

## **D. ANALYSIS OF EXISTING TRANSPORTATION SYSTEM**

### **1. Functional Classification**

Functional classification is defined as the assignment of roads into systems according to the character of service they provide in relation to the total road network. The functional classification of public roads in this *Element* is based on FDOT criteria, which considers quantitative and qualitative factors such as jurisdiction, land access, route length, and trip lengths. A road hierarchy is used to identify relative importance of roads within the system, provide guidance for level-of-service and design standards, aid in establishing improvement priorities, identify maintenance responsibility, and assist in determining funding and financing policies. Based on the Roadway Functional Classifications, State Road 19 is the only Arterial, County Road 48 is the only Major Collector, and County Road Number 2 and E. Revels Rd are the only Minor Collectors currently within the Town limits. The remaining roads are classified as Local Roads.

~~In 2007, the Town entered into an Interlocal Agreement with the Lake Sumter MPO, along with Lake County and all the other local governments in Lake County, to create and fund a Master Transportation Concurrency Management System Program. This approach was seen as the best way to ensure that levels of service are monitored and that necessary improvements are approached on a County-wide basis to make the best use of available funds.~~

Table 2 below represents the ~~Lake County Transportation Concurrency Management System~~ most recent traffic counts for the roads monitored in and around Howey-in-the-Hills. These counts were performed in in ~~2015~~ 2022.

**TABLE 2: ~~LAKE COUNTY TRANSPORTATION CONCURRENCY MANAGEMENT SYSTEM TRAFFIC COUNTS, 2015~~**

**HOWEY-IN-THE-HILLS AREA TRAFFIC COUNTS**

Road Name	From	To	No. Lanes	Functional Classification	Adopted LOS	LOS Capacity	<b>2009 2022</b>		
							AADT	V/C	LOS
C.R. 48	Lime Avenue	SR 19	2	Major Collector	D	<del>13,680</del> <u>21,780</u>	<del>8,181</del> <u>9,982</u>	<del>0.60</del> <u>0.48</u>	B
SR 19	Lake Harris North End	CR 48	2	Uninterrupted	D	<del>15,100</del> <u>18,590</u>	<del>12,900</del> <u>15,980</u>	<del>0.85</del> <u>0.88</u>	C
SR 19	CR 48	Central Avenue	2	Arterial 1	D	<del>14,100</del> <u>14,160</u>	<del>8,700</del> <u>8,950</u>	<del>0.62</del> <u>0.63</u>	<del>B</del> <u>C</u>
SR 19	Central Avenue	CR 455	2	Uninterrupted	D	<del>15,100</del> <u>24,200</u>	<del>NA</del> <u>8,950</u>	<del>NA</del> <u>0.37</u>	B

As part of the interlocal agreement with the MPO, as new development is proposed in Howey-in-the-Hills (either land use amendments or subdivision or site plan submittals), the landowner is required to perform a Traffic Impact Study (TIS). All jurisdictions have agreed to use the same TIS methodology in order to assist the MPO staff with making it as easy as possible to administer the concurrency management system.

Any proposed development that will impact a road segment beyond the adopted level of service standards will need to follow the Town's *Transportation Proportionate Fair Share Program*. As development is proposed, it will need to provide adequate analysis of its impact on the road segments in Town to determine if the adopted LOS will be maintained.

## 2. Constrained Facilities

FDOT requests that local governments identify constrained roadways in their Comprehensive Plans to ensure maintenance of the operating conditions, so that significant degradation in the level-of-service does not occur. A constrained roadway is one in which

adding more through lanes to meet current or future needs is not possible due to physical, environmental or policy barriers.

SR 19 is a constrained facility through the Howey-in-the-Hills historical town center between Citrus Avenue and Florida Avenue. The road is not only physically constrained by current development; it would also create irreversible harm to the Town's historic downtown character to create a four-lane corridor. The majority of traffic on SR 19 in Howey-in-the-Hills is through traffic. Because of the constraints placed by all the lakes in the region, SR 19 is one of the few direct routes to get from South Lake County to North Lake County. The Town has explored a three-lane section design for SR 19 through the downtown area and ultimately rejected this design solution.

### **3. Evacuation Routes**

This section identifies the designated local and regional transportation facilities, critical to the evacuation of the coastal population prior to an impending natural disaster.

A regional evacuation transportation network that links existing county-level evacuation routes and any additional arterials/collectors in the region was provided by the East Central Florida Regional Planning Council. Based on the regional evacuation network, State Road 19 is the only road in Town categorized as evacuation route in the Statewide Regional Evacuation Study. Howey-in-the-Hills has not been subject to an evacuation order as a result of storm activity.

### **4. Parking System**

At this time, the Town does not have any significant public parking facilities other than the on-street parking at the Town Hall and Library along Central Avenue. The on-street parking serves as parking for the local commercial businesses and employees and visitors to the Town's government buildings.

### **5. Intermodal Facilities**

Intermodal facilities are those transportation networks that accommodate and interconnect different modes of transportation and serve interstate, intrastate, and international movement of goods. Some facilities considered intermodal include ports, airports, bus stations, and train terminals. At this time, Howey-in-the-Hills does not have any intermodal facilities.

### **6. Pedestrian/Bicycle System**

The pedestrian pathways, such as sidewalks, are primarily located in the downtown area, along a few residential streets in the northern portion of Town, and along Lakeshore Drive.

There are about 4 miles of pedestrian pathways in Town in addition to the ~~Venezia Subdivision which is developing with sidewalks on both sides of all streets~~ the newer subdivisions including Venezia and Talichet where sidewalks are required on both sides of all local streets.

The bicycle pathways in Town are along State Road 19 and County Road 48. While there is no striping indicating that these are bicycle lanes, the shoulders are wide enough to classify them as bicycle lanes. There are about 8 miles of bicycle pathways in Town. A detailed inventory of these facilities is presented in the *Recreation and Open Space Element* of this *Comprehensive Plan*. The existing bicycle/pedestrian pathways in Town are featured on the *Existing and Future Transportation Maps*.

The Town has a history of support for pedestrian and bicycle planning extending back to the mid-2000's. At that time the Lake-Sumter MPO has developed a regional bike map to identify all the major bikeway facilities within Lake and Sumter County. State Route 19 and County Road No.2/Central Avenue were identified in the Lake County Regional Bike Map as regional bicycle corridors. Previously, the Town Council reviewed and approved the bike facility for S. Lakeshore Boulevard and East Revels Road as a future North/South bicycle corridor. In July 2007, the Town Council reviewed a draft bike route proposed for the regional Lake-Sumter MPO bike map. The draft map included the following streets as regional bicycle facilities:

1. State Route 19;
2. S. Lakeshore Blvd and E. Revels Road; and
3. County Road No.2.

In March of the next year, the Town Council supported the MPO bike map and endorsed the bike map for final approval by the Lake-Sumter MPO Board. In addition to the map, the Council also supported the need for future bicycle improvements. These enhancements included the following:

- widen and add pavement for bike lanes;
- bicycle signage and striping;
- bicycle racks and benches (rest areas);
- regional bike maps need to identify S. Lakeshore Blvd and East Revels Road; and
- apply for regional funding for these enhancements.

Subsequent to these actions Lake County adopted its initial multi-use trails plan in 2008. The plan, which is still in effect, proposes service to Howey-in-the-Hills through the Central Lake Trail. This trail has not moved forward in any more specific planning other than a general corridor alignment.

In 2019 the Town has moved forward with a pedestrian and bicycle facilities master plan as required by policies in the Transportation Element. This plan provides more detail on

specific sidewalk projects and examines the Central Lake Trail options including routes preferred by the Town. Amendments to several policies in the Transportation element have been made to initiate implementation of the master plan recommendations.

**TABLE 3**  
**2019 2023 SIDEWALK INVENTORY**  
**TOWN OF HOWEY-IN-THE-HILLS**

<b>EAST-WEST STREETS</b>				
<b>STREET</b>	<b>WIDTH</b>	<b>LENGTH (lf)</b>	<b>SIDE</b>	<b>CONDITION</b>
N. Citrus	5-feet	550	North	Good
E. Laurel	5-feet	1015	North	Good
	5-feet	850	South	Good
E. Magnolia	5-feet	680	North	Good
	5-feet	250	South	Good
E. Palmetto	4-feet	125	South	Fair
E. Central	5-feet	450	South	Fair
W. Central	5-feet	300	North	Excellent
	5-feet	300	South	Excellent
	5-feet	300	South	Fair
W. Oak	5-feet	300	South	Good
<b>NORTH-SOUTH STREETS</b>				
<b>STREET</b>	<b>WIDTH</b>	<b>LENGTH (lf)</b>	<b>SIDE</b>	<b>CONDITION</b>
N. Dixie	5-feet	250	East	Good
N. Lakeshore	6-feet	2350	East	Excellent
S. Lakeshore	6-feet	2550	East	Excellent
	4-feet	1700	West	Excellent
N. Palm (SR-19)	5-feet	2050	West	Good
	5-feet	2400	East	Good
S. Palm (SR-19)	5-feet	1900	West	Good
	5-feet	1225	East	Good
<b>VENEZIA SOUTH</b>				
<b>STREET</b>	<b>WIDTH</b>	<b>LENGTH (mi)</b>	<b>SIDE</b>	<b>CONDITION</b>
Bellissimo	4-feet	0.64	Both	Excellent
Calabria	4-feet	0.20	Both	Excellent

Messina	4-feet	0.33	Both	Excellent
Napoli	4-feet	0.04	Both	Excellent
Terracotta	4-feet	0.30	Both	Excellent
Venezia	4-feet	0.32	Both	Excellent
Lido Loop	5-feet	0.41	Both	Excellent
Murano Way	5-feet	0.03	Both	Excellent
<b>TALICHET</b>				
<b>STREET</b>	<b>WIDTH</b>	<b>LENGTH (mi)</b>	<b>SIDE</b>	<b>CONDITION</b>
Amola Way	5-feet	0.07	Both	Excellent
Avila Place	5-feet	0.81	Both	Excellent
Lido Loop	5-feet	0.41	Both	Excellent
Murano Way	5-feet	0.03	Both	Excellent

Source: TMH Consulting, Inc.

**TABLE 4**  
**2019 2023 BICYCLE FACILITY INVENTORY**  
**TOWN OF HOWEY-IN-THE-HILLS**

Facility Type	General Description	Miles
Bicycle	SR 19 Right Shoulder from southern town limits to northern town limits	3.22
Bicycle	SR 19 Left Shoulder from southern town limits to northern town limits	3.22
Bicycle	CR 48 left shoulder from town limits to SR 19 intersection	0.67
Bicycle	CR 48 right shoulder from town limits to SR 19 intersection	0.67
	<b>TOTAL</b>	<b>11.53</b>

Source: Town of Howey-in-the-Hills Recreation and Open Space Element

## 7. Deficiencies in Town

Currently, there are no LOS deficiencies for roads in Town. Most of the roads have additional capacity to support growth. ~~The One of the~~ primary transportation issues in Howey-in-the-Hills ~~in is the future will be~~ SR 19. Although most of the traffic on SR 19 is through traffic that does not originate nor end in Howey-in-the-Hills, the Town understands the need to address this issue.

The Town has also addressed the issue of SR 19 with regards to new growth in the development review process. Two large planned unit developments that lie between SR 19 and County Road No. 2 were required to include collector roads within their developments that would connect SR 19 with County Road No. 2. These future roadways

will allow for better distribution of traffic and prevent all trips from having to use SR 19 through the downtown area. As future growth is proposed in Howey-in-the-Hills, the Town will continue to ensure that the road network provides for the most efficient system and that alternative modes of transportation are encouraged. The Town's emphasis on mixed use developments and the redevelopment of the Town Center to a live-work environment will also help to alleviate traffic on SR 19 and the road network overall.

A second transportation issue is improvements to Number 2 Road. The existing road is substandard but will be experiencing increased traffic. The Town has required any development accessing Number 2 road to provide additional right-of-way to meet Lake County standards and to include turn lanes and other improvements to bring the affected road section up to standard. The Town has agreed to support Lake County in working on solutions for the balance of Number 2 Road. One option to consider is a bypass that would create an alternate route to Number 2 Road.

The Town does not have its own road impact fee; ~~it collects road impact fees on behalf of Lake County.~~ Lake County has impact fee districts and each year, a 5-year program is approved by the County Commission that includes projects by district. Lake County does provide for input from the cities and towns in the County as to what projects receive funding; however, the final decision is made by the County Commission.

## **8. New Facilities or Expansion**

The Lake-Sumter MPO has identified the regional need to improve the road network's capacity as well as maintenance concerns such as the need to replace the Little Lake Harris Bridge. ~~The long-range plans are to widen both the bridge and County Road 48 for future capacity needs. Current plans call for widening SR 19 from Lane Park Road to CR 48 to four lanes and upgrading the intersection at CR 48 to a roundabout design. Current funding is only for the PD&E phase. Funding for the road and bridge widening still needs to be programmed, however, these improvements are in the Lake-Sumter MPO cost-feasible plan which gives them a funding priority.~~

FDOT also has an improvement project on SR 19 from Groveland to Oleander Avenue in Howey. This improvement is primarily a resurfacing project that will include sidewalk projects recommended by the Town's bicycle and pedestrian plan. This project has been expanded to include sidewalk improvements north to Citrus Avenue which were also recommended by the Town's bicycle and pedestrian plan.

In 2009, the Lake-Sumter MPO and FDOT District 5 completed a comprehensive Efficient Transportation Decision Making (ETDM) study to review and identify the regional corridors for future widening within Central Lake County. This study reviewed the following regional corridors: State Route 19, County Road 561 and County Road 48. State Route 19 is currently identified as a constrained roadway through Howey-in-the-Hills. ~~Based on this constraint, SR 19 through the Town is identified in the adopted cost-feasible~~

~~Transportation 2040 long-range transportation plan of the Lake Sumter MPO as a two-lane restricted arterial corridor.~~

The Town has identified several key intersections along State Road 19 which may eventually need traffic signals or roundabouts as developments receive approvals and put new traffic on the roads. ~~These intersections have been identified in a cumulative traffic study completed in 2007 for several large residential developments within the Town.~~ These intersections are the following:

- Central Avenue at SR 19 (existing flashing light);
- S. Florida Avenue/Venezia Development Entrance at SR 19; and
- E. Revels Road at SR 19.

The *Future Transportation Map* shows two proposed roads within proposed developments that will provide connection between County Road No. 2 and SR 19 south of the Howey-in-the-Hills downtown core. These future collector roads will enhance the road network by providing alternative routes thereby resulting in better distribution of traffic. ~~Although environmental constraints will limit alternative north-south connections, the Town will also encourage north-south routes to provide alternatives to SR 19 in the southern region of the Town's planning area.~~



## E. ANALYSIS OF PROJECTED NEEDS

This section shows the methodology used for the transportation analysis of existing and future conditions for the Town of Howey-in-the-Hills Comprehensive Plan ~~2035~~ 2045 horizon. This analysis is drawn from the 2040 long-range plan prepared by the Lake-Sumter MPO. The 2040 long-range transportation plan is rooted in part in a travel demand model (CFRPM 6.0) to forecast travel demand patterns, but it also employs other factors such as economic growth needs, population distribution patterns based on County-wide forecasting rather than local government forecasts (about 7,500 new residents countywide each year), and other limiting factors such as constrained roadways. Howey-in-the-Hills has one of the constrained roadways in SR 19 south of CR 48 to CR 455.

For the short-term, the Town has adequate road capacity as evidenced by the traffic count data presented in Table ~~4~~ 2. Growth rates have been accelerating since 2014 as the local economy and housing development recover from the recession. Over the longer term the Town can expect increasing traffic impacts. Road improvements planned and programmed for Howey-in-the-Hills and the immediate environs are limited. ~~The replacement of the SR-19 bridge over Lake Harris is under way and is the only funded improvement.~~ Widening SR-19 from CR-561 to CR-48 is funded ~~for PD&E for right-of-way~~ but ~~design and~~ construction remains unfunded and outside of the cost feasible plan. Plans to widen CR-48 west of SR 19 are also unfunded.

**TABLE 5: ~~2016~~ 2022 LOS CAPACITY ANALYSIS**

Road Name	From	To	No. Lanes	Functional Classification	Adopted LOS	LOS Capacity	<del>2016</del> <u>2022</u>		
							AADT	V/C	LOS
CR 48	Lime Avenue	SR 19	2	Major Collector	D	<del>13,680</del> <u>21,780</u>	<del>8,181</del> <u>9,982</u>	<del>0.60</del> <u>0.48</u>	B
SR 19	<del>Lake Harris North End Lane Park</del>	CR 48	2	Uninterrupted	<del>E</del> <u>D</u>	<del>15,100</del> <u>18,590</u>	<del>12,900</del> <u>15,980</u>	<del>0.85</del> <u>0.88</u>	C
SR 19	CR 48	Central Avenue	2	Arterial 1	<del>E</del> <u>D</u>	<del>14,100</del> <u>14,160</u>	<del>8,700</del> <u>8,950</u>	<del>0.62</del> <u>0.63</u>	<del>B</del> <u>C</u>
SR 19	Central Avenue	CR 455	2	Uninterrupted	<del>E</del> <u>D</u>	<del>15,100</del> <u>24,200</u>	<del>NA</del> <u>8,950</u>	<del>NA</del> <u>0.37</u>	B

As development of the Village Mixed Use projects moves forward, the limited slate of transportation improvements will result in increased levels of congestion as a necessary outcome of the constrained section of SR 19. The Town can expect travel patterns to shift to some degree as through traffic looks for alternate routes to avoid the restrictions on SR 19.

In addition to the slate of transportation improvements included in the long-range plan, the Town needs to push the MPO to include a connector between SR-19 and US-27 using an alignment south of Town. This routing can be developed jointly with Lake County and the City of Groveland. This routing will help reduce pressure on both SR 19 and Number Two Road. Secondly, consideration needs to be given to widening CR-48 between SR-19 and US 27 given the increasing residential development on both the east and west ends of this corridor. This is another potential improvement that can reduce pressure on Number Two Road. Thirdly, the Town needs to work with the MPO and Lake County to include the Central Lake Bike Trail through Howey.

## F. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

**GOAL 1:** Provide a safe, convenient, efficient traffic circulation system for both motorized and non-motorized transportation modes.

**OBJECTIVE 1.1:** *Safe, Convenient, and Efficient Traffic Circulation System.*  
Provide a safe, convenient, and energy efficient transportation system through the establishment of minimum level of service standards and the provision of multi-modal transportation facilities with proposed road improvements.

**POLICY 1.1.1:** *Minimum Level of Service Standards.* The Town hereby adopts the following level of service standards for the below listed roadway classifications:

Road Class	AADT Level of Service
Principal Arterials: None are present	C
Minor Arterials: State Road 19	D
Major Collectors: County Road 48	D
Road Class	Peak Hour Minimum Level of Service (*)
Minor Collectors: E. Revels Road and County Road No. 2	D
Local Roadways: All roadways not classified as collectors or arterials.	D

(\*) Level of service shall be predicated on the lowest quality design hour, which shall represent the thirtieth highest hour of traffic, as determined by FDOT.

**POLICY 1.1.2.:** ***Review of Proposed Developments.*** The Town shall review all proposed development for compliance and consistency with the adopted levels of service using its Concurrency Management System. No development shall be approved until the concurrency management system has been evaluated to determine that estimated impacts will not cause the level of service to decrease below the adopted minimum standard.

**POLICY 1.1.3:** ***Transportation Impact Fees.*** The Town will work with Lake County to propose impact fee projects in and around Howey-in-the-Hills. Any road impact fee-funded projects that Lake County includes in its 5-year Road Impact Fee Program will be included in the Town's *Capital Improvements Program* to denote future capacity enhancing improvements.

**POLICY 1.1.4:** ***Bicycle and Pedestrian Transportation Facilities.*** The Town adopts the sidewalk master plan map and the trails master plan map as the plans for sidewalks and bicycle facilities for the Town. The Town shall work with Lake County, developers, and other possible funding agencies to implement the improvements identified in the plan.

**POLICY 1.1.5:** ***Functional Classification System.*** The Town shall classify all roadways within its jurisdictional area according to the most current functional classification system established by the Florida Department of Transportation (FDOT).

**POLICY 1.1.6:** ***Parking and Traffic Flow.*** The Town shall require new development to submit a site plan that provides for adequate off-street parking and safe, convenient on-site and off-site traffic flow for motorized and non-motorized vehicles.

**POLICY 1.1.7:** ***Transportation Facility Planning.*** Planning for transportation facilities shall ensure:

- a. All streets/roads are constructed and certified to meet all Town standards;
- b. Residential street layouts avoid cul-de-sacs when possible;
- c. Residential areas are accessible to emergency vehicles;

- d. Residential streets shall have interconnections where possible to better distribute traffic;
- e. New subdivisions or developments shall address circulation, access control, off-street parking and landscaping of median strips and rights-of-way; and
- f. Design criteria for landscaping and signs along new streets/roads shall be enforced.

**POLICY 1.1.8:** *Plantings, Fencing, or Construction.* No plantings, fencing or construction shall be permitted on street/road rights-of-way except with the permission of the Town Council and based on a study and finding that no safety hazard will result. In addition, all streets will be examined for existing hazards which if discovered should be removed.

**OBJECTIVE 1.2:** *Future Land Use Compatibility.* The *Transportation Element* shall be consistent and compatible with proposed growth and development shown in the *Future Land Use Element* and *Future Land Use Map*.

**POLICY 1.2.1:** *Town Transportation Forecasting.* The Town shall utilize population, dwelling unit and employment projections obtained in the *Future Land Use Element* as data assumptions in forecasting future Town transportation needs.

**POLICY 1.2.2:** *Transportation System Improvements.* In areas designated for new growth, the Town shall determine the transportation system improvements needed prior to development approvals.

**POLICY 1.2.3:** *Consistency with Future Land Use Element and Map.* Decisions and actions the Town initiates or implements that will have an impact on the transportation system shall be consistent with the adopted *Future Land Use Map* and *Future Land Use* goals, objectives and policies of this *Plan*.

**POLICY 1.2.4:** *Future Transportation Map.* All transportation planning shall be consistent with the *Future Transportation Map* which is adopted with this *Plan* by the Town Council along with the *Future Land Use Map* and the *Capital Improvements Element*.

**POLICY 1.2.5:** *Conflicts with the Future Land Use Map.* Any changes to the transportation system shall be reviewed for conflicts with the *Future Land Use Map*. The *Future Transportation Map* and the *Capital Improvements Element* shall be coordinated and changed concurrently if necessary.

- POLICY 1.2.6:** *Statement of Findings.* Any proposed amendments to this *Element*, to include the *Future Transportation Map*, shall include a statement of findings supporting such proposals.
- POLICY 1.2.7:** *Cost/Benefit Studies.* Cost/benefit studies shall be prepared and adopted by the Town as a technical supplement to any transportation capital improvement program.
- POLICY 1.2.8:** *Energy Efficiency.* Energy efficiency shall be a consideration in any plans for improvements or expansion of the road network by the Town.
- POLICY 1.2.9:** *Coordinating Traffic Studies, Road Improvements, and Future Roadway Needs.* The Town, through the Lake-Sumter MPO's Concurrency Management System, shall coordinate traffic studies, road improvements, and future roadway needs with all the local jurisdictions in Lake County to ensure that the adopted levels of service are maintained.
- POLICY 1.2.10:** *Consistency with Adopted Levels of Service.* The Council shall review all proposed developments for consistency with this *Element* and the impact upon the adopted level of service standards.
- POLICY 1.2.11:** *Concurrency Management System.* The Town shall implement its Concurrency Management System to monitor impacts on the transportation system created by development and growth in Town. The Concurrency Management System shall also be used to assure integration of future land uses with available capacities on transportation corridors.
- OBJECTIVE 1.3:** *Right-of-way Preservation and Acquisition.* Provide for the protection and acquisition and preservation of existing and future rights-of-way.
- POLICY 1.3.1:** *Building Encroachments.* The Town shall continue to provide for protection of rights-of-way from building encroachments as well as providing for the acquisition and preservation of any existing and future rights-of-way.
- POLICY 1.3.2:** *Dedication of Needed Rights-of-way.* The Town shall continue requiring dedication of needed rights-of-way from new development, through subdivision regulations and applicable local ordinances.

**POLICY 1.3.3:**     ***Encroachment of Development.*** The Town shall prohibit encroachment of development and required setbacks into established present and future rights-of-way and, within the law, require dedication of rights-of-way through development orders issued by the Town.

**OBJECTIVE 1.4:**     ***Future Roadway Improvements.*** Provide transportation improvements to meet the projected needs of growth and development anticipated during the planning period.

**POLICY 1.4.1:**     ***Analyzing Transportation Plans and Programs.*** The Town shall annually (during the Town's annual concurrency assessment) analyze transportation plans and programs of FDOT, ECFRPC, and Lake County to establish consistency and compatibility to plans and policies set forth within the Town's *Comprehensive Plan*. The Town shall likewise notify these three entities of all programs and improvements, amendments to the *Comprehensive Plan*, and status of the Concurrency Management System which pertain to transportation.

**POLICY 1.4.2:**     ***Monitoring the Transportation System.*** The Town shall continue to monitor the available capacity of all roads identified in the Town's Concurrency Management System. The Town shall use the most recent traffic count figures recorded by Lake County or FDOT to update roadway capacities. The Concurrency Management System shall include provisions requiring developers to perform, or pay fees for services in lieu thereof, a traffic impact study to measure proposed impacts on the current availability of road capacities as a requirement in the development review process. The Town will continue to work with the Lake Sumter MPO to coordinate the transportation concurrency management system as outlined in the interlocal agreement.

**OBJECTIVE 1.5:**     ***Bicycle and Pedestrian Ways and Scenic Roadways.*** Promote a system of bicycle and pedestrian ways in planning for transportation facilities and analyze roadways for scenic designations.

**POLICY 1.5.1:**     ***Bicycle and Pedestrian Facilities Plan.*** The Town shall implement sidewalk and bicycle facilities according to the adopted plan maps and include proposed projects in the Town's capital improvements program as individual projects are presented for development.

- POLICY 1.5.2:** *Coordination with Lake County.* The Town shall coordinate with Lake County on the implementation of the Lake County Trails Master Plan which is hereby adopted by reference. The Town shall seek to advance the Central Lake Trail component of the plan..
- POLICY 1.5.3:** *Provision of Bicycle and Pedestrian Ways.* The Town shall enforce the provisions established in the Land Development Regulations regarding the development review process that requires applicants of PUDs, site plans, subdivisions, and replats to provide for the needs of bicycle and pedestrian facilities.
- POLICY 1.5.4:** *Bicycle Storage Facilities.* The Town shall ~~continue to provide bicycle storage facilities at existing and proposed Town parks and shall analyze the need to provide such facilities at other~~ Town public buildings ~~within the~~ as proposed ~~in the~~ bicycle and pedestrian plan. The Town shall enforce the guidelines established in the Land Development Regulations regarding the requirement of all new shopping centers, recreation areas, and other public uses to provide storage facilities for bicycles.
- ~~**POLICY 1.5.5:** *Preservation of Scenic Route Designation.* The Town shall coordinate with the Florida Department of Transportation to preserve the State's designation of S.R. 19 as a "Backwoods Trail" to promote the roadway's unique scenic character.~~
- POLICY 1.5.6 5:** *Bicycle and Pedestrian Walkways Connection.* Bicycle and pedestrian walkways shall connect schools, the downtown area, parks and recreational areas and should include plans for bicycle parking.
- POLICY 1.5.7 6:** *Infill Development Sidewalk Policy.* In developed areas of the Town not served by a sidewalk network, infill residential development shall not be required to construct sidewalk unless the sidewalk will extend an existing sidewalk or where the development will include 80% or more of a block face..
- POLICY 1.5.8 7:** *Automobile Emission Pollution.* The Town shall enforce the guidelines and standards established in the Land Development Regulations regarding bicycle paths and pedestrian walkways to reduce the potential for automobile emission pollution and promote the use of bicycles and walking in the Town.

**OBJECTIVE 1.6:** *Coordination with Transportation Authorities.* The Town shall coordinate traffic improvements and transportation planning activities with adjacent towns, the Florida Department of Transportation, Lake County, the Lake-Sumter MPO, and other public transportation authorities or planning groups involved in the planning construction and operation of transportation facilities and services.

**POLICY 1.6.1:** *Coordinate Traffic Improvement Plans.* Prior to scheduling any improvements to State or County roads in the *Five-Year Schedule of Improvements*, the Town shall notify and coordinate such improvement plans with the jurisdictional authority for that road. The Town shall coordinate transportation plans and improvements with the Five-Year Transportation Improvements Programs or Schedule of Improvements adopted by the FDOT and Lake County.

**POLICY 1.6.2:** *Consistency in Level of Service Standards.* Level of service standards established for state or county roads shall be compatible with the respective state and county level of service standards to the maximum extent allowed under the Florida Highway System Plan, Section 187.201 (State Comprehensive Plan), Florida Statutes, and Chapter 163, Florida Statutes, ~~and Chapter 9J-5, Florida Administrative Code. In the event the adopted level of service is not compatible with the level of service standards established for roads under either the jurisdiction of the Florida Department of Transportation or Lake County, the Town shall provide a justification in the data inventory and analysis supporting document of the Comprehensive Plan.~~

**POLICY 1.6.3:** *Intergovernmental Coordination Element.* The *Intergovernmental Coordination Element* shall be used as a guide in establishing or enhancing communication or transportation planning and problems.

**POLICY 1.6.4:** *Future Transportation Map.* The Town shall share its *Future Transportation Map* and proposed changes thereto with neighboring cities, towns, and the County and review for compatibility the traffic plans of those agencies.

**POLICY 1.6.5:** *Median Landscaping and Road Beautification.* The Town shall continue to pursue grant opportunities for median landscaping and road beautification.

**POLICY 1.6.6:** *Transportation Demand Management.* The Town shall coordinate with the County and Lake-Sumter MPO on a Congestion/Mobility Management Program to identify Transportation Demand Management strategies to mitigate peak-hour congestion impacts.



Strategies may include: growth management and activity center strategies, telecommuting, transit information systems, alternative work hours, carpooling, vanpooling, guaranteed ride home program, parking management, addition of general purpose lanes, channelization, computerized signal systems, and intersection or midblock widenings.

**POLICY 1.6.7:** *Numerical Indicators.* The Town shall coordinate with the County and Lake-Sumter MPO in the establishment of numerical indicators against which the achievement of the mobility goals of the community can be measured, such as modal split, annual transit trips per capita, and automobile occupancy rates.

**POLICY 1.6.8:** *Assumptions and Policies in the Transportation Element.* The Town shall ensure that all assumptions and policies in the *Transportation Element* are consistent or coordinated with other Plan Elements, the Lake-Sumter MPO Long-range Transportation Plan, the FDOT adopted Five-year Work Program, the long-range and short-range elements of the Florida Transportation Plan, the East Central Florida Regional Planning Council Strategic Regional Policy Plan, and the Lake County Comprehensive Plan through establishment of formal coordination mechanisms and other informal coordination mechanisms.

**POLICY 1.6.9:** *Alternative Road Bypass Route(s).* The Town shall cooperate with the County, Lake-Sumter MPO, and FDOT to identify the future conditions and road improvements necessary to develop alternative road bypass route(s).

**POLICY 1.6.10:** *Coordination with Lake-Sumter MPO and FDOT.* The Town or designated transportation consultant shall work with the Lake-Sumter MPO and Lake County on the regional transportation forecast model to include the various urban collector roadways and key intersections within Town and Lake County to help distribute the traffic.

**OBJECTIVE 1.7:** *Future Transportation Map.* The Town shall exercise control over traffic planning and changes by maintaining a *Future Transportation Map*.

**POLICY 1.7.1:** *Future Transportation Map.* All traffic planning shall be consistent with the *Future Transportation Map* which is adopted with this *Plan* by the Town Council along with the *Future Land Use Map* and the *Capital Improvements Element*.

- POLICY 1.7.2:** *Conflicts with Future Land Use Map.* Any changes to the transportation system shall be reviewed for conflicts with the *Future Land Map*. The *Future Transportation Map* and the *Capital Improvements Element* shall be coordinated and changed concurrently if necessary.
- POLICY 1.7.3:** *Statement of Findings.* Any proposed amendments to this *Element*, to include the *Future Transportation Map*, shall include a statement of findings supporting such proposals.
- POLICY 1.7.4:** *Cost/Benefit Studies.* Cost/benefit studies shall be prepared and adopted by the Town as a technical supplement to any transportation capital improvement program.
- POLICY 1.7.5:** *Energy Efficiency.* Energy efficiency shall be a consideration in any plans for improvements or expansion of the road network by the Town.
- POLICY 1.7.6:** *Future Transportation Map Review.* The Town shall review its *Future Transportation Map* yearly in conjunction with the Monitoring and Evaluation Review.
- OBJECTIVE 1.8:** *Transportation Costs.* The Town shall establish mechanisms that will allow new growth to proportionally contribute to the cost of new transportation capital facilities.
- POLICY 1.8.1:** *Impacts on the Town's Transportation Facilities.* The Town shall review all development proposals and require that they provide sufficient information to ascertain impacts on the Town's transportation facilities.
- POLICY 1.8.2:** *Development Agreements.* Where feasible, the Town shall enter into development agreements with proposed land developments to establish how project impacts may be addressed through mechanisms such as right-of-way dedication, roadway construction, multimodal design (bicycle, pedestrian, golf cart), and impact fee payments and credits.
- POLICY 1.8.3:** *Proportionate Fair Share Ordinance.* The Town shall enforce its Proportionate Fair Share Ordinance to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors.

- POLICY 1.8.4:** *Fair Share Payments.* The Town shall require all new developments to pay their fair share for the improvement or construction of needed transportation facilities to maintain adopted level of services standards. Fair share payments will be collected consistent with the adopted *Proportionate Fair Share Ordinance*.
- POLICY 1.8.5:** *Proportionate Share of Cost.* Land development shall bear proportionate share of the cost of the provision of the new or expanded road capital facilities or signalization required by such development.
- POLICY 1.8.6:** *Imposition of Impact Fees.* The imposition of impact fees is a preferred method of regulating land development in order to help ensure that it bears a proportionate share of the cost of road capital facilities necessary to accommodate that development.
- POLICY 1.8.7:** *Compensation for Administrative Expense.* After compensation for administrative expense, all remaining funds collected from road impact fees shall be used for the purpose of capital improvements for the expansion of transportation facilities associated with the arterial and collector road networks in Howey-in-the-Hills or the adjacent County network.
- POLICY 1.8.8:** *Capital Improvements Funding.* Transportation capital improvements that may be funded by impact fees include transportation planning, preliminary engineering, engineering design studies, land surveys, rights-of-way acquisition, engineering, permitting, and construction of all the necessary features for arterial and collector road construction projects of the type made necessary by the new development.

**OBJECTIVE 1.9:** *Access Points.* The Town shall continue to enforce its zoning regulations to control access points onto collector streets and roadways.

- POLICY 1.9.1:** Guidelines and standards for the location of access points on County Roads shall be coordinated with Lake County and on State Roads with the FDOT (the permitting authority) with the following guidelines addressed as a minimum:
- a. Access points to major streets/roads shall be limited in number.
  - b. Where frontage roads are available, no additional access points shall be permitted between established intersections.

- c. In the design of new areas, frontage roads shall be provided, whenever right-of-way is available, to provide access to private property; and
- d. Distance from intersections, width and frontage requirements should be studied.

**OBJECTIVE 1.10: *Environmental Concern.*** The environment shall be a major concern in any expansion of the transportation system.

**POLICY 1.10.1: *Natural Environment Sensitivity.*** Planning for future transportation improvements shall recognize the sensitivity of the natural environment to protect the quality of existing and future neighborhoods.

**POLICY 1.10.2: *Conservation Resource Areas.*** Transportation facilities shall not be placed in conservation resource areas or impact those places unless an overriding public need can be clearly demonstrated.

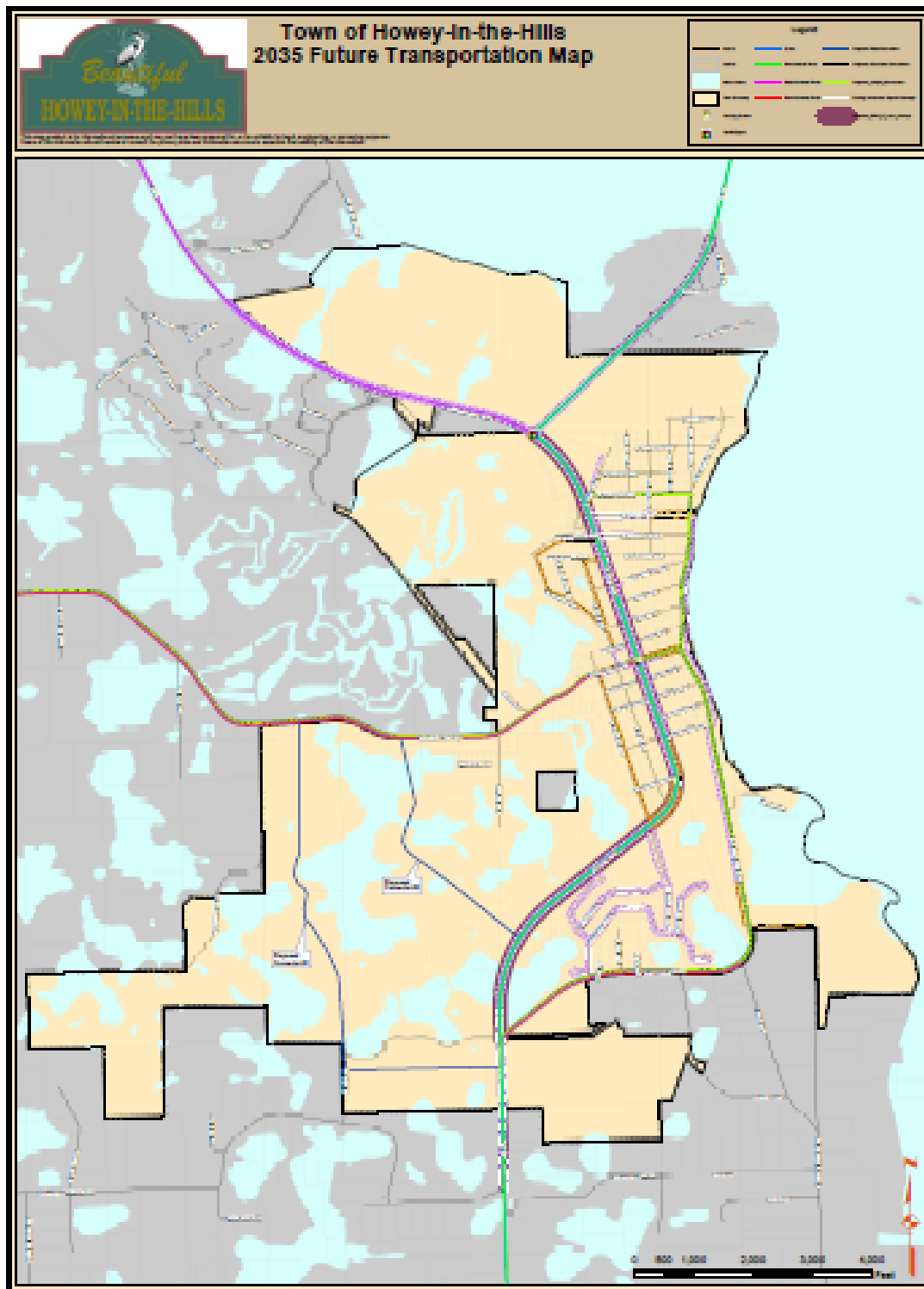
**POLICY 1.10.3: *Encouraging the State and County.*** The State and County shall be encouraged to monitor the environment before, during and after construction of traffic improvements.

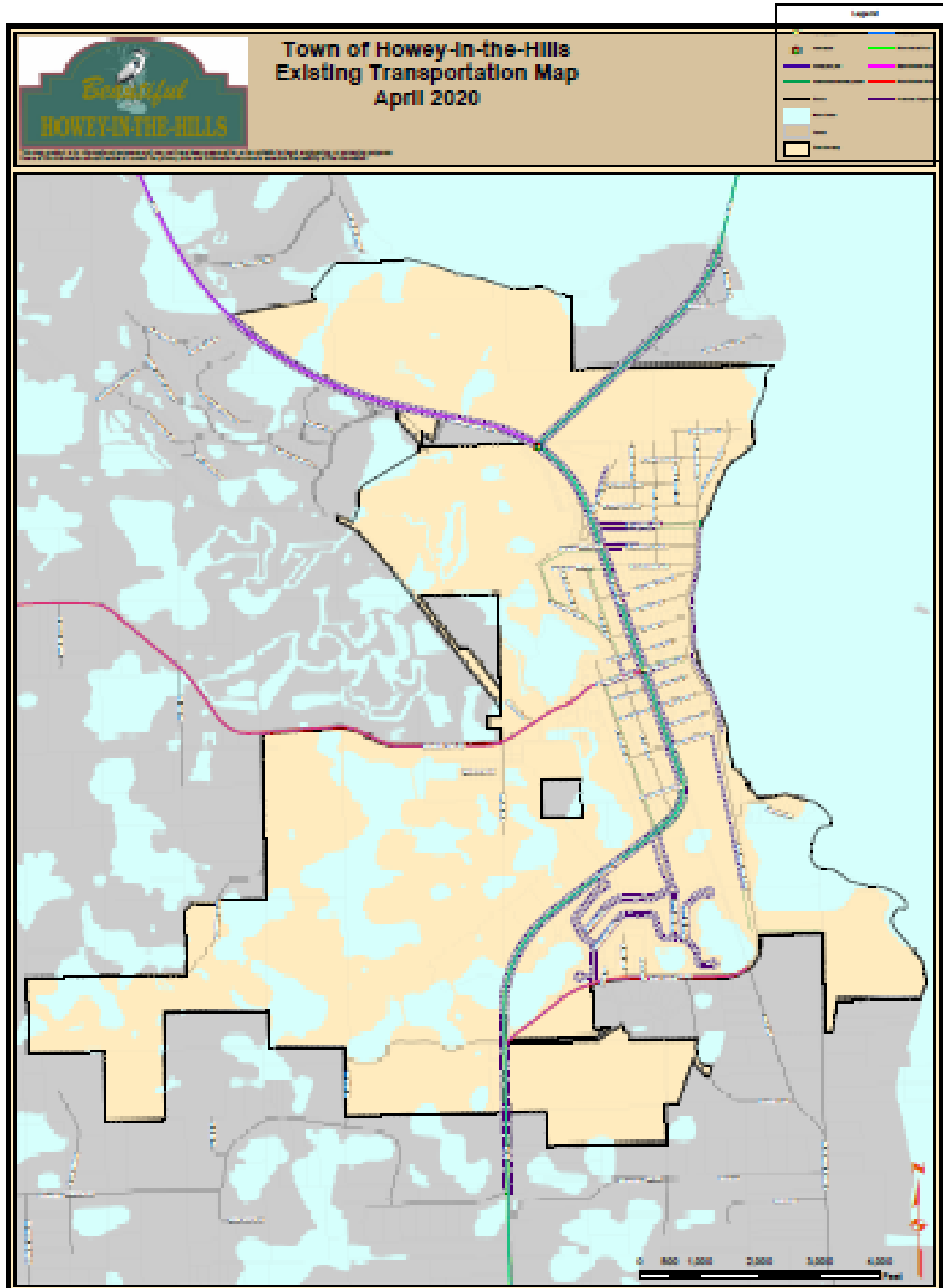
**OBJECTIVE 1.11: *Public Transit.*** In the event that Lake County Express proposes any plans to establish a transit route in Howey-in-the-Hills, the Town shall work with Lake County Express to provide a safe and efficient public transit system.

**POLICY 1.11.1:** Transit ridership shall be accommodated on certain Town roads. It is anticipated that if Lake County Express were to establish a route through Howey-in-the-Hills, it would most likely be taking residents to work, shopping, or other venues outside the Town. The Town shall encourage any such public transportation by:

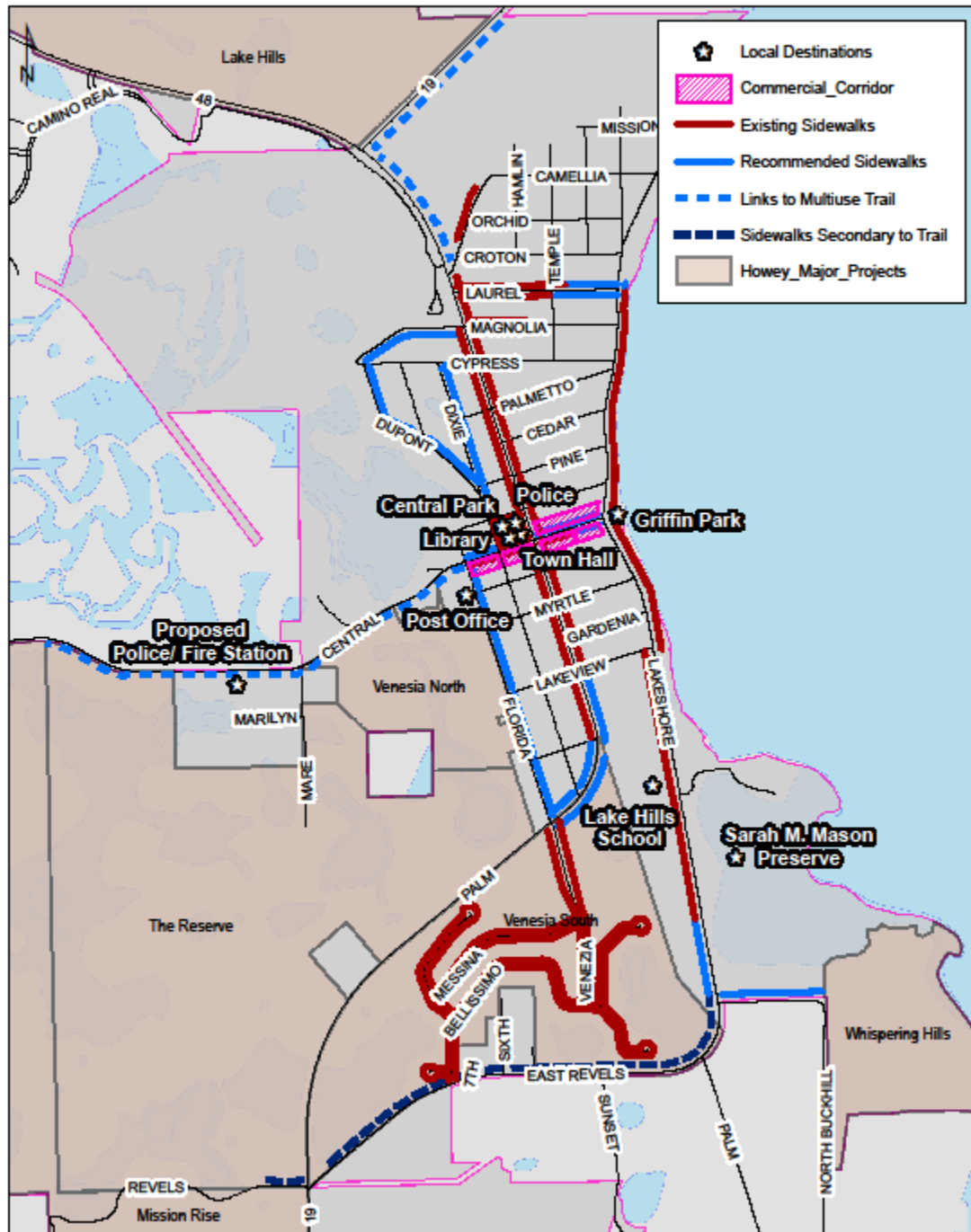
- Working with Lake County Express to determine where a transit stop may be feasible.
- Requiring transit stops to meet ADA requirements; and
- Clearly delineated walkways from the building to the transit stop.

**THE FOLLOWING TWO MAPS ARE DELETED AND REPLACED WITH UPDATED VERSIONS. THE SIDEWALK AND TRAILS MASTER PLAN MAPS REMAIN.**

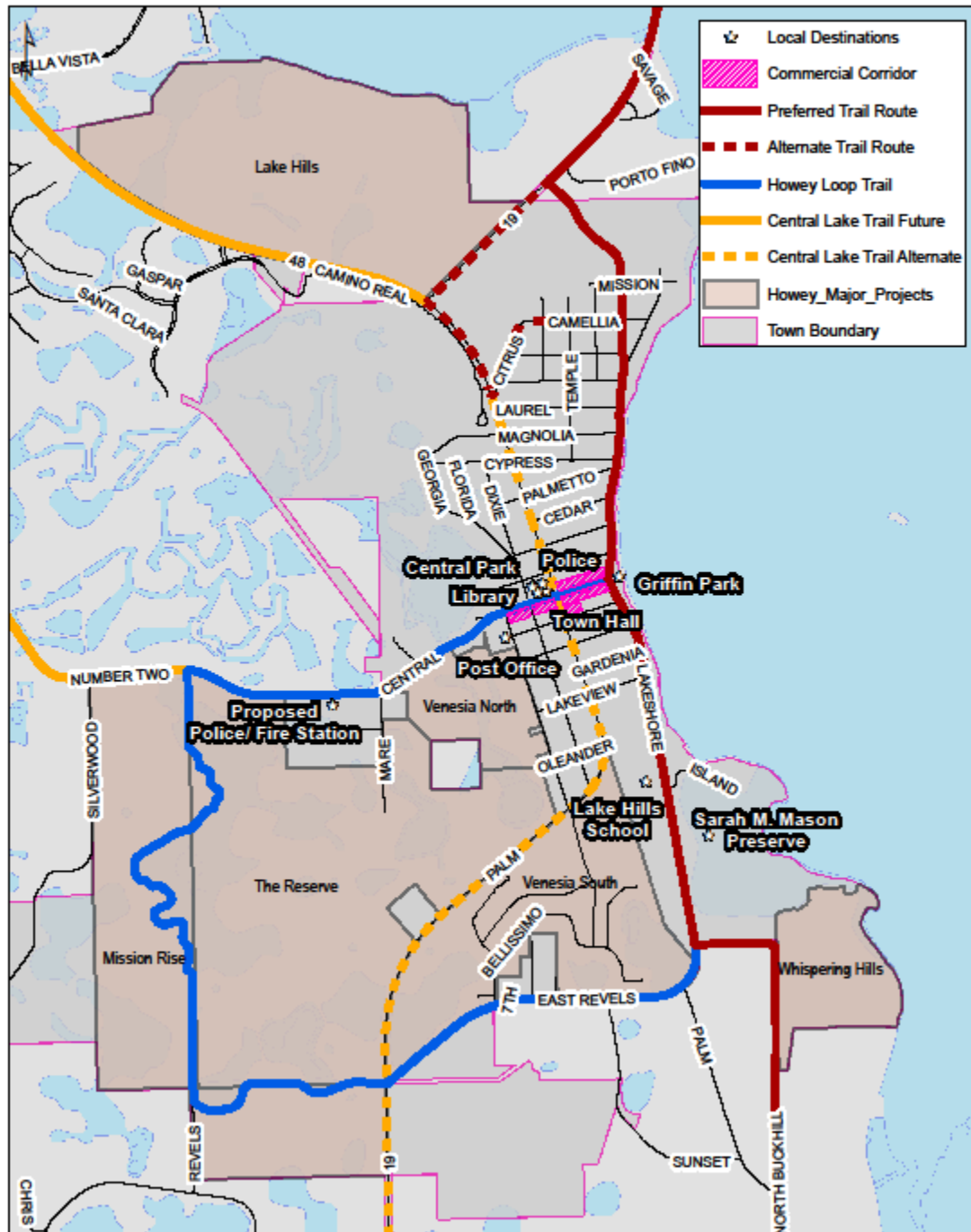




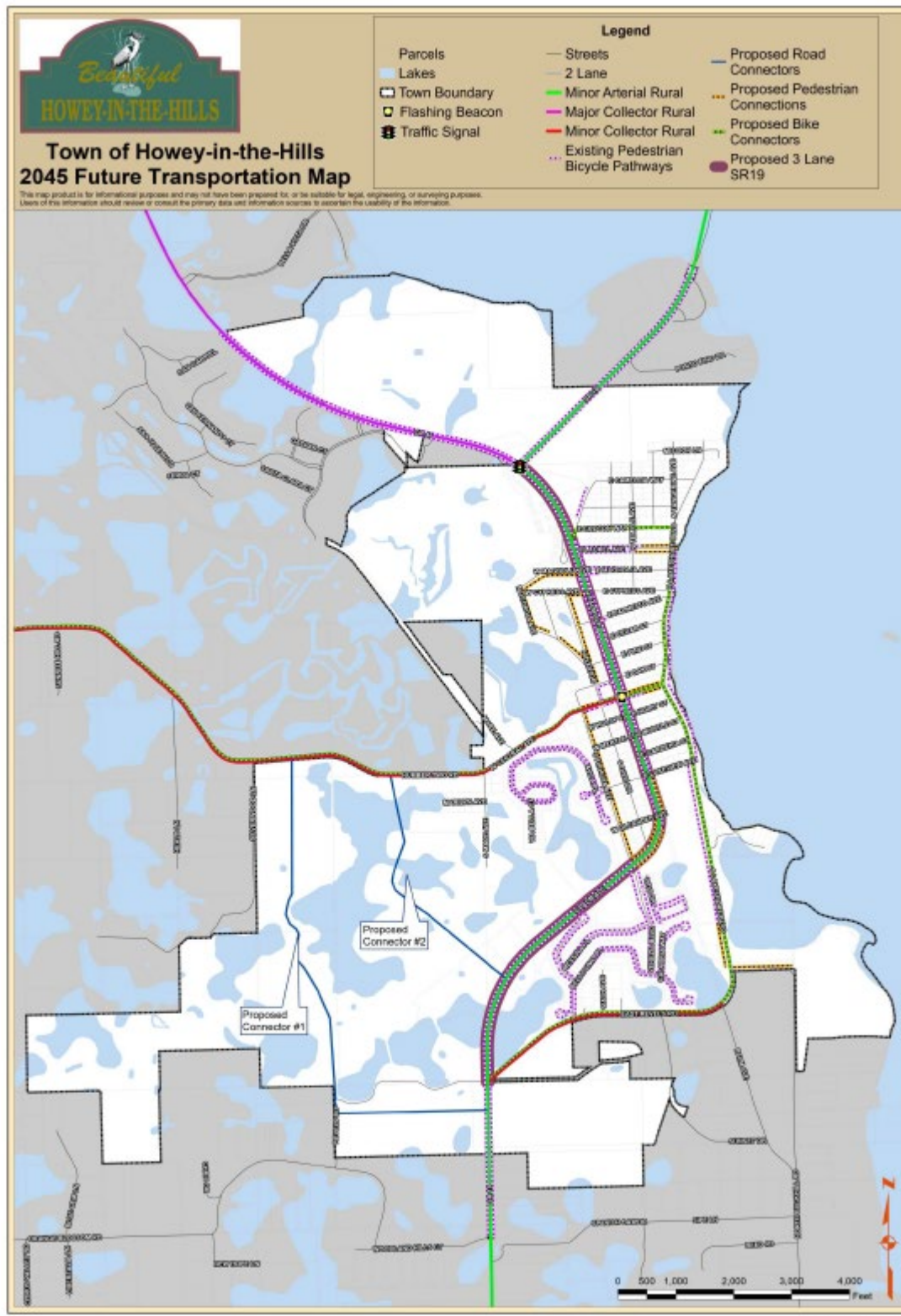
## Howey-in-the-Hills Sidewalk Master Plan Map

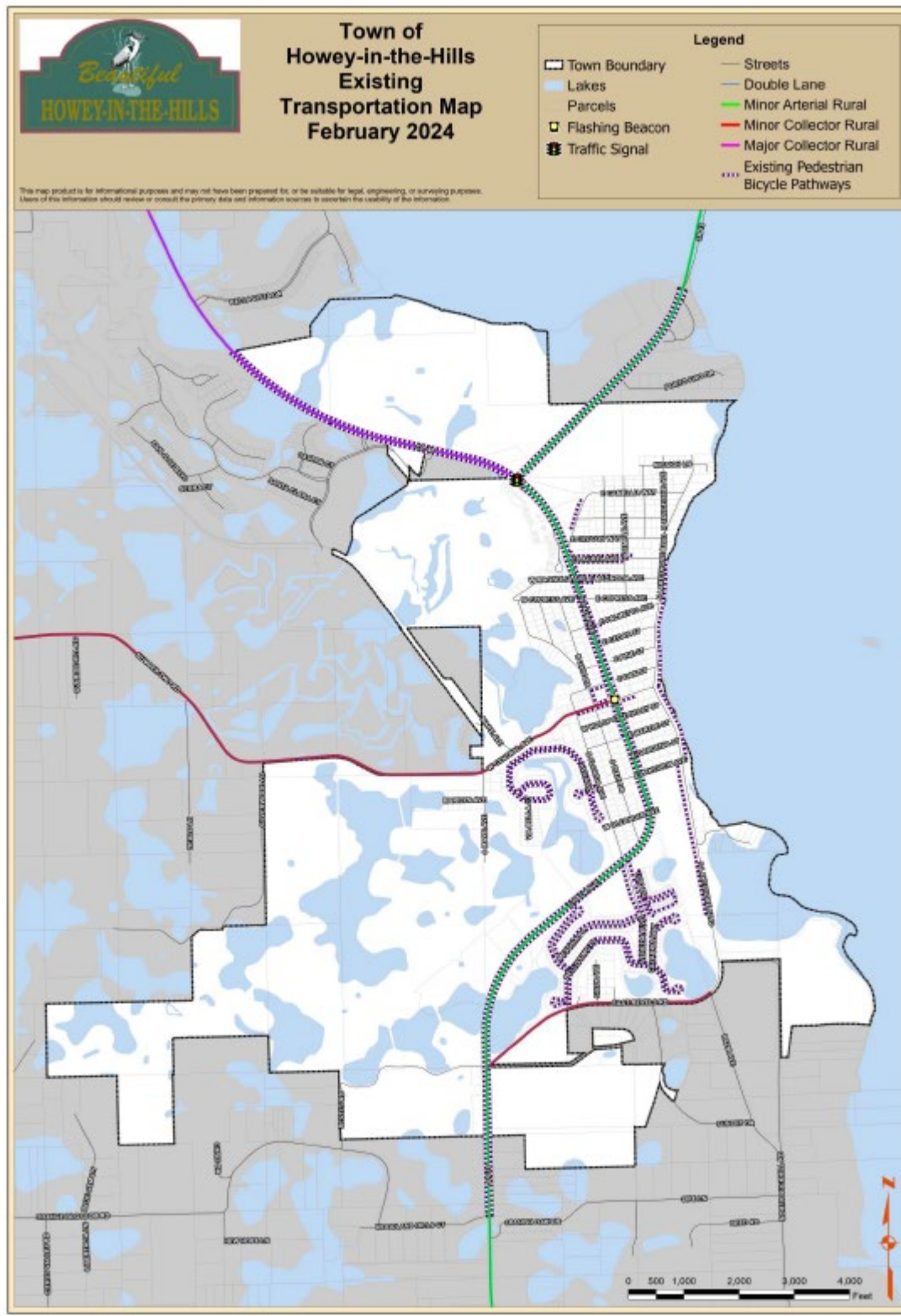


## Howey-in-the-Hills Trails Master Plan Map









### Chapter 3 - Housing Element

Page	Section	Summary of Changes
1	B	changed date from "2010" to "2020"
1		added survey data source
1	B	updated dwelling unit count
1	1a	change Census year from "2010" to "2020"
2	B	updated Table 1
3		added survey data source
3	B	updated Table 2
4	B	updated Table 3
4	1d	updated housing values and rent
5		updated Table 4
7		update dwelling unit count
5	1e	updated cost of rental housing
6	1f	updated subsidized housing
6		change from "2010" to "2020"
7		changed text regarding ordinance
8		remove sentence about mobile homes in all residential districts
9		new information about housing construction
9		new information about housing demand and need

## HOUSING ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

AMENDED APRIL 22, 2020

## HOUSING ELEMENT TABLE OF CONTENTS

A.	INTRODUCTION .....	
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### Table of Contents

A.	INTRODUCTION .....	1
B.	Inventory .....	1
1.	Housing Characteristics .....	1
a.	Housing Unit Structure .....	1
b.	Age of Housing Units .....	1
c.	Tenure and Vacancy .....	3
d.	Housing Values and Rent.....	4
e.	Cost of Rental Housing.....	5
f.	Subsidized Housing .....	6
2.	Group Homes .....	6
3.	Housing Conditions .....	6
a.	Housing Improvement Strategies.....	7
4.	Historically Significant Housing.....	8
5.	Mobile Home Parks .....	8
6.	Housing Construction .....	8
C.	Projected Housing Demands and Needs .....	9
1.	Land Requirement.....	11
2.	Private sector contribution .....	11
3.	Private sector housing delivery process.....	11
4.	Provision of housing for very low, low, and moderate income households.....	11
5.	Rural and Farm Worker Households .....	12
6.	Infrastructure Requirements.....	12
D.	Goals, Objectives and Implementing Policies .....	14
B.	INVENTORY .....	1
1.	HOUSING CHARACTERISTICS .....	1
a.	Housing Unit Structure .....	1
b.	Age of Housing Units .....	1

c.	Tenure and Vacancy .....	3
d.	Housing Values and Rent.....	4
e.	Cost of Rental Housing.....	5
f.	Subsidized Housing .....	6
2.	GROUP HOMES .....	6
3.	HOUSING CONDITIONS .....	6
a.	Housing Improvement Strategies.....	7
4.	HISTORICALLY SIGNIFICANT HOUSING .....	8
5.	MOBILE HOME PARKS .....	8
6.	HOUSING CONSTRUCTION.....	8
C.	PROJECTED HOUSING DEMANDS AND NEEDS .....	9
1.	LAND REQUIREMENT .....	11
2.	PRIVATE SECTOR CONTRIBUTION .....	11
3.	PRIVATE SECTOR HOUSING DELIVERY PROCESS .....	11
4.	PROVISION OF HOUSING FOR LOW, VERY LOW AND MODERATE INCOME HOUSEHOLDS .....	11
5.	RURAL AND FARMWORKER HOUSEHOLDS .....	12
6.	INFRASTRUCTURE REQUIREMENTS .....	12
D.	GOALS, OBJECTIVES AND IMPLEMENTING POLICIES .....	14

### LIST OF TABLES

TABLE 1:	HOUSING UNIT BY STRUCTURE TYPE, 2000 .....	2
TABLE 2:	NUMBER OF YEAR-ROUND UNITS BY AGE, 2000 .....	3
TABLE 3:	HOUSING CHARACTERISTICS BY TENURE, 2000.....	4
TABLE 4:	VALUE OF SPECIFIED OWNER OCCUPIED HOUSING UNITS, 2000.....	5

TABLE 5: HISTORIC SITES AND STRUCTURES ..... 8



## CHAPTER 3 HOUSING ELEMENT

### A. INTRODUCTION

The purpose of this *Element* is to provide guidance to the Town of Howey-in-the-Hills to develop appropriate plans and policies to demonstrate their commitment to meet identified or projected deficits in the supply of housing. These plans and policies address government activities as well as provide direction and assistance to the efforts of the private sector.

### B. INVENTORY

An examination of the Town's housing stock by type, age, tenure, value, and condition, is essential in determining the type of new housing which should be built within the Town. To a large extent, characteristics of existing structures determine what can be built and marketed in the future. The following comprises a housing inventory, the first step in a supply side analysis, compiled primarily from the 2010 2020 US Census and subsequent survey data from the American Community Survey. According to 2010 Census data these sources, the Town had 630 782 dwelling units in 2010 2020 and 896 units in 2022.

#### 1. Housing Characteristics

This section provides an inventory of Howey-in-the-Hills' dwelling units by their type (single family, multi-family, and mobile home), age, tenure (owner- or renter-occupied), and cost.

##### a. Housing Unit Structure

The 2010 2020 Census found that about 88 84 percent (544 660 units) of the Town's housing stock was comprised of single-family units (see Table 1). There were no mobile homes in the Town and to date, the Town does not have any mobile home/RV parks.

##### b. Age of Housing Units

Howey in the Hills entered a residential construction housing boom between 1950 and 1989 and another peak during 1995-1998. Consequently, about 34% of housing in Town is less than 30 years old and 53% is less than 45 years old (see Table 2). The effects of the housing market collapse and the 2008 recession are evident in the lack of new housing construction between 2010 and 2015. Table 2 shows some interesting trends in housing growth over time. For most decades the Town added about 100 to 110 new houses. During the 1950's the Town added about one and one-half times the normal range with 157 units. The effects of the recession in the 2010s were clearly evident as the Town added only 64 units through the decade.



Since 2020 the statistics show a rapid growth that looks to be equivalent to the 1950's boom period.

Generally speaking, the economically useful age of residential structures is considered to be approximately 50 years. Once a residence has reached that age, repairs become more costly and the ability to modernize the structure to include amenities considered standard for today's lifestyles is diminished. Therefore, when a community's housing stock reaches this age threshold, the need for housing rehabilitation, demolition, and new construction may become more apparent. As indicated in Table 2, about 34 33 percent of the Town's housing stock is 50 or more years of age.

**TABLE 1: HOUSING UNIT BY STRUCTURE TYPE**  
**HOWEY-IN-THE-HILLS**

<u>2000</u>			<u>2010</u>		<u>2015</u>	
<u>Structure Type</u>	<u>Number of Units</u>	<u>Percent of Total Units</u>	<u>Number of Units</u>	<u>Percent of Total Units</u>	<u>Number of Units</u>	<u>Percent of Total Units</u>
<u>Single-Family Detached</u>	<u>392</u>	<u>86.92%</u>	<u>510</u>	<u>81.4%</u>	<u>515</u>	<u>80.7%</u>
<u>Single-Family Attached</u>	<u>30</u>	<u>6.65%</u>	<u>34</u>	<u>7.0%</u>	<u>20</u>	<u>3.1%</u>
<u>Two-Family*</u>	<u>9</u>	<u>2.00%</u>	<u>0</u>	<u>0%</u>	<u>22</u>	<u>3.1%</u>
<u>Multi-Family</u>	<u>18</u>	<u>3.99%</u>	<u>86</u>	<u>11.6%</u>	<u>75</u>	<u>11.8%</u>
<u>Mobile Homes</u>	<u>2</u>	<u>0.44%</u>	<u>0</u>	<u>0%</u>	<u>6</u>	<u>1.3%</u>
<u>Other</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b><u>Total</u></b>	<b><u>451</u></b>	<b><u>100.00%</u></b>	<b><u>630</u></b>	<b><u>100.00%</u></b>	<b><u>638</u></b>	<b><u>100%</u></b>

<u>2010</u>			<u>2020</u>		<u>2022</u>	
<u>Structure Type</u>	<u>Number of Units</u>	<u>Percent of Total Units</u>	<u>Number of Units</u>	<u>Percent of Total Units</u>	<u>Number of Units</u>	<u>Percent of Total Units</u>
<u>Single-Family Detached</u>	<u>510</u>	<u>81.4%</u>	<u>660</u>	<u>84.4</u>	<u>753</u>	<u>84.0</u>
<u>Single-Family Attached</u>	<u>34</u>	<u>7.0%</u>	<u>16</u>	<u>2.0</u>	<u>35</u>	<u>3.9</u>
<u>Two-Family*</u>	<u>0</u>	<u>0%</u>	<u>8</u>	<u>1.0</u>	<u>6</u>	<u>0.7</u>
<u>Multi-Family</u>	<u>86</u>	<u>11.6%</u>	<u>98</u>	<u>12.5</u>	<u>97</u>	<u>10.8</u>
<u>Mobile Homes</u>	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>0.6</u>
<u>Other</u>	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b><u>Total</u></b>	<b><u>630</u></b>	<b><u>100.0%</u></b>	<b><u>782</u></b>	<b><u>100.0</u></b>	<b><u>896</u></b>	<b><u>100.0</u></b>

Note: Thee ACS which is the source for 2022 data is based on statistical analysis rather than actual counts so there will be some error in the totals and in some case the type of units such as mobile homes.

**TABLE 2: NUMBER OF YEAR-ROUND UNITS BY AGE  
HOWEY-IN-THE-HILLS**

<u>Year Constructed</u>	<u>2000</u>		<u>2010</u>		<u>2015</u>	
	<u>Number of Units</u>	<u>Percent of Total</u>	<u>Number of Units</u>	<u>Percent of Total</u>	<u>Number of Units</u>	<u>Percent of Total</u>
<u>2014 or Later</u>					<u>0</u>	<u>0.0</u>
<u>2010-2013</u>					<u>0</u>	<u>0.0</u>
<u>2000-2009</u>			<u>160</u>	<u>25.4</u>	<u>123</u>	<u>19.3</u>
<u>1990-1999</u>	<u>93</u>	<u>20.6</u>	<u>75</u>	<u>11.9</u>	<u>126</u>	<u>19.7</u>
<u>1980-1989</u>	<u>59</u>	<u>13.1</u>	<u>56</u>	<u>8.9</u>	<u>93</u>	<u>14.6</u>
<u>1970-1979</u>	<u>86</u>	<u>19.1</u>	<u>93</u>	<u>14.8</u>	<u>79</u>	<u>12.4</u>
<u>1960-1969</u>	<u>64</u>	<u>14.2</u>	<u>64</u>	<u>10.2</u>	<u>57</u>	<u>8.9</u>
<u>1949-1959</u>	<u>90</u>	<u>20.0</u>	<u>129</u>	<u>20.5</u>	<u>104</u>	<u>16.3</u>
<u>1940-1949</u>	<u>11</u>	<u>2.4</u>	<u>16</u>	<u>2.5</u>	<u>12</u>	<u>1.9</u>
<u>1939 or Earlier</u>	<u>48</u>	<u>10.6</u>	<u>37</u>	<u>5.8</u>	<u>44</u>	<u>6.9</u>

<u>Year Constructed</u>	<u>2010</u>		<u>2020</u>		<u>2022</u>	
	<u>Number of Units</u>	<u>Percent of Total</u>	<u>Number of Units</u>	<u>Percent of Total</u>	<u>Number of Units</u>	<u>Percent of Total</u>
<u>2020 or Later</u>					<u>114</u>	<u>12.7</u>
<u>2010-2019</u>			<u>64</u>	<u>8.2</u>	<u>64</u>	<u>7.1</u>
<u>2000-2009</u>	<u>160</u>	<u>25.4</u>	<u>113</u>	<u>14.5</u>	<u>113</u>	<u>12.6</u>
<u>1990-1999</u>	<u>75</u>	<u>11.9</u>	<u>111</u>	<u>14.2</u>	<u>111</u>	<u>12.4</u>
<u>1980-1989</u>	<u>56</u>	<u>8.9</u>	<u>96</u>	<u>12.3</u>	<u>96</u>	<u>10.7</u>
<u>1970-1979</u>	<u>93</u>	<u>14.8</u>	<u>105</u>	<u>13.4</u>	<u>105</u>	<u>11.7</u>
<u>1960-1969</u>	<u>64</u>	<u>10.2</u>	<u>101</u>	<u>12.9</u>	<u>101</u>	<u>11.3</u>
<u>1949-1959</u>	<u>129</u>	<u>20.5</u>	<u>157</u>	<u>20.1</u>	<u>157</u>	<u>17.5</u>
<u>1940-1949</u>	<u>16</u>	<u>2.5</u>	<u>8</u>	<u>1.0</u>	<u>8</u>	<u>0.9</u>
<u>1939 or Earlier</u>	<u>37</u>	<u>5.8</u>	<u>27</u>	<u>3.4</u>	<u>27</u>	<u>3.0</u>

**c. Tenure and Vacancy**

Based on 2010 Census data, about 77% of the Town's dwelling units were occupied and the remaining 146 units were vacant. The occupancy rate was lower than the dwelling unit occupancy rate for the Town in 2000 reflecting the local impacts of

~~the recession. About 22% of the units in the Town were used for seasonal, recreational, or occasional use.~~

Table 3 shows the Town's housing stock continues to be dominated by owner-occupied homes. The trend line shows a slight decrease in the percentage of renter households. Vacant housing unit totals will include seasonally occupied units. Compared to many Florida communities the seasonal usage is relatively low at less than 10%.

**TABLE 3: HOUSING CHARACTERISTICS BY TENURE  
HOWEY-IN-THE-HILLS**

<b>Tenure</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	<b>Units</b>	<b>Percent</b>	<b>Units</b>	<b>Percent</b>	<b>Units</b>	<b>Percent</b>
Total Housing Units	451	100.0	630	100.0	638	100.0
Owner-Occupied	336	74.5	407	64.6	442	69.3
Renter Occupied	54	12.0	77	12.2	85	13.3
Vacant Housing Units	61	13.5	146	23.2	111	17.4
Vacant Housing Units (For Seasonal or Recreational Use)	24	39.3	32	21.9		

<b>Tenure</b>	<b>2010</b>		<b>2020</b>		<b>2022</b>	
	<b>Units</b>	<b>Percent</b>	<b>Units</b>	<b>Percent</b>	<b>Units</b>	<b>Percent</b>
Total Housing Units	630	100.0	782	100.0	896	100.0
Owner-Occupied	407	64.6	591	75.6	710	79.2
Renter Occupied	77	12.2	124	15.8	107	11.9
Vacant Housing Units	146	23.2	67	8.6	79	8.8
Vacant Housing Units (For Seasonal or Recreational Use)	32	5.1	NA	NA	NA	NA

**d. Housing Values and Rent**

***Value and Cost of Owner-Occupied Housing***

Census 2010 data show that about 17.5% of the houses in Howey in the Hills were valued less than \$150,000 (see Table 4). This change in lower values housing ranges shows the impact of the housing boom of the early 2000s. Housing survey data for 2015 shows this trend had reversed with the percentage of housing valued under \$150,000 increased to about 40%.

Table 4 shows a gradual increase in the value of owner-occupied housing units. Nearly 60% of the housing units have values in excess of \$300,000 compared to about 28% in 2010. The percentage of housing between \$200,000 and \$300,000 has remained relatively constant since 2010 at about 30%. The median housing value is reported as \$243,500 for 2020.

**TABLE 4: VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS  
HOWEY-IN-THE-HILLS**

	<b>2000</b>		<b>2010</b>		<b>2015</b>	
<b>Total Value</b>	<b>Number Of Units</b>	<b>Percent of Total</b>	<b>Number of Units</b>	<b>Percent of Total</b>	<b>Number of Units</b>	<b>Percent of Total</b>
<\$50,000	8	2.56%	7	1.7	25	5.7
\$50,000-\$99,999	119	38.14%	34	8.4	42	9.5
\$100,000-\$149,999	94	30.13%	30	7.4	111	25.1
\$150,000-\$199,999	60	19.23%	90	22.1	99	22.4
\$200,000-\$299,999	25	8.01%	126	31.0	103	23.3
\$300,000-\$499,000	4	1.28%	100	24.6	59	13.3
\$500,000-\$999,999	2	0.64%	20	4.9	3	0.7
\$1,000,000 or more	0	0.00%	0	0.0	0	0.0
<b>Total</b>	<b>312</b>	<b>100.00%</b>	<b>407</b>	<b>100.0</b>	<b>442</b>	<b>100.0</b>

	<b>2010</b>		<b>2020</b>		<b>2022</b>	
<b>Total Value</b>	<b>Number Of Units</b>	<b>Percent of Total</b>	<b>Number of Units</b>	<b>Percent of Total</b>	<b>Number of Units</b>	<b>Percent of Total</b>
<\$50,000	7	1.7	4	0.7	17	2.4
\$50,000-\$99,999	34	8.4	22	3.7	5	0.7
\$100,000-\$149,999	30	7.4	97	16.4	36	5.1
\$150,000-\$199,999	90	22.1	116	19.6	25	3.5
\$200,000-\$299,999	126	31.0	166	28.1	209	29.4
\$300,000-\$499,000	100	24.6	114	19.3	292	41.1
\$500,000-\$999,999	20	4.9	72	12.2	126	17.7
\$1,000,000 or more	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>407</b>	<b>100.0</b>	<b>591</b>	<b>100.0</b>	<b>710</b>	<b>100.0</b>

**e. Cost of Rental Housing**

Rental housing is minor part of the current housing profile in the Town. The ~~2016 American FactFinder data (Table S2503)~~ 2020 Census identified only ~~67~~ 124 occupied rental units, and the number of rental housing units where the occupants

where paying in excess of 30% of income for housing was ~~only a handful significant at 62%~~. Median rent was reported as \$1,347. As the Village Mixed Use projects develop over time there may be more rental housing introduced into the community, but ~~currently the cost of rental housing is a minor issue for the rental housing already in the Town,~~ affordability has increasingly become an issue as it has across Florida.

**f. Subsidized Housing**

According to the Florida Housing Data Clearinghouse there are no renter-occupied housing developments in Town listed in the Assisted Housing Inventory database with any subsidized units. ~~Overall, there are 66 subsidized housing developments in the County with 5,324 subsidized units.~~

**2. Group Homes**

The Florida Department of Children and Family Services (DCF) licenses group homes for children 19 years or less. Group homes that serve persons with disabilities are regulated by the Agency for Persons with Disabilities (APD). The Town currently has no licensed group homes.

The Town has adopted and enforces Land Development Regulations which specifically address foster homes and nursing homes. Foster homes and nursing homes are allowed in the residential zoning districts.

**3. Housing Conditions**

Effective public policy requires that the condition of housing be measured on an objective scale. To measure adequacy, the U.S. Census records the presence or absence of items such as water supply, kitchen facilities, central heating and plumbing and whether housing units are overcrowded<sup>1</sup>. Plumbing facilities have usually been singled out as the equipment most relevant to an overall evaluation of housing conditions. The lack of central heating equipment is excluded since it is not considered a reliable indicator of local housing adequacy due to the Town's and County's warm climate. According to the ~~2010~~ 2020 Census data, no homes in the Town's housing stock were reported as substandard<sup>2</sup> or in an unacceptable condition.

<sup>1</sup> Meaning that more than one person per room was housed in the occupied housing unit.

<sup>2</sup> Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing.

A Code Enforcement ~~Ordinance and Board have~~ process has been established to assist in correction of problems and the maintenance of the housing stock. The Town has adopted and enforces the state-mandated building codes.

**a. Housing Improvement Strategies**

The key to implementing a housing improvement strategy is selecting the appropriate treatment for an area and applying it at the proper time. There are essentially three approaches to halting or preventing structural quality decline. They are preservation, rehabilitation, and redevelopment.

***Preservation.*** The preservation technique is appropriate for structures found to be in sound condition. The concept of preservation involves continued maintenance and protection of the existing housing stock through code enforcement, as well as the provision of necessary public facilities and services.

Preservation is intended to be a long-term approach to combat structural decay. The process jointly involves property owners, tenants, local officials, and private lending institutions. Further, preservation techniques involve conservation, maintenance, continued protection through ordinance enforcement, and infrastructure improvement in areas where most structures are found to be in sound condition, with only a small percentage rated as deteriorating or substandard.

***Rehabilitation.*** Rehabilitation is appropriate for areas where between 10 and 49 percent of the residential structures are classified as deteriorating or in substandard condition. The Town currently has no areas with this concentration of substandard housing structures, so the use of a concentrated rehabilitation technique is not required at this time.

Rehabilitation strategies include the repair of existing structural defects, the correction of environmental deficiencies, and the upgrading of public services and facilities to eliminate blighting conditions. Deteriorating units can be improved to meet the standards of established codes. Construction or reconstruction in the vicinity of these dwelling units may also be necessary to increase the potential for private investment. Rehabilitation activities would require the Town to provide information to property owners describing procedures and methods of undertaking rehabilitation projects. Participation in housing assistance programs may be a component of this strategy. Homeowners may be eligible for financial assistance from the County administered programs.

***Redevelopment.*** A rehabilitation program may not be economically feasible if 50 percent or more of the dwelling units in an area are rated as deteriorated or substandard. In such case, a redevelopment strategy is appropriate. Redevelopment

primarily involves the clearance of existing structures to allow for the construction of new structures in the area in accordance with an approved plan. This treatment is intended to have a long-term effect, ensuring satisfactory conditions for 50 years or more.

#### 4. Historically Significant Housing

The Florida Division of Historical Resources maintains and regularly updates the Florida Master Site File. The Florida Master Site File is a paper file archive and computer database of recorded historical cultural resources in Florida. Categories of resources recorded at the Site File include archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts. The Site File also holds copies of survey reports and other manuscripts relevant to Florida history and prehistory. There are six historic structures or sites added to the State's *Master Site File*. The Howey House was listed in the National Register of Historic Places.

**TABLE 5: HISTORIC SITES AND STRUCTURES**

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date Certified
TOM Line	Pre-historic Mound		St. Johns, 700 B.C. – A.D. 1500	
Flagship 1	Land-terrestrial		Prehistoric	
Flagship 2	Land-terrestrial		20 <sup>th</sup> Century American, 1900-present	
Howey Water Tower	316 Grant Street	1926	Unspecified	
Howey Academy		1923	Unspecified	
Howey <del>House Mansion</del>		1925	Mediterranean Revival ca. 1880-1940	1/27/1983

Source: Florida Department of Historical Resources, Florida Master Site File – March 2010.

#### 5. Mobile Home Parks

The Florida Department of Business and Professional Regulation (DBPR) maintains an inventory of the licensed mobile home projects in Florida. DBPR reported that there are no mobile home parks in Howey-in-the-Hills. ~~Mobile homes are permitted in all residential districts within Town if the units comply with the guidelines established in the Land Development Regulations.~~

#### 6. Housing Construction

~~Between 2010 and 2015, housing development in the Town was nearly at a standstill. Available statistical data shows the housing stock increased by eight units over the five-year period. With the restart of the Venezia Phase 1 subdivision, housing growth began a recovery in the late 2015 and 2016 time period. Current and recently completed construction includes more than 70 units with another 24 units in some stage of permitting. This subdivision will ultimately include 170 single-family units plus some potential townhouse units. As noted above since 2020, the Town has entered one of the most significant housing construction periods in its history. To a large degree this growth is reflective of area growth trends as development pressure has extended northward from the four corners area and Groveland along the SR 19 corridor. New housing construction has been located in the larger projects approved during the 2004 to 2008 time frame. These projects were dormant for many years, but have now moved forward with development in The Reserve and Lake Hills moving through the approval process in 2022, 2023 and 2024.~~

### C. PROJECTED HOUSING DEMANDS AND NEEDS

Howey-in-the-Hills has relatively few issues with the quality of housing, and it has relatively little experience in dealing with low or moderate-income housing, mobile homes, and even market rate multi-family housing. As noted above, demand for these types of housing has been relatively low in the community. The Town desires a housing stock that is largely owner occupied and dominated by single-family housing. The policies in the plan and the active market forces are producing this result, so the plan is effective in this regard. The Housing Element does include policies dealing with affordable housing issues, mobile homes, group housing, historic structures and other related issues. The Town will have guidance in addressing these housing issues should they arise.

~~One of the key items in the 2010 housing analysis is the identification of sufficient land area to support future housing demand. Actual demand has been lower than expected due to the lower than projected population growth. The conclusion in 2010 was that the Town did have sufficient available land area to support the projected housing need, and nothing has occurred in the succeeding years to alter this conclusion. The local market is in the process of absorbing the 172 lot Venezia South subdivision while the Whispering Hills (107 lots) has progressed through the plat stage. With the two large residential projects (The Reserve and Lake Hills) actively moving to market, the Town should have an adequate supply of housing to meet anticipated demand. Pending projects including Watermark and Whispering Heights have also received development approval and are ready for development if additional market rate housing is needed. The Town is actively developing housing policy for the other potential development areas that would support larger lot, lower density housing.~~

Much of the potential for housing diversity lies in the Village Mixed Use projects. Venezia ~~is was~~ the first of these to come to market with the current single-family subdivision supported by commercial and townhouse development areas ~~that are yet to be developed~~. There are ~~three~~ two



other VMU projects that received conceptual approval prior to the recession ~~and have not resumed development these are now moving through active development phases.~~ ~~One of these, the Lake Hills development at SR 19 and CR 48 has received approval for a revised layout. The revised plan still contains single family and townhouse residential units with some commercial development area and recreation facilities. Development timing on this project and the other VMU development is uncertain. However, these projects offer the opportunity to introduce a more diverse housing stock when the market demand appears.~~ The comprehensive plan intended these projects to accommodate the mixed use and more diverse housing types so that the established single-family neighborhoods would maintain their traditional character. ~~The plan to date is working in this regard and no major change in direction is indicated. The Town is actively working to modify the housing policy for other potential development areas to reinforce the larger lot, single-family neighborhoods that form the core of the older housing areas in the Town. The key housing trends identified by the analysis include:~~

- The Town is entering into a period of rapid housing development that is the most significant since the 1950s.
- The overall housing stock is getting younger on average as more recent construction is added to the unit base. The percentage of housing older than 50 years of age is about 33%.
- The housing stock is dominated by owner occupied units at nearly 80%.
- Housing values are increasing with 60% of the housing units valued at more than \$300,000.
- The quality of the housing stock remains excellent.
- Affordability for rental housing is becoming an issue with nearly 60% of renters paying in excess of 30% of income for housing.

~~Given the small growth in total housing units, major changes in the housing profile are not expected, and the comparison data generally supports this position. Of note:~~

- ~~Single family housing still comprises over 80% of the total housing units. Multi-family housing, primarily townhouse development, expected with the Village Mixed Use projects did not appear as these projects, except for Venezia, were lost during the recession. Several of these projects are being recast, but no active development is occurring.~~
- ~~The rework of Table 4 shows housing values have drifted downward. The Town's housing stock, in terms of value, has clearly not fully recovered from the recession impacts. Despite this trend median housing value remains relatively high at \$171,900.~~
- ~~The number of vacant housing units has decreased as units vacated during the recession have been reabsorbed by new owners and renters.~~

- ~~• Of units identified as vacant, a significant portion are identified as seasonally occupied. This factor tends to overstate the vacancy level somewhat.~~
- There has been some aging of the population. This trend is noticeable in many of the outer counties in the Orlando Metropolitan Area.

~~Other statistics indicate the Town has eliminated housing units that are declared overcrowded (more than one person per room) and housing units that lack a kitchen or lack some plumbing. While never a significant problem in the Town, this data suggests improvements in the overall condition of the housing stock however minor in scope. For 2015 the number of persons reported as living in poverty was 1.9%. When combined with the Town's median household income of \$63,021, affordable housing does not comprise a significant demand within the community.~~

### 1. Land Requirement

The Town's *Existing Land Use Map* shows that there are ~~208~~ 321 acres of residential land use supporting ~~1,234~~ 1,643 residents in ~~2015~~ 2020. At this ratio, the Town will need ~~212~~ 564 additional acres for residential development to support the ~~2035~~ 2045 population. The *Future Land Use Map* shows a total of ~~525~~ 780 acres of residential lands in Village Mixed Use areas. As such, the Town has sufficient land to accommodate the projected housing needs for the planning period. Additionally, there is a significant amount of vacant land adjacent to the Town boundary in the event of future annexations.

### 2. Private sector contribution

All new construction or redevelopment is expected to be provided by the private sector as it has in the past. Several small builders currently build in the area. The Town shall continue to work with developers interested in constructing residential units on the Town's vacant residential lots.

### 3. Private sector housing delivery process

Like other small, affluent areas, the delivery process is simple. A buyer purchases a vacant lot from the owner or through a real estate broker and arranges his/her financing through local lenders and contracts with a local contractor for construction or he/she may buy from the local contractor who has purchased a lot and built a house. The builder may or may not have financing arranged. This method has been adequate since the Town was incorporated.

### 4. Provision of housing for very low, low, and moderate income households

~~Given the price of land in the Town, the provision of land or housing for persons in the very low, low, and moderate income groups is possible. As residential demand increases,~~

~~the cost for vacant residential land increases putting added pressure on the ability to provide housing for low and moderate income groups.~~ The minimum lot size for single-family residential in Town is 9,000 square feet. The Town's ~~approved~~ Village Mixed use developments include options for multi-family development and allow some lot sizes smaller than 9,000 square feet ~~that are the best opportunities for lower cost housing.~~ ~~As such, the Town's existing Land Development Regulations do not establish a great hindrance for a low price family home.~~

The County's State Housing Initiatives Partnership (SHIP) program is designed to assist low and moderate income households with home purchases. The funds can be used for down payments, closing costs and mortgage buydowns for new homes, or for existing homes that have been or will be repaired within twelve months of transfer of title. Extremely low, very low and low income households purchasing newly constructed homes will also be eligible for partial impact fee waivers. The Town encourages low income residents seeking assistance with housing to participate in the County's SHIP program. The Town shall avoid the concentration of affordable housing units in specific areas of the Town.

## 5. Rural and Farm Worker Households

The Town has adopted 'Rural Lifestyle' as a land use category in the *Future Land Use Element* and *Future Land Use Map* to meet the housing needs of rural and farm worker households in Town. These lands are primarily for single-family detached homes with agricultural uses. The Town requires the following for lands with a Rural Lifestyle land use:

- Must have a minimum of 2 acres for this land use;
- Maximum density of 1 dwelling unit per 2 acres;
- All buildings shall not exceed 0.15 floor area ratio;
- The maximum Impervious surface coverage is 20%; and
- 50% open space is required.

The Town will continue to ensure that there is a sufficient amount of land needed to support the rural and farm worker household needs during the planning period.

## 6. Infrastructure Requirements

Housing is affected by the availability and quality of public services and facilities such as water, sewer, drainage, and roadways. The level of service standards for the public services and facilities are presented in the *Capital Improvements Element*.

The Town's existing potable water demand meets the adopted LOS standard for water capacity. The Town has sufficient potable water capacity to meet the population demands during the planning period. The Town is in the process of a comprehensive analysis of the

water system to address the operational characteristics of the network and recommend improvements. ~~This report is expected to be complete is 2018. The replacement of the north water treatment plant now under construction will address most of the system's capacity and operating concerns.~~

The Town has agreements in place to provide limited wastewater treatment for ~~all~~ some new subdivisions and residential development in the Village Mixed Use projects. ~~The Venezia South project is on sewer, and the Town is in the process of adding sewer to the core commercial area on Central Avenue. This system is being designed to expandable to nearby residential areas as the resources to fund the expansions become available.~~ For all current housing units, this service is currently managed through septic tanks which are permitted through the Lake County Health Department. The Town is in the process of developing a plan for the provision of wastewater services for all new development.

The Town ensures the provision of adequate stormwater drainage systems through the development review process. The Town's adopted level of service standards are used in reviewing all new development. Permits are also required from all applicable State, Federal, and local agencies regarding stormwater. No development is approved or can begin construction until all such permits are received by the Town.

The Town shall continue to ensure that the provision of housing is supported with the appropriate infrastructure for the current and anticipated residents of Howey-in-the-Hills.

## D. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

**GOAL 1:** The provision of safe, adequate, sanitary, and energy-efficient housing to meet the needs of the present and future residents of the Town while encouraging retention of historically significant structures.

**OBJECTIVE 1.1:** *Housing Implementation Program.* The Town shall update its housing implementation program to require safe, adequate, sanitary and affordable housing for the existing population and by 2025 for the anticipated population growth to include those persons needing special housing.

**POLICY 1.1.1:** *Housing Discrimination.* The Town shall continue to promote standards to eliminate any housing discrimination and encourage housing opportunities for all its citizens, and encourage involvement of the Town, its citizens and both private and non-profit sector in the housing production effort.

**POLICY 1.1.2:** *Environmentally Sensitive Lands Compatibility.* The Town shall ensure that residential land use policies are compatible with environmentally sensitive areas and continue to encourage residential development into areas which do not demonstrate significant environmental constraints.

**POLICY 1.1.3:** *Innovative Standards.* The Town shall continue to enforce regulations established in the Land Development Code to create innovative permitting, building, zoning and parking codes and standards that support the residents' visions of the Town's image.

**POLICY 1.1.4:** *Eliminating Excessive Requirements.* The Town shall provide clear and concise ordinances, codes, regulations and permitting processes for the purpose of eliminating excessive requirements in order to increase private sector participation in meeting the housing needs.

**POLICY 1.1.5:** *Sufficient Residential Land.* The Town shall designate sufficient sites on the *Future Land Use Map* to meet the ~~2035~~ 2045 projected housing needs of the Town.

**POLICY 1.1.6:** *Limitation of Multiple Family Housing.* Multiple family houses may only locate within areas established in the Town's Land Development Regulations.

**POLICY 1.1.7:** *Job Training/Development and Economic Development.* The Town shall support job training, job creation and economic

development as a part of the overall strategy addressing the affordable housing needs of the Town, while recognizing that these efforts will be limited due to the limited amount of non-residential development in Howey-in-the-Hills.

**POLICY 1.1.8:**      *Annexation.* The Town shall continue to investigate the benefits of annexation to enhance the Town’s housing stock.

**OBJECTIVE 1.2:**      *Housing Opportunities for Rural and Farm Worker Households.*  
Provide housing opportunities for rural and farm worker households within agricultural areas.

**POLICY 1.2.1:**      *Available Lands for Farm Worker Households.* The Town shall ensure that adequate ‘Rural Residential’ lands needed to support the rural and farm worker households demands during the planning period are designated on the *Future Land Use Map*. The Town shall also continue to provide a diversity of housing types to accommodate all income groups, including those employed by agricultural businesses.

**OBJECTIVE 1.3:**      *Adequate Sites for Very-low, Low and Moderate Income Households.* The Town shall assure adequate sites and housing opportunities are present for very low, low and moderate income households.

**POLICY 1.3.1:**      *Promote Diversity in Housing Types.* The Town shall promote a diversity of housing types by designating an adequate number of sites for single family and multiple family housing needed to support the short-range and long-range population demands of the Town on the *Future Land Use Map*.

**POLICY 1.3.2:**      *County-wide Formation of an Affordable Housing Program.* The Town shall support the formation of a county-wide affordable housing program which seeks to develop public/private partnerships to improve the efficiency of the housing delivery system to meeting demands for affordable housing within unincorporated and municipal jurisdictions.

**POLICY 1.3.3.:**      *Sites for Federal and State Housing Programs.* The Town shall help Lake County to identify sites for housing supported by the Farmer’s Mortgage Housing Administration or by other Federal and State housing programs.

**POLICY 1.3.4:**      *Principles to Ensure the Availability of Adequate Sites for Very-low, Low and Moderate Income Housing.* To ensure adequate sites are available for very-low, low and moderate income housing, the

Town shall enforce the standards established in the Land Development Regulations regarding the minimum floor area for single-family medium density land use, multi-family residential land use and multi-family units established in the Village Mixed Use and Town Center Mixed Use land use designations.

**POLICY 1.3.5:** *Concentration of Affordable Housing.* The Town shall avoid the concentration of affordable housing units in specific areas of the Town.

**POLICY 1.3.6:** *Creating and Preserving Affordable Housing.* The Town shall coordinate with Lake County in efforts to minimize the need for additional local affordable housing services by creating and preserving affordable housing units in Town and encouraging developers to incorporate affordable/workforce housing in new developments.

**OBJECTIVE 1.4:** *Mobile Homes and Low and Moderate Income Housing.* The Town shall require that development regulations do not prevent the provision of very low, low and moderate income housing or mobile homes and assure that adequate sites are available for mobile homes.

**POLICY 1.4.1:** *Development Guidelines.* The Town shall continue to ensure that guidelines established in the Land Development Regulations are not exclusionary, with respect to permitting very low, low and moderate income housing and mobile homes. The regulations shall also provide development guidelines for mobile homes and address the required public services and facilities needed to support mobile home developments.

**POLICY 1.4.2:** *Accessory Apartments.* The Town shall continue to enforce the guidelines and standards established in the Town's Land Development Regulations to enable single family homeowners to provide accessory apartments as a means of extending the pool of affordable housing for the elderly.

**POLICY 1.4.3:** *Cooperation with Lake County.* The Town shall cooperate with the Lake County Housing Authority and other appropriate agencies to determine possible sites and programs for housing for very low, low, and moderate income persons.

**POLICY 1.4. 4:**      ***Projected Affordable Housing Needs.*** The Town shall designate sufficient sites on the *Future Land Use Map* to meet the projected affordable housing needs of the Town.

**OBJECTIVE 1.5:**      ***Group Homes and Foster Care Facilities.*** The Town shall require that the needs of those residents requiring group home or foster care are met.

**POLICY 1.5.1:**      ***Licensed Foster Care, Community Residential or Group Home Facilities.*** All group homes, community residential or foster care facilities within Howey-in-the-Hills shall be licensed by the Florida Department of Health and Rehabilitative Services. The development review process shall require applicants of group home and community residential home developments to provide evidence of appropriate HRS licenses prior to the issuance of a development order or permit.

**POLICY 1.5.2:**      ***Location of Group Homes, Community Residential Facilities, and Foster Care Facilities.*** The Town shall continue to permit the location of foster care, community residential homes, and group homes in residential areas as well as any additional land use districts permitted in the Town's Land Development Regulations. These facilities shall serve as alternatives to institutionalization.

**OBJECTIVE 1.6:**      ***Archeological Sites and Historical Buildings.*** The Town shall identify archeological sites and buildings of historical significance and develop means of preserving and/or maintaining such items.

**POLICY 1.6.1:**      ***Identification of Historically Significant Housing.*** The Town shall promote the identification of historically significant housing worthy of preservation by offering opportunities to the Lake County Historical Society, other historical and architectural societies, and Town citizens to inform Town officials of housing units and other structures containing significant historical or architectural value.

**POLICY 1.6.2:**      ***Distinguishing Historic Buildings.*** The Town shall distinguish buildings as historic if the following criteria are met:

- a.      The age of the subject site exceeds fifty years.
- b.      Whether the house represents the last remaining example of its kind in the neighborhood or Town.
- c.      Whether documented proof indicates that the house played a significant role in the history of Howey-in-the-Hills, Lake County, or the State of Florida.



**POLICY 1.6.3:**      ***Technical Assistance.*** The Town shall provide technical assistance to property owners of historically significant housing by supporting applications pursuing historical designations on the Florida Department of State Master File and the National Register of Historic Places. The Town shall also promote the rehabilitation of historically significant structures through assistance with grantsmanship functions and coordination with State technical services available for such activities.

**POLICY 1.6.4:**      ***Rehabilitation or Relocation of Historic Structures.*** Criteria pertaining to the rehabilitation or relocation of a designated historic structure shall follow the U.S. Secretary of the Interiors “Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.” Additional criteria for approving the relocation, demolition, or rehabilitation of a historic structure shall follow provisions consistent with Florida State Statutes.

**POLICY 1.6.5:**      ***Lake County Historical Society.*** The Town shall continue to assist the Lake County Historical Society in its efforts to provide information, education and technical assistance relating to archeological sites and historic preservation programs and to assist in preparation of any needed regulations.

**POLICY 1.6.6:**      ***Useful Life of the Existing Housing Stock.*** The Town shall encourage the extension of useful life of the existing housing stock, as well as improve and stabilize neighborhood quality.

**POLICY 1.6.7:**      ***Florida Master Site File.*** The Town shall use the *Florida Master Site File* as a resource to identify archeological resources and historically significant structures.

**OBJECTIVE 1.7:**      ***Neighborhood Stabilization.*** Establish principles and guidelines to eliminate substandard housing, regulate demolition, and improve quality of existing housing, and support neighborhood character.

**POLICY 1.7.1:**      ***Demolition of Housing.*** To protect the useful life of existing housing, and to preserve the availability of affordable housing, the Town shall regulate the demolition of housing through its permitting program to review the merits of all proposed demolitions. The Town shall evaluate demolition applications predicated on its contribution to the improvement of public health, safety, and welfare, and to the preservation and stabilization of the surrounding neighborhood. No housing unit shall be demolished without issuance of a demolition permit.

- POLICY 1.7.2:** *Promote Maintenance of Housing.* The Town shall continue to enforce building and housing codes; and enforce construction, electrical, septic and plumbing requirements to maintain the quality of existing housing stock and to protect public health and safety.
- POLICY 1.7.3:** *Provide Supportive Services and Facilities.* The Town shall assure that necessary potable water, sanitary sewer, solid waste collection, and drainage facilities are available for residential areas through the annual update of the Town's Concurrency Management System. The Town shall also coordinate with Lake County, the State of Florida, and the private sector to plan for facilities and services that cannot be provided within Howey-in-the-Hills due to the regional nature or economy-of-scales associated with the provision of such facilities and services.
- POLICY 1.7.4:** *Elimination of Substandard Housing Conditions.* The Town shall not allow housing to deteriorate to a state qualifying conditions as substandard by enforcing building and housing codes, as well as other building requirements discussed in Policy 1.7.2. The Town shall continue to inspect housing units for compliance with building and zoning requirements and rules stipulated within the Land Development Regulations upon receipt of a written or verbal complaint filed with the Town Clerk.
- POLICY 1.7.5:** *Structural and Aesthetic Improvement.* Land development regulations controlling the aesthetic qualities of residential structures shall be uniformly applied and enforced without any distinction as to whether a building is a conventionally constructed or manufactured building and shall be consistent with Florida Statutes.
- POLICY 1.7.6:** *Federal and State Funding.* The Town shall continue to seek federal and state funding for housing subsidy programs and the rehabilitation and/or demolition of identified substandard housing.
- OBJECTIVE 1.8:** *Displaced Persons.* The Town shall require that persons displaced by actions of governmental agencies are provided fair and uniform treatment consistent with Florida Statutes.
- POLICY 1.8.1:** *Relocation of Housing Due to Removal or Demolition.* No projects scheduled within the *Five-Year Capital Improvements Program and Schedule* will require land occupied by existing housing stock. However, if an unanticipated need arises where housing must be

destroyed to provide right-of-way or land for a public facility or service necessary to protect or enhance public health, safety, and welfare, the Town shall require the entity, whether public or private, removing such structures to assist in the relocation of displaced households to homes within the incorporated or unincorporated areas of Lake County.

**POLICY 1.8.2:**     ***Housing Relocation Funds.*** The Town shall pursue funds from the Federal Housing Relocation Program, administered by the Department of Housing and Urban Development, to financially assist the relocation of displaced households. The Town shall also coordinate with Lake County and the private sector to assure the availability of comparable or improved housing for those requiring relocations.

**POLICY 1.8.3:**     ***Private Sector Initiated Housing.*** The Town shall require developers initiating public housing for very low, low, and moderate income household which are financed (in part or completely) with Federal or State grants or loan assistance to assume full fiscal responsibility for obtaining temporary or permanent housing for households displaced by such construction activities.

**POLICY 1.8.4:**     ***Compliance with State Statutes.*** The Town shall ensure that requirements of State Statutes are met when property is taken, whether for relocation, or for other reasons.

**POLICY 1.8.5:**     ***Relocation Housing Verification.*** The availability of relocation housing shall be researched and verified by Town Staff prior to commencement of any governmental residential revitalization program enacted for the Town.

**OBJECTIVE 3-1-9:**     ***Housing Implementation Programs and Strategies.*** To establish mechanisms to improve the implementation of housing programs.

**POLICY 1.9.1:**     ***Development Review Process.*** The Town's development review process shall be efficient and equitable with a reasonable review schedule and timeframe assuring that development occurs in compliance with concurrency requirements, building and construction codes, subdivision regulations, infrastructure performance requirements, and other rules and principles. The Land Development Regulations shall clearly explain all procedures and stages involved in the development review process, administration and enforcement activities and responsibilities of the Town, responsibilities of an applicant of development, opportunities for

public participation, all responsibilities and duties of citizen boards, and an appeal process available to an applicant in cases involving a dispute with the Planning and Zoning Committee.

The Development Review Process shall be compatible with State statutes pertaining to the review and issuance of development orders, public participation procedures, and advertisement of public meetings and workshops.

**POLICY 1.9. 2:**     ***Administer Housing Codes and Development Regulations.*** The Town shall annually evaluate (by the month of March) the effectiveness of its housing code enforcement program and the adequacy of all Town construction codes. Where such evaluation identifies an inadequate codes or enforcement procedures, the Town shall improve the regulatory and permitting processes to promote public health, safety, and welfare, and to maintain the desired character of neighborhoods and a small Town image.

**POLICY 1.9. 3:**     ***Intergovernmental Coordination.*** The Town shall coordinate housing issues, concerns, and problems with other relevant State, Federal, and local agencies pursuant to policies stipulated within the *Intergovernmental Coordination Element*.

**OBJECTIVE 1.10:**     ***Special Population Groups.*** The Town shall continue to cooperate with other governmental agencies and any private organizations to ensure that the needs of special population groups are met.

**POLICY 1.10.1:**     ***Community Development Block Grants.*** The Town shall cooperate with Lake County by participation in Community Development Block grants from HUD.

**POLICY 1.10.2:**     ***Local, State and Federal Housing Programs.*** The Town shall encourage Lake County to utilize local, State and Federal housing programs to upgrade existing substandard units and to provide rental and mortgage assistance to very low, low, and moderate income and special needs groups.

**OBJECTIVE 1.11:**     ***Green House Gas Emissions.*** The Town shall establish mechanisms to reduce greenhouse gas emissions and encourage the use of renewable resources in the design and construction of new housing.

**POLICY 1.11.1:**     ***Green Development.*** The Town shall promote the highest feasible level of “green” development in both private and municipally-

supported housing. Green development specifically relates to the environmental implications of development. Green building integrates the built environment with natural systems, using site orientation, local sources, sustainable material selection and window placement to reduce energy demand and greenhouse gas emissions.

- POLICY 1.11.2:** *Energy Efficiency.* The Town shall require energy-efficient and water saving measures to be implemented in all new construction and redevelopment projects.
- POLICY 1.11. 3:** *Energy Conservation Techniques.* The Town shall promote energy conservation techniques such as Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.
- POLICY 1.11. 4:** *Building Orientation.* The Town shall encourage building orientation that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or small wind energy systems, to reduce the demand for electricity and reduce greenhouse gas emissions.
- POLICY 1.11. 5:** *Orientation of Trees and Shrubs.* Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.
- POLICY 1.11. 6:** *Florida Friendly Landscaping.* Maximize natural areas and assets and incorporate Florida Friendly landscaping into development projects to reduce energy and water consumption.

**Chapter 4 - Public Facilities Element**

<b>Page</b>	<b>Section</b>	<b>Summary of Changes</b>
2	Table 1	replaced population estimates and projections
3	2	removed sentences about contracting with local govts for Waste Water Treatment (WWT)
3	2	added Community Development District (CDD) WWT recipients
3	2	added CDD limited capacity and exploration of other WWT sources
3	2	removed 2 paragraphs about sanitary sewer facilities
5	3	removed references to Soils Map and FAC
6	4	revised sentence about interlocal agreements for WWT
6	4	added subdivision names receiving CDD WWT
6	4	removed paragraph about Central Lake CDD capacity
6	4	revised paragraph about future sources of WWT
7	2	removed paragraphs about 2015 population
8	3	changed year from "2035" to "2045"
8	3	changed amount of daily garbage expected and year from "2035" to "2045"
8	Table 3	replaced table on Solid Waste Level of Service projections
8	3	removed sentence about using Lake County landfill and replaced with waste hauler
9	Table 4	added Bishops Gate to table
10	2	revised paragraph about stormwater drainage
10	2	revised paragraph about additional drainage facilities to protect Little Lake Harris
12	3	deleted paragraph about Stormwater Master Plan underway
13	2	added sentence about North water plant
13	2	deleted paragraph about FDEP records indicating capacities
13	2	added paragraph about Central Avenue plant capacity
13	2	changed "20" to "40 pounds per inch" adopted level of service standard
14	2	removed paragraph section about master plan update in 2018
15	E	revised paragraph about water conservation and no longer permitting treated water for irrigation
17	Policy 1.1.1	deleted annual concurrency review in Capital Improvements Program
19	Policy 1.2.6	added "Town shall consider other options for WWT"
20	Policy 1.5.3	replaced information about Lake County landfills with contracted disposal services
20	Policy 1.5.4	removed policy about solid waste programs with Lake County
21	Policy 1.5.5	updated policy number
21	Policy 1.6.1	removed policy about existing landfill deficiencies

21	Policy 1.6.2.1	updated policy number
22	Policy 1.8.3	revised sentence regarding minimum storage capacity and updated year/gallons table
22	Policy 1.8.4	revised "20" to "40" pound
22	Objective 1.10	deleted years
24	Policy 1.12.1	replaced numbered list of potable water techniques and programs
25	Policy 1.12.2	removed "delay future demand for alternative water supplies"
25	Policy 1.12.2	added water efficient irrigation to bulleted list
25	Policy 1.12.2	added bullet about distribution for non-potable water
26	Policy 1.12.10	deleted policy about metering irrigation water uses
27	Policy 1.12	updated subsequent policy numbers
27	Policy 1.13.1	changed water supply work plan years to 2024-2033
28	Policy 1.13.3	deleted forthcoming District Water Supply Plan information
28	Policy 1.13.3	added "amend comprehensive plan as required within 18 months of regional water supply plan"
28	Policy 1.13.3	deleted South Florida Water Management District
37		note about replacing maps

## PUBLIC FACILITIES ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

AMENDED APRIL 22, 2020



**PUBLIC FACILITIES ELEMENT  
TABLE OF CONTENTS**

A.	INTRODUCTION .....	1
1.	SCOPE OF THE ELEMENT.....	1
2.	ORGANIZATION OF THE ELEMENT.....	1
B.	SANITARY SEWER.....	2
1.	INTRODUCTION .....	2
2.	EXISTING CONDITIONS.....	3
3.	SOILS .....	4
4.	ANALYSIS.....	6
C.	SOLID WASTE.....	6
1.	INTRODUCTION .....	6
2.	EXISTING CONDITIONS.....	7
3.	ANALYSIS.....	8
D.	DRAINAGE.....	9
1.	INTRODUCTION .....	9
2.	EXISTING CONDITIONS.....	10
3.	ANALYSIS.....	12
E.	POTABLE WATER .....	12
1.	INTRODUCTION .....	12
2.	EXISTING CONDITIONS.....	13
3.	ANALYSIS.....	14
F.	NATURAL GROUNDWATER AQUIFER RECHARGE .....	15

1. INTRODUCTION .....	15
2. ANALYSIS.....	16
G. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES .....	17

#### LIST OF TABLES

TABLE 1: POPULATION PROJECTION BY AGE, 2008 - 2025 .....	2
TABLE 2: SOILS .....	5
TABLE 3: SOLID WASTE LEVEL OF SERVICE PROJECTIONS, 2010 - 2025 .....	8
TABLE 4: 302 FACILITIES IN TOWN .....	9

#### LIST OF MAPS

MAP 1 UTILITY SERVICE AREA MAP.....	35
MAP 2 CURRENT AREAS UNDER WASTEWATER SERVICE AGREEMENT.....	36

## CHAPTER 4 PUBLIC FACILITIES ELEMENT

### A. INTRODUCTION

#### 1. SCOPE OF THE ELEMENT

This *Element* has been prepared to meet the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes (F.S.). In relevant part, the Act requires comprehensive plans to describe:

- 1) sanitary sewer, solid waste, drainage, potable water, and aquifer recharge protection problems and needs;
- 2) ways to provide for future requirements; and
- 3) general facilities that will be required for solution of the problems and needs.

#### 2. ORGANIZATION OF THE ELEMENT

This *Element* is divided into sections containing:

- 1) the applicable support documents, which are the technical reports summarizing the data and analysis on which the Element is based; and
- 2) the goals, objectives, and policies for the Element, as adopted in the Comprehensive Plan for the Town.

The support documents are presented as sub-elements for the different types of facilities in the *Element*. Each sub-element includes:

- 1) background information about relevant terms, concepts and regulatory provisions;
- 2) a survey of existing conditions; and,
- 3) an assessment of existing and future needs and recommendations for meeting those needs.

Population estimates were derived from the *Future Land Use* and *Housing Elements* and are presented in Table 1 below.

**TABLE 1: POPULATION ESTIMATES AND PROJECTIONS 2010–2035**

<b>POPULATION PROJECTION HOWEY-IN-THE-HILLS, FLORIDA</b>			
<b>Year</b>	<b>Resident</b>	<b>Seasonal</b>	<b>Total</b>
2010	1098	110	1208
2015	1106	111	1217
2020	1604	160	1764
2025	1925	193	2118
2030	2118	212	2330
2035	2266	227	2493

**TABLE 1: POPULATION ESTIMATES AND PROJECTIONS 2010 -2045**

<b>POPULATION PROJECTION HOWEY-IN-THE-HILLS, FLORIDA</b>			
<b>Year</b>	<b>Resident</b>	<b>Seasonal</b>	<b>Total</b>
2010	1098	110	1208
2020	1643	160	1803
2025	1981	198	2179
2030	2459	221	2680
2035	2997	240	3237
2040	3535	283	3818
2045	4134	331	4465

Source: US Census, BEBR and TMH Consulting projections.

## **B. SANITARY SEWER**

### **1. INTRODUCTION**

This section of the *Infrastructure Element* assesses the availability, demands, and needs of sanitary sewer in Howey-in-the-Hills. This section also presents an analysis of the soils found in Howey-in-the-Hills as they correspond to the suitability to support the use of septic tanks in Town.

## 2. EXISTING CONDITIONS

The Town understands that future development and redevelopment will require the provision of wastewater ~~devices~~ service. Accordingly, Howey-in-the-Hills has adopted an interlocal agreement with neighboring local governments to provide wastewater treatment to future developments in the Town ~~The Town will own the collection system and development~~ within the Town's Chapter 180 Utility Service Boundary ~~and will contract with neighboring local governments to provide wholesale wastewater treatment to designated areas. The Town understands these will need to be established prior to approving future development or redevelopment. Howey in the Hills has also established a wastewater impact fee to aid in the provision of this essential service.~~

It is important to note that the Central Lake Community Development District (CDD) currently provides wastewater treatment for the Lake Hills School in Howey-in-the-Hills, Talichet Subdivision, and the Venezia South residential development and will provide wastewater treatment for ~~three new~~ The Reserve development ~~(the Mission Rise, The Reserve, and Venezia North Talichet)~~ that are currently in development review under construction. The Town ~~is also working on~~ has completed a program to retrofit Central Avenue with sanitary sewer serving the core commercial area of the Town. The Town will own and maintain the collection system (mains, lift stations, etc.) within the Town limits. ~~This provision of services was established through an interlocal agreement which is further described in the Intergovernmental Coordination Element. The CDD has stated that only limited treatment capacity is available in their current facility beyond the commitments already made unless the plant is expanded. Thus, the Town continues to explore other options for the provisions of sewer service ranging from the use of package treatment plants, to construction of a town-owned wastewater treatment plant, to contracting for service from nearby local governments and additional purchased service from the CDD.~~

~~Regarding sanitary sewer facilities, the only current demand on the Central Lakes CDD wastewater treatment facility is the Lake County public school in Howey and the Venezia South development. The existing level of service provided by the sanitary sewer facilities is estimated at 250 GPD/ERU as outlined in the agreement between the Town and the Central Lake CDD.~~

~~With regard to sanitary sewer capacity, the Central Lake CDD received capacity reservation fees from the three Planned Unit Developments in order to expand its treatment capacity to .87 MGD. The balance of the wastewater treatment capacity expansion remains as excess capacity in place for when the Howey planned unit developments require treatment capacity.~~

Septic tanks will provide sanitary sewer service to development locating on a lot not less than 15,000 square feet (i.e., ¼ of an acre) if the soils have been determined adequate for the use of septic tanks. The minimum size for septic tanks in Town is 750 gallons. Such

systems must provide service consistent with the adopted level of service standards and meet the guidelines established by the Lake County Health Department.

Effluent from septic tank systems is discharged to the drain field where it can percolate into the soil. Soil permeability and depth to the water table are limiting factors on septic tank performance.

The *Federal Water Pollution Control Act* (PL 92-500) is the controlling national legislation relating to the provision of sanitary sewer service. The goal of this *Act* is the restoration and/or maintenance of the chemical, physical and biological integrity of the nation's waters. The *Act* established the national policy of implementing area wide waste treatment and management programs to ensure adequate control of sources of pollutants.

The Florida Department of Health and Rehabilitation Services (DHRS) regulates septic tank and drain field installation within the state. These requirements have been adopted by rule in Chapter 10D-6, F.A.C.

The Lake County Health Department regulates and approves septic systems within the Town. A percolation test and studies of the soil are used to determine size, siting, and type of individual systems.

The Town ensures that the following guidelines regarding septic tank locations are enforced during the development review process:

- 200 feet from sewage disposal system to any public water well.
- 75 feet from any sewage disposal system to any private water well.
- 75 feet from the high water line of any lake, canal, stream, or other body of water. Lots created prior to 1972 require 50 feet from the high water line of any surface.
- 10 feet from any water main or service line installed below the ground.
- 5 feet from the property line and building foundations; and
- Septic tank inlet shall be within 15 feet of plumbing stub out.

Additionally, limitations are in effect relating to the size of the facilities to be constructed (i.e., number of bedrooms) including the projected volume of waste as compared to the size of the property upon which construction is to occur.

Currently, the Town does not have a systematic monitoring of septic systems. System checks are done on a compliance basis.

### 3. SOILS

Soils are an important aspect in land development. The physical and chemical properties of soils restrict the intensity of development through limitations on road construction, landfill siting, septic tank operation, and building placement.

There are a variety of soil types in Howey-in-the-Hills (~~see the Town's Soils Map~~). The general descriptions of the soils in the Town are found below in Table 2 ~~[9J-5.011(1)(f)(4), F.A.C.]~~. All upland soils are suitable for development and show little limitation for the use of septic tanks.

**TABLE 2: SOILS**

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Acres
Anclote and Myakka Soils	Yes	Very Poorly Drained	High	Moderate	0.21
Apopka Sand	No	Well Drained	Moderate	High	31.28
Arents	No	Somewhat Poorly Drained	Unranked	Unranked	83.35
Borrow Pits	Partially Hydric	Unranked	Unranked	Unranked	2.78
Candler Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	698.59
Candler Sand, 12 to 40 Percent Slopes	No	Excessively Drained	Low	High	3.16
Candler Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	259.16
Immokalee Sand	Partially Hydric	Poorly Drained	High	High	7.31
Kendrick Sand, 5 to 8 Percent Slopes	No	Well Drained	Moderate	High	6.24
Lake Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	114.40
Lake Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	12.98
Lochloosa Sand	No	Somewhat Poorly Drained	High	High	5.20
Myakka Sand	Partially Hydric	Poorly Drained	High	High	85.87
Ocoee Mucky Peat	Yes	Very Poorly Drained	High	High	4.11
Oklawaha Muck	Yes	Very Poorly Drained	High	Low	6.14
Placid and Myakka Sands, Depressional	Yes	Very Poorly Drained	High	High	17.30
Pompano Sand	Partially Hydric	Poorly Drained	High	Moderate	8.62
Sparr Sand, 0 to 5 Percent Slopes	No	Somewhat Poorly Drained	Moderate	High	14.50
Swamp	Yes	Very Poorly Drained	Unranked	Unranked	53.97
Tavares Sand, 0 to 5 Percent Slopes	No	Moderately Well Drained	Low	High	278.99
Water	Unranked	Unranked	Unranked	Unranked	281.87

Notes: Drainage Class - Identifies the natural drainage conditions of the soil and refers to the frequency and duration of wet periods.

Concrete Corrosion - Susceptibility of concrete to corrosion when in contact with the soil.

Steel Corrosion - Susceptibility of uncoated steel to corrosion when in contact with the soil.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service's Orange County Soils Geographic Information Systems database March 2010.

#### 4. ANALYSIS

As previously noted, there are agreements in place for wastewater treatment for certain properties in the ~~development review process~~ Town and discussions ~~with neighboring cities to enter interlocal agreements for future wastewater treatment provisions are ongoing regarding the treatment options aside from the Central Lake CDD.~~ The Central Lakes Community Development District ~~also currently~~ treats the wastewater from the one public school in Howey-in-the-Hills, ~~the Venezia and Talichet subdivisions, Central Avenue, and Boondocks restaurant complex.~~ The CDD is also committed to serve The Reserve development on south SR 19 and has extended an offer to treat wastewater from the Lake Hills residential project. The Town understands the need to continue to analyze the appropriateness and feasibility of wastewater treatment options for future growth

The soils in Town are overall suitable for septic tanks. The Town shall continue to prohibit septic tanks to be located in environmentally sensitive areas or within 200 feet of a public potable water well or within 75 feet of a private potable water well. The Town shall also continue to enforce the water and sewer concurrency standards

~~The Central Lake CDD has the capacity to treat the wastewater that will be generated by the three planned unit developments and the Lake County public school. The off site improvements for connection to the wastewater treatment facility have been designed and constructed. Each development will design and construct the collection systems for their developments and the Town will own and maintain the collection system. This will ensure capacity for these developments through the planning period~~

For future growth in the Town and in the Town's Utility Service Area for the long-range planning period, wastewater treatment will be provided ~~through interlocal agreements with surrounding local governments. Both the City of Groveland and the City of Leesburg have surplus capacity that is available. The current wastewater agreements provide the necessary treatment for the projected population over the long range planning period. The anticipated wastewater agreements to serve beyond the planning period will be in place prior to the approval of any final development orders for growth beyond the 1,528 residential units and 385,000 square feet of commercial development from a combination of sources including the CDD and options ranging from construction of a Town-owned treatment plant, to purchase of capacity from other local governments, to the use of package plants to meet interim needs.~~

#### C. SOLID WASTE

##### 1. INTRODUCTION

Solid waste is defined as "any garbage, refuse, sludge...and any other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from residential, industrial, commercial, mining, and agricultural operation, and from community



activities". Hazardous waste is defined as "a solid waste, or combination of solid waste which because of its quantity, concentration, or physical, chemical, or infectious attributes, may:

- (a) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness, or
- (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed" (U.S.C. 6903 (5)).

This section of the *Public Facilities Element* assesses the Town's needs for solid waste disposal and the adequacy of the existing disposal method.

## 2. EXISTING CONDITIONS

The Town provides twice weekly curbside garbage collection through a contract with a private hauler. In 2009, Lake County completed the construction of the landfill cells that are anticipated to handle the demand over the short term. Lake County also has planned expansions, permitted through FDEP that will provide sufficient capacity through the long term.

Lake County maintains and operates 5 residential drop-off (RDO) facilities throughout the County and a Citizen Convenience Center at the Astatula Landfill where residents can self-haul their solid, hazardous, recycling materials and special wastes. Special wastes consist of used motor oil, furniture, waste tires, white goods, and electronic wastes. Each RDO handles different amounts and types of waste depending on its size and location. Collectively, they receive on average 3,000 tons per year. The Citizen Convenience Center at the Astatula Landfill is the closest RDO to the Town.

~~The Town's population in 2015 was 1,217 (BEBR) With 565 solid waste customers, that would equate to 2.15 persons per household. (The 2010 Census estimated the number of persons per household in Howey-in-the-Hills was 2.42) Using the 2.15 persons per household, and the average of 4.14 pounds of solid waste per customer per day, each person in Town generated an average of 1.93 pounds per day. The Town's adopted level of service for solid waste is a maximum of 6 pounds per person per day. So, the current LOS of 1.92 pounds per day meets the Town's adopted concurrency standard.~~

~~The Town shall continue to cooperate with the County to comply with the latest State regulations regarding the disposal of solid waste. The Town Clerk is the Town liaison with the County.~~

### 3. ANALYSIS

As previously noted, the solid waste generated in Town is currently meeting the adopted level of service standard of 6 pounds per person per day. the Town has assessed the projected solid waste needs based on the ~~2035~~ 2045 population projections.

The adopted solid waste level of service is 6 pounds per person per day. As such, the Town is expected to generate about ~~15,000~~ 27,000 pounds a day of garbage in ~~2035~~ 2045 (see Table 3). The Town shall continue to monitor the adopted LOS standards through the annual concurrency review and identify and address all deficiencies during the planning period.

**~~TABLE 3: SOLID WASTE LEVEL OF SERVICE PROJECTIONS, 2020-2035~~**

<del>Year</del>	<del>Population</del>	<del>Adopted LOS Standard</del>	<del>Pounds per Year</del>	<del>Pounds per Day</del>
<del>2020</del>	<del>1,764</del>	<del>6 pounds per person per day</del>	<del>3,863,160</del>	<del>10,584</del>
<del>2025</del>	<del>2,118</del>	<del>6 pounds per person per day</del>	<del>4,638,420</del>	<del>12708</del>
<del>2030</del>	<del>2,330</del>	<del>6 pounds per person per day</del>	<del>5,102,700</del>	<del>13,980</del>
<del>2035</del>	<del>2,493</del>	<del>6 pounds per person per day</del>	<del>5,459,670</del>	<del>14,958</del>

**TABLE 3: SOLID WASTE LEVEL OF SERVICE PROJECTIONS, 2025-2045**

<u>Year</u>	<u>Population</u>	<u>Adopted LOS Standard</u>	<u>Pounds per Year</u>	<u>Pounds per Day</u>
<u>2025</u>	<u>2179</u>	<u>6 pounds per person per day</u>	<u>4,772,000</u>	<u>13,074</u>
<u>2030</u>	<u>2680</u>	<u>6 pounds per person per day</u>	<u>5,869,200</u>	<u>16,080</u>
<u>2035</u>	<u>3237</u>	<u>6 pounds per person per day</u>	<u>7,089,000</u>	<u>19,422</u>
<u>2040</u>	<u>3818</u>	<u>6 pounds per person per day</u>	<u>8,361,400</u>	<u>22,908</u>
<u>2045</u>	<u>4465</u>	<u>6 pounds per person per day</u>	<u>9,778,400</u>	<u>26,790</u>

Sources: Town of Howey-in-the-Hills and TMH Consulting, Inc., March 2010.

~~Like all local governments in Lake County, Howey-in-the-Hills uses the Lake County landfill for its solid waste needs. The Town's waste hauler is responsible for arranging disposal, but currently uses the county landfill as the primary location.~~ At the current time, the Town has no plans to change its solid waste collection methods. The Town shall continue to cooperate with the County on recycling efforts. There is sufficient capacity to support the Town's solid waste disposal needs through the end of the planning period.

Hazardous wastes are corrosive, toxic, flammable, or reactive substances that may harm public health and the environment. Some examples of hazardous wastes are motor oil, paints, pesticides, fluorescent light bulbs, and pool chemicals. Hazardous wastes are collected at the Household Chemical Collection Center, near the Phase II landfill, or at the residential drop-off facilities. The County also operates a mobile hazardous waste disposal unit. The 302 Facilities in Town are presented in Table 4 below. A detailed inventory of

the facilities with small quantity generators in and/or adjacent to the Town is available from the County.

**TABLE 4: 302 FACILITIES IN TOWN**

SERC ID	Facility Name
5817	Silver Springs Citrus
8283	Town of Howey-in-the-Hills – Well 2
8444	Bella Vista Golf and Yacht Club (Bishops Gate)
23119	Town of Howey-in-the-Hills – Well 2

Source: East Central Florida Local Emergency Planning Committee Hazardous Materials Emergency Response Plan 2008 Current Revision.

The Town has no hazardous waste landfill or any hazardous waste management personnel. No system for household collection of such waste has yet been established, however as County regulations are formulated, the Town will comply and citizens are urged to use County facilities and collection days.

## D. DRAINAGE

### 1. INTRODUCTION

Drainage is the conveyance, treatment and attenuation of water generated from storm events. Drainage systems are designed to safely and efficiently manage stormwater to reduce the threat to human safety and property from flooding caused by stormwater. The adequacy and efficiency of a drainage system depends upon variables such as:

- system capacity,
- intensity and duration of a storm event,
- topography, and
- soil permeability, and level of the water table.

Drainage systems designed to accommodate stormwater from a rainfall event of average intensity and duration may be unable to accommodate stormwater generated by an exceptionally intense or long rainfall event. These variables, as well as physical limitations such as elevation and available land, and cost are considered in the planning of drainage systems.

This section addresses major natural drainage features, existing facilities and programs, and opportunities for stormwater management in Howey-in-the-Hills.

## 2. EXISTING CONDITIONS

The Town regulates and enforces stormwater drainage through its Land Development Regulations and the concurrency requirements of this *Comprehensive Plan*. The Town has established the minimum drainage level of service standard for water quality as:

Facility Type	Pollution Abatement Treatment
Retention with Percolation or Detention with filtration	Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater
Detention without filtration or wet detention	The first inch of runoff from the site or 2.5 inches times the site's impervious surface, whichever is greater

In addition, the Town's land development code requires that stormwater management systems be designed based on the 10-year, 24-hour storm at minimum, but must also address the effects of the 25-year, 24-hour storm.

Stormwater drainage within the Town is currently accommodated by both natural and man-made drainage features. ~~Although culverts and drainage pipes comprise a large portion of the stormwater system, the Town does not know where the underground pipes lead and where their outfalls are located. This system was installed decades ago and no engineering studies or plans for the drainage system are available to determine the design capacity of the system.~~ The Town system includes a network of culverts and drainage pipes that typically discharge to Little Lake Harris and other retention areas. In addition to these features, there are private retention/detention areas which were constructed to provide fill for the Mission Inn Complex. These ponds provide on-site retention/detention and a certain amount of percolation of runoff to the aquifer.

Increased development and land coverage could increase the need to construct additional drainage facilities to protect Little Lake Harris from nutrient runoff. Drainage problems do exist with stormwater runoff believed to be discharging directly into Little Lake Harris. The Town has ~~received one grant to install~~ constructed a baffle box ~~near the boat ramp~~ to collect materials and allows for sediment removal before the water gets to the lake. ~~The Town intends to apply for similar grants in the future. Most of this runoff is a result of the construction of State Road 19 through Howey-in-the-Hills years ago. There are no major flooding problems associated with stormwater runoff. The Town has obtained additional grant funds to supplement Town funds in addressing other localized water quality and drainage improvements.~~

Level of service standards established in the *Comprehensive Plan* will continue to remain consistent with State statutes pertaining to the performance of drainage systems. The

Town ensures the provision of adequate stormwater drainage systems through the development review process. Permits are also required from all applicable State, Federal, and local agencies with regard to stormwater. No development is approved or is allowed to begin construction until all such permits are received by the Town.

The guidelines established in the Town's Land Development Regulations are consistent with the applicable stormwater drainage requirements of the County, State, and Federal agencies. The Town's drainage facilities are operated (maintained) by Town staff or by Homeowners' Associations.

The Town is situated in the Ocklawaha River watershed in the Howey Slough, Lake Harris and Eustis, Little Lake Harris, and Little Everglades drainage basins. The Ocklawaha River watershed covers 2,769 square miles from the Green Swamp in Polk County and Lake Apopka sub-basins north through the Rodman Reservoir to the river's discharge into the St. Johns River near the town of Welaka. Along the way the river receives water from Silver Springs via Silver River and Orange Creek. It is the largest tributary watershed of the St. Johns River.

The Town lies on the Lake Wales Ridge, a physiographic high that has a high potential for aquifer recharge to the Floridan Aquifer. There is little topographic relief within the Town (90 feet). The upper limit is approximately 150 feet above sea level and drops to near 60 feet at Little Lake Harris. Neither differential creates serious problems in the Town. An extract of the U.S. Geological Survey topographical map is featured on the Town's *Contour Map*.

Palm Avenue (State Road 19) has storm sewers along both sides of the street with sewer openings approximately every 200 feet. The concrete pipe carrying stormwater measures 15" inside diameter. Additional stormwater openings are located at the following intersections with Lakeshore Drive:

- East Croton Way
- East Laurel Avenue
- East Magnolia Avenue
- East Pine Street
- East Oak Street
- East Central Avenue
- East Myrtle Street
- East Lakeview Avenue

Stormwater enters these sewer openings and is believed to exit directly into Little Lake Harris further down the slope to the east. The remaining stormwater percolates into the soil or runs over the surface to the lowest point, Little Lake Harris. These systems were constructed several decades ago, and the Town does not have access to those construction plans. As such, information on the design capacity of the system is unknown.

There is a 4'x 25'x100' retention basin behind the post office located on West Central Avenue. This system was designed to capture the stormwater runoff from the impervious surfaced parking lot in front of the building.

There has been no backup of the system from Palm Avenue down toward Lakeshore Blvd. during precipitation events in the past 25 years. There has also been no flooding in Town.

### 3. ANALYSIS

The Town requires that all new development provide evidence to show that level of service (LOS) ratings in stormwater conveyances serving the new development will not be degraded to an LOS lower than currently exists as a result of the new development's construction and stormwater runoff contribution.

The Town is concerned about the stormwater runoff into Little Lake Harris. As stated earlier, the Town was awarded a grant to address this issue and plans to install additional improvements as funds become available. Howey-in-the-Hills shall also work with Lake County in an educational and enforcement program regarding measures to conserve and protect the water quality of Little Lake Harris.

Due to the terrain which slopes towards Little Lake Harris, run-off in the eastern areas of Town quickly enter the lake. As such, Lakeshore Blvd. is subject to heavy silting after storms. To preserve and restore the water quality of Lake Little Harris, a berm and swale drainage facility parallel to the shoreline would retard flow and catch soils and contaminants carried by runoff.

~~A Stormwater Master Plan for the Downtown area is currently underway. This Plan will address current and future stormwater needs as development and redevelopment occurs along Central Avenue and State Road 19 and down to Little Lake Harris.~~

The Town shall continue to enforce the stormwater standards established in the Town's Land Development Regulations and this *Comprehensive Plan*. Once the *Downtown Stormwater Master Plan* is completed, projects will be included in the Town's *Capital Improvements Program* as funds become available.

## E. POTABLE WATER

### 1. INTRODUCTION

The source of Howey-in-the-Hills's potable water is the Floridan Aquifer. The Town's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands.

This section presents the existing conditions and capacity of the water treatment, storage, and distribution components in the system, calculates the current level of service, and uses it to determine future growth demand on the potable water system.

## 2. EXISTING CONDITIONS

The Town's water system consists of two water plants located approximately one mile apart with a total of three active wells, one out-of-service well, one 500,000-gallon ground storage tank and one 15,000-gallon hydropneumatic tank. The elevated storage tank remains in place but is not active.

The oldest water plant is located on Central Avenue west of State Road 19 in the central part of town. The roughly triangular-shaped parcel upon which this plant is located is bounded on the east by Grant Street, on the south by West Central Avenue and on the north by Lake Illinois.

The second water plant is located in the north part of town at the intersection of State Road 19 and County Road 48 and is referred to as the "North plant". The North plant is in the process of being replaced with two new wells, treatment capacity and storage at a site adjacent to the current north plant.

~~Florida Department of Environmental Protection records indicate that the design capacities for two plants are 1.8 million gallons per day (mgd) 0.72 mgd respectively, for a combined design capacity of 2.52 mgd. In 2017 the system pumped 314,000 gallons on the average day and the peak day in March was 792,400 gallons. The Town holds a current consumptive use permit for 10 MGD and is the process of amending its CUP as the Town current supplies volumes in excess of this level with consumption reaching 12 MGD.~~

The Central Avenue Plant includes wells 2 and 4 with a capacity of 1.8 mgd and pumps about 310,000 gallons on an average day. This plant includes a 500,000-gallon ground storage tank. Well 1 is not currently active. The north plant includes well three with a capacity of 0.72 mgd and pumps about 120,000 gallons per day. The Central Avenue plant draws from the upper Floridan Aquifer. The new north plant will include wells 5 and 6 and draw from the lower Floridan Aquifer. The new plant will have a capacity approximately the same as the Central Avenue Plant including an additional 500,000-gallon ground storage tank. The Town's consumptive use permit (CUP) allows the Town to draw up to 328.5 million gallons annually or about 900,000 gallons per day. Current usage per day is about 48% of the maximum daily use allowed by the CUP.

The Town's Public Works Department is responsible for ensuring the minimum line pressure is maintained or exceeded. Digital electronic pressure recording devices monitor and record pressure readings. In addition to these measures, electronic pressure monitors that display the distribution pressure 24-hours-per-day are located at the water production facilities. The Town is currently meeting the ~~20~~ 40 pounds per inch adopted level of service standard.

The Town provides water for all residential and non-residential uses within the Town limits as well as within its Utility Service Area (see the Town's *Utility Service Area Map*). There

are no private water treatment plants in Town. There are 2 private wells for the Mission Inn complex located in the unincorporated enclave surrounded by the Town along County Road 48. The one well is used for irrigating the golf course and the other well is for drinking water. The Town has enacted an ordinance to prohibit the installation of any new private wells for drinking ~~or watering vegetation~~. The Town requires all new subdivision developments to tie into the Town's water system. There are no records indicating the number of private wells in the Town since no permits were required if wells were less than 4 inches in size. A large percentage of the private wells are under this size. Those private, commercial, or agricultural wells that may exist and may be in use are not connected to, nor are they intended or allowed to be connected to the Town's water distribution system.

The Town has periodically made improvements to the potable water system and is now in the process of replacing the north wells and treatment plant. ~~doing a comprehensive evaluation and master plan update including full modeling. The plan update is expected to be completed in late 2018 and will provide recommendations for system improvements. Once complete, this study will be used to identify prioritized projects for inclusion in the capital improvements program.~~

### 3. ANALYSIS

The Town will continue to be the supplier of potable water within the Town limits as well as within the Town's Utility Service Area. The Town will also continue to monitor and maintain the potable water services provided in the Town's Utility Service Area during the planning period.

The Town shall continue to enforce the guidelines established in the Town's Cone of Influence and Wellhead Protection Areas. The Town's Wellhead Protection Areas are featured on the Town's *Existing Land Use Map* and *Future Land Use Map*.

The Town shall continue to promote the following principles of xeriscape landscaping to be used for new developments or for new houses in older portions of the Town:

- appropriate planning and design.
- use of soil amendments.
- efficient irrigation.
- practical turf areas.
- use of drought tolerant plants.
- use of mulches; and
- appropriate maintenance.



The Town shall continue to work with Lake County and the St Johns River Water Management District to encourage water conservation through a combined program of public education and plumbing and irrigation system retrofits and refinements.

The Town shall continue to enforce the standards established in the adopted *Water Conservation Ordinance* and *Landscaping Ordinance* as strategies to conserve water in the Town's Utility Service Area. ~~Additionally, the Town has adopted an inclined block rate structure in order to provide a financial incentive to its customers to conserve water. The Town no longer permits the use of treated water for irrigation purposes. All new developments are required to include an irrigation system to accommodate re-use water, and when re-use water is not available, the development is required to provide an alternate source of water for irrigation use.~~

In order to meet long-term needs, the Town will need to make adjustments to the water supply and distribution system as well as increase its consumptive use permit. The ongoing potable water master plan will provide the specific guidance on improvements necessary to meet future demands.

## **F. NATURAL GROUNDWATER AQUIFER RECHARGE**

### **1. INTRODUCTION**

Recharge is a process whereby rainfall percolates downward through the soil to reach the underlying aquifers. Indicators which help to identify recharge areas are soil type, texture, slope, and land use. Water percolates more efficiently through soils with coarse texture than through clay and organic textured soils.

The slope and land use affect the length of time that water is retained. Therefore, these factors affect how much water will percolate or run off the surface. If land is covered by impervious surfaces such as buildings, parking lots and roads, then little recharge can occur. Lateral seepage must occur under these areas for any recharge function to exist. Recharge can be preserved either through land use intensity controls or design requirements for maintaining or improving recharge.

The geology in Lake County is similar to other areas in Central Florida. At the surface are deposits of sands. These sands grade to finer materials and contain more silts and clays with depth. These surficial deposits range in thickness from a few feet to hundreds of feet. Underlying the sands in most areas of the County is a confining bed of clay. These clays are generally considered a part of the Hawthorn formation. Below the clay are thick sequences of carbonate rocks -- limestone, dolomitic limestones, and dolomite.

The St Johns River Water Management District has designated a large portion of Lake County as a "Priority Water Resource Caution Areas". These are areas where existing and reasonably anticipated sources of water and conservation efforts may not be adequate (1)

to supply water for all existing legal uses and reasonably anticipated future needs and (2) to sustain the water resources and related natural systems.

The Floridan aquifer is the principal source of drinking water for Lake County. Most of the water in the Floridan aquifer is derived from the County's average annual rainfall of approximately 48 inches. The County's annual recharge rate to the Floridan aquifer averages about 7 inches per year (in/yr). Recharge rates range from as high as 20-30 in/yr or greater on the Lake Wales and Mount Dora Ridges to 0 in/yr in the area along the St. Johns River and the Ocala National Forest. Additional recharge also occurs through drainage wells drilled into the Floridan aquifer to dispose of excess surface water in Ocala and western Orange County. Recharge to the surficial aquifer system, and consequently to the FAS, is augmented locally by artificial recharge - wastewater land application, rapid-infiltration basins, and septic systems. The recharge rate in Howey-in-the-Hills and the surrounding area is 1 to 10 inches per year and the discharge rate is less than 1 inch per year.

## **2. Analysis**

The Town enforces recharge provisions through the guidelines and standards established in this *Comprehensive Plan*.

The Town shall continue to protect the groundwater and aquifer recharge by enforcing the standards established in the Town's Cone of Influence and Wellhead Protection Areas. The Town shall also continue to protect and conserve the groundwater by restricting development on environmentally sensitive lands.

The Town's well drained sandy soils, lakes and ponds, wooded areas, and grassy yards contribute to water recharge. The larger residential lots also contribute to the water recharge in the area. The Town's stormwater regulations have been identified and discussed earlier and contribute to recharge.

There are no known groundwater recharge problems in Howey-in-the-Hills. The Town shall continue to protect the quality of groundwater recharge through enforcing the Town's Land Development Regulations. The quality of groundwater recharge shall also be protected by ensuring that all stormwater conveyances serving new development does not degrade the LOS lower than currently exists as a result of the new development's construction and stormwater runoff contribution.

The Town's Land Development Regulations and the *Goals, Objectives* and *Policies* in this *Comprehensive Plan* are adequate measures focused on the protection of the ground water and aquifer recharge in the Howey-in-the-Hills area.

## G. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

### GENERAL APPLICATIONS

**GOAL 1:** Assure provision of sanitary sewer, solid waste, potable water, and drainage facilities and services that efficiently maximize capacity of existing facilities, promote managed growth, protect public health and safety, and maintain environmental quality, with consideration to limited financial resources.

**OBJECTIVE 1.1:** *Implement a Capital Improvement Schedule.* The Town's *Five-Year Capital Improvement Schedule* established within the *Capital Improvements Element* shall adequately time improvement needs with available funding and location of development. This *Improvement Schedule* shall be consistent with public facility improvement needs identified within this *Comprehensive Plan*.

**POLICY 1.1.1:** *Evaluation of Capital Improvement Schedule.* The Town shall annually evaluate ~~(during the annual concurrency review established in the Capital Improvements Element)~~ the implementation of capital improvements proposed within the *Capital Improvement Program* and rank improvements according to priority of need.

**POLICY 1.1.2:** *Criteria for Ranking and Evaluating 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; and
  - 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; and
  - Extend facilities and expand capacities in a manner consistent with the Future Land Use Element goals, objectives, and policies and the Future Land Use Map.

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

**POLICY 1.1.3:** ***Deficiencies of Capital Improvements.*** In the event deficiencies should develop in the provision of public facilities, the Town shall grant existing deficiencies priority among capital improvements scheduled within the *Capital Improvement Program*. The Town shall issue no development permits for new development that will result in an increase in demand on deficient facilities.

## SANITARY SEWER FACILITIES

**OBJECTIVE 1.2:** ***Assure Availability of Capacity.*** Assure that adequate sanitary sewer capacity is available to support demands generated by existing and new development during the planning period concurrent with the issuance of a development permit or at the time service will be demanded.

**POLICY 1.2.1:** ***Level of Service Standards.*** The Town hereby adopts the following level of service standard for sanitary sewer by which development shall be evaluated for demand generation:

Dwelling Unit - 120 gallons per day, per resident

**POLICY 1.2.2:** ***Minimum Design Capacity of On-Site Septic Tank Systems.*** The Town shall allow septic tanks that are designed in accordance with the criteria established and enforced by the Lake County Health Department.

**POLICY 1.2.3:** ***Compliance with Levels of Service.*** During the development review process, the Town shall require new development and redevelopment projects to provide written evidence of compliance with the sanitary sewer level of service standards and with the minimum design capacity for on-site septic tank systems.

**POLICY 1.2.4:** ***Compliance with State and County Regulations.*** During the development review process, the Town 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 in conjunction with the Lake County Health Department.

**POLICY 1.2.5:** ***Concurrency Management System: Wastewater.*** The Town's *Concurrency Management System* shall be used as a measure to monitor the sanitary sewer system, evaluate compliance with the adopted level of service standards, and ensure consistency with the *Future Land Use Element* and *Future Land Use Map* in order to assure that septic tank systems, as well as any other sanitary sewer system which may be installed, comply with goals, objectives, and policies set forth herein. The *Concurrency Management System* shall be reviewed and updated to indicate current capacity conditions during the annual concurrency review.

**POLICY 1.2.6:** ***Provision of Wastewater Treatment.*** The Town shall maintain its agreement with the Central Lake Community Development District for the provision of sanitary sewer treatment services and coordinate with the Central Lake CDD on system capacities and connections. The Town shall consider other options for the provision of wastewater treatment in addition to honoring the CDD commitments.

**POLICY 1.2.7:** ***Wholesale Wastewater Treatments.*** The Town shall continue to monitor and enforce the guidelines provided in the wholesale wastewater treatment agreements established with the Central Lake Community Development District. The Town shall also provide coordination with any future wastewater treatment providers established within the Town's Utility Service Area Boundary.

**OBJECTIVE 1.3:** ***Deficiencies in Sanitary Sewer and Septic Tank Services.*** Identify and correct any deficiencies in the operation of sanitary sewer/septic tank systems.

**POLICY 1.3.1:** ***Identify and Correct Existing Deficiencies.*** The Town shall notify the Lake County Health Department of any complaints registered by citizens or businesses pertaining to any septic tanks not functioning properly. The Town shall request that the Lake County Health Department notify them of any septic tanks found not to be performing properly.

**OBJECTIVE 1.4:** ***Meet Future Demands.*** Provide additional facilities and capacities to meet demands generated by future development during the planning period.

**POLICY 1.4.1:** ***Establishing Interlocal Agreements with Wastewater Treatment Providers.*** The Town shall maintain its agreement with the Central Lake Community Development District for the provision of sanitary sewer treatment services and coordinate with the Central Lake CDD on system capacities and connections. The Town shall own and

maintain the collection system of such wastewater treatment facilities. The Town ~~may~~ **shall** also investigate the option of establishing its own wastewater treatment plant.

**POLICY 1.4.2:** *Provision of Facilities.* All development shall be required to have on-site sanitary sewer or septic tank services operating prior to the issuance of a certificate of occupancy.

**POLICY 1.4.3:** *State Grant Funds.* The Town shall continue to research available State grant funds applicable for infrastructure needs/feasibility studies for local governments.

## SOLID WASTE

**OBJECTIVE 1.5:** *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 1.5.1:** *Level of Service Standards.* The Town hereby adopts a minimum level of service standard for solid waste collection services of 6 pounds per day per resident.

**POLICY 1.5.2:** *Collection of Solid Waste.* The Town shall annually evaluate the performance of services provided by commercial solid waste collection businesses which hold an established franchise agreement to provide such services to customers in Howey-in-the-Hills.

**POLICY 1.5.3:** *Disposal of Solid Waste.* The Town shall ~~continue to use Lake County landfills and the trash burning facility, or other County disposal facilities, through year 2025 for final disposal of solid waste~~ contract for the disposal of solid waste through the services of the Town's waste management provider.

~~**POLICY 1.5.4:** *Coordinate Solid Waste Programs with Lake County.* The Town shall coordinate with Lake County on an annual basis to:~~

- ~~a.) assure that Howey-in-the-Hills is allocated a proportional share of capacity in County-operated landfills, or other disposal facilities;~~
- ~~b.) reduce solid waste disposal levels through recycling programs administered by Lake County;~~
- ~~c.) offer assistance to Lake County in the management of hazardous waste as pursuant to State regulations (403.7265, F.S.).~~

**POLICY 1.5.5 4:** *Concurrency Management System: Solid Waste.* The Town shall monitor performance of solid waste collection services, available capacities, and compliance with levels of service through its *Concurrency Management System*.

**OBJECTIVE 1.6:** *Deficiencies in the Solid Waste Services.* Identify and correct any deficiencies in the provision of solid waste collection and disposal facilities and services.

~~**POLICY 1.6.1:** *Existing Landfill Deficiencies.* The Town shall coordinate with Lake County to confirm the County's progress relating to alternative disposal facilities needed to replace the Astatula landfill.~~

**POLICY 1.6.2 1:** *Coordinate with Lake County Hazardous Waste Management.* The Town shall coordinate with Lake County Environmental Utilities Department regarding hazardous waste management to reduce potential threat to public health and safety, and to environmental quality.

**OBJECTIVE 1.7:** *Maximize Use of Existing Facilities.* Prevent the formation of unauthorized dumping sites within the Town to maximize use of existing facilities and to protect public health and safety.

**POLICY 1.7.1:** *Removal of Unauthorized Dumping Sites.* The Town shall remove, or require landowners to remove, any unauthorized dumping sites that may gather on private property. The Town shall remove any unauthorized dump sites on public property.

## POTABLE WATER

**OBJECTIVE 1.8:** *Assure Availability of Capacity.* Assure that adequate potable water capacities are available to support demands generated by new development concurrent with the issuance of a development permit or at the time service will be demanded.

**POLICY 1.8.1:** *Level of Service Standards.* The Town hereby adopts the following overall 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:

Overall System Demand - 242.0 gallons per day per capita  
Residential Uses: 150.8 gallons per day per resident

**POLICY 1.8.3:** *Minimum Storage Capacity.* ~~Minimum storage capacity of the Town water system shall provide the following gallons: The Town shall maintain adequate storage capacity to support the designated level of service for potable water and to meet the needs for fire flow and other system demands.~~

Year	Gallons
2010	500,000
2015	520,000
2020	530,000
2025	530,000

**POLICY 1.8.4:** *Minimum Line Pressure.* The Town potable water distribution system shall provide a minimum pressure of ~~20~~ 40 pounds per square inch (p.s.i.) to provide adequate service for potable water demands and to meet fire flow pressure requirements. Maximum pressure will not exceed 100 p.s.i.

**POLICY 1.8.5:** *Compliance with Minimum Level of Service, Storage Capacity, and Line Pressure.* The Town 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. All development or redevelopment projects, with regards to potable water, shall comply with all relevant federal, state, and local permit requirements.

**POLICY 1.8.6:** *Concurrency Management System: Potable Water.* The Town shall enforce the guidelines established in its *Concurrency Management System* regarding potable water facilities and services provided to the Town of Howey-in-the-Hills.

**OBJECTIVE 1.9:** *Deficiencies in the Water System.* Identify and correct any deficiencies in the water system, including storage and distribution facilities.

**POLICY 1.9.1:** *Identify and Correct Existing Deficiencies.* The Town shall evaluate available capacity and performance of the water system on an annual basis, during the Town's *Concurrency Management System* review.

**OBJECTIVE 1.10:** *Meet Future Potable Water Demands.* Provide additional facilities and capacities to meet water demands generated by future development during the short-range ~~(2011-2015)~~ and long-range ~~(2025)~~ planning period.



**POLICY 1.10.1:**     ***Mandatory Connection to System.*** The Town shall require all new development to connect to the Town's Water System.

**POLICY 1.10.2:**     ***Available Capacity Prior to Development.*** The Town shall assure 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 established within the Town's *Concurrency Management System*.

**POLICY 1.10.3:**     ***Developing Cost-effective and Technically Feasible Water Resources.*** The Town shall coordinate with the St. Johns River Water Management District, Lake County, and other local governments or private utility providers to develop cost-effective and technically feasible water resources that will satisfy and supplement future demands without causing adverse impacts to water quality and quantity, wetlands, aquatic systems, or the environment.

**OBJECTIVE 1.11:**   ***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 1.11.1:**     ***Coordination 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 Town's *Comprehensive Plan*; and with the plans and policies of the St. Johns River Water Management District.

**POLICY 1.11.2:**     ***Availability of Adequate Water Supplies to Serve Development.*** The Town shall issue no development orders or development permits without first consulting with the utility service provider (Town of Howey in the Hills Public Works Department) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent. The Town will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

**OBJECTIVE 1.12:**   ***Conservation of Potable Water Supplies.*** The Town shall promote the conservation and responsible use of its potable water resources.

**POLICY1.12.1:** *Conservation of Potable Water Supplies.* The Town shall conserve its potable water supplies through the implementation of water conservation techniques and programs. Such techniques and programs may include, but are not limited to:

- ~~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 (s. 553.14, F.S.). The development review process shall include a review 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 for water facilities within the Town's Concurrency Management System.~~
- ~~2. Implementing a soil moisture monitoring and rain sensor device distribution program.~~
- ~~3. Promoting native and drought tolerant landscaping that incorporates the principles of design, appropriate plant selection, soil improvement, efficient irrigation, mulching, turf concentration, and proper maintenance.~~
- ~~4. Promoting water reuse and/or reclamation, where appropriate, for landscape and farm irrigation, and other appropriate applications.~~
- ~~5. Distribute 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.~~
- ~~6. Implementation of a leak detection program in order to discover and curtail wasteful losses of potable water from the public water supply delivery network.~~
- ~~7. Check the performance of water meters connected to the Town's well system on a regular basis to assure proper functioning. Replace malfunctioning system meters.~~
- ~~8. Encouraging residents to use sensors and controls such as rain shutoff sensors, soil moisture sensors, or evapotranspiration controllers for in-ground irrigation systems.~~

1. Maintain a public education and outreach program.
2. Maintain landscape demonstration garden.
3. Display and distribute water conservation material.
4. Post water conservation information on the Town's website and social media platforms.
5. Provide high water user customer support.
6. Check the performance of water meters connected to the Town's well system on a regular basis to assure proper functioning.
7. Promote irrigation restrictions.
8. Maintain a water conserving rate structure.
9. Maintain a water loss control program.
10. Require development to use non-potable water for irrigation.
11. Continue to implement provisions within the land development regulations requiring new development to use and/or preserve native or drought-resistant vegetation for landscaping to the greatest reasonable extent.

**POLICY 1.12.2:** *Protection and Conservation of Water Supplies and Future Demand.* The Town shall continue to implement development regulations to further the protection and conservation of potable water supplies ~~and delay the future demand for alternative water supplies~~. Such strategies shall include, at minimum, the following programs or standards:

- Water wise principles and site design standards.
- Appropriate plant selection and location standards.
- Encouraging new residential, commercial, and mixed-use developments to incorporate programs such as Florida Water Star<sup>SM</sup>, ENERGY STAR, the Florida Green Building Coalition's Green Home and Development Standards, Florida Yards and Neighborhood Program, and the U.S. Green Building Council's LEED program that encourages water efficiency in household appliances, plumbing fixtures, irrigation systems, and landscapes;
- Promotion of Low Impact Development standards.
- Water efficient irrigation design and installation standards.
- Establishing incentives for developments that incorporate strategies that promote the reduction in the use of water and the protection of the environment and natural resources; and
- A distribution system for non-potable water (i.e., stormwater, surface water, and reclaimed water) shall be installed throughout concurrent with development for all land uses within the project (i.e., residential and nonresidential). The non-potable distribution system shall be developed in parallel to the potable water system and maintained for utilization when sufficient

quantities of stormwater, surface water, or reclaimed water are available for irrigation. Irrigation systems installed in a development shall be designed to accept non-potable water.

- POLICY 1.12.3:** *Alternative Water Supply Efforts.* To further reduce the demand for potable water, the Town shall explore all financially feasible alternative water supply efforts that can be implemented by the Town.
- POLICY 1.12.4:** *Coordination with Appropriate Agencies.* The Town shall coordinate with appropriate agencies regarding the identification and implementation of alternative water supply projects, resource allocations, and changes in the Town's Utility Service Area.
- POLICY 1.12.5:** *Potable Water Service Connection Meters.* The Town shall ensure that all potable water service connections are metered.
- POLICY 1.12.6:** *Water Conservation Plan.* The Town shall implement all features established in the Water Conservation Plan submitted to the St. Johns River Water Management District as part of the Consumptive Use Permit process.
- POLICY 1.12.7:** *Leak Detection and Repair Program.* The Town shall conduct an annual water audit of the Town's water system and implement a leak detection and repair program if the system losses and unaccounted for water utility uses exceed 10 percent.
- POLICY 1.12.8:** *Maintaining an Overall Water Conservation Program.* The Town shall maintain an overall water conservation program that includes an educational program, periodic revisions to the Town's Water Conservation and Landscape Ordinances, and other innovative measures.
- POLICY 1.12.9:** *Maintaining a Progressive Water Rate Schedule.* The Town shall maintain a progressive water rate structure to encourage the conservation of potable water. The Town will implement the water rate structure consisting of a base rate and six increasing rate blocks as adopted in Resolution #2007-001. This rate structure will be reviewed periodically and revised as needed to continue to serve as a financial incentive to conserve water.

~~**POLICY 1.12.10:** *Metering all Irrigation Water Uses.* The Town shall establish a program to meter all irrigation water uses, regardless of source.~~

**POLICY 1.12.4110:** *Sub-metering of Large Water Customers.* The Town will continue to require sub-metering of all large water customers such as shopping centers and apartment complexes. Large meters will not be allowed for multiple-unit developments.

**POLICY 1.12.4211:** *Including Specific Data on Monthly Water Bills.* The Town will continue to include on monthly water bills, information showing previous usage and current usage, and will print water conservation tips on the water bills on a quarterly basis.

**POLICY 1.12.4312:** *Supporting Water Shortage and Conservation Plans and Monitoring Irrigation Use.* The Town will continue to support District-promulgated water shortage and water conservation plans. The Town will continue to monitor irrigation use and will notify users of irrigation systems when improper watering practices are observed.

**POLICY 1.12.4413:** *Providing Potable Water Interconnection for Emergency Purposes.* The Town shall continue to provide potable water interconnection with the Central Lake Community Development District, the Mission Inn, and adjacent municipalities for emergency purposes.

**POLICY 1.12.4514:** *Coordinating with Adjacent Utility Service Providers.* The Town shall coordinate with adjacent utility service providers to establish interlocal agreements for the supply of non potable water within the Town's Utility Service Area.

**OBJECTIVE 1.13:** *Consistency of Town's Water Supply Plan.* Ensure consistency with the Town's adopted *Water Supply Facilities Work Plan*, the *Comprehensive Plan*, and the St. Johns River Water Management District's *Water Supply Facilities Plan*.

**POLICY 1.13.1:** *Adoption of Water Supply Work Plan.* The Town hereby adopts by reference the goals, objectives, and policies in the Town's *10-year Water Supply Facilities Work Plan* ~~(2010-2020)~~ (2024-2033) to ensure that the adopted *Comprehensive Plan* is consistent with and compatible with the adopted *Work Plan*.

**POLICY 1.13.2:** *Assessing SJRWMD's Water Supply Facilities Work Plan.* The Town of Howey-in-the-Hills' *Water Supply Facilities Work Plan* (*Work Plan*), shall assess existing and projected water sources and needs for at least a 10-year planning period and consider the *Regional Water Supply Plan* of the St. Johns River Water

Management District. The *Work Plan* shall identify traditional and alternative water supply sources that the Town may use to meet existing and projected water demands. The alternative water supply projects in the *Work Plan* will be selected from the applicable District's Regional Water Supply Plans or otherwise proposed by the Town.

**POLICY 1.13.3:** *Update of the Town's Water Supply Facilities Work Plan.* Howey-in-the-Hills shall coordinate with the St. Johns River Water Management District during updates to their *Regional Water Supply Plan*, to identify potentially feasible alternative water supply projects in the Town and to ensure that alternative water supply options for the Town are included. ~~in the forthcoming District Water Supply Plan 2010. Within 18 months of the adoption of the St. Johns River Water Management District's Water Supply Plan, the Town shall complete updates of the appropriate elements and adopt related plan amendments in order to address all of the 10-year water facilities supply work plan components of Chapter 163, F.S.~~ The Town shall also update its *Water Supply Facilities Work Plan* ~~every five years, and amend the comprehensive plan as required~~ within 18 months of the adoption of the ~~South Florida Water Management District~~ Regional *Water Supply Plan*.

**POLICY 1.13.4:** *Development, Support, and Priority of the Regional Water Supply Plan.* The Town will continue to participate in the development of the St. Johns River Water Management District's *Regional Water Supply Plan (RWSP)*, support the recommendations of the *RWSP*, and prioritize projects identified in the *RWSP* that are within the Town's limits.

## DRAINAGE

**GOAL 2:** 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 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 2.1.1: Minimum Drainage Level of Service – Water Quantity.** The Town hereby adopts, for existing as well as new development, the

following minimum stormwater drainage level of service standards for retention volume and design storm:

- a. Retention Volume – Complete retention of the post-development minus the pre- development run off occurring at the established design storm.
- b. Design Storm – The following interim level of service standards will be used until the *Comprehensive Plan* is amended to incorporate findings and recommendations of the *Storm Water Master Plan* update:

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 <sup>1</sup>	For the Probable Maximum Precipitation as required by SJRWMD
Minor Detention/Retention Structures <sup>1</sup>	25 Year
Development occurring in the 100-year Flood Zone must elevate the first floor 18” above the 100-year Flood Elevation	

- <sup>1</sup> Major/Minor Detention/Retention Structures are based on Hazard Classification for Dams and Impoundments as defined by the SJRWMD.

**POLICY 2.1.2:** *Minimum Drainage Level of Service – Water Quality.* The Town 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 <sup>2</sup>
---------------	--

Retention with percolation or Detention with filtration	Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater.
Detention without filtration or wet detention	The first inch of runoff from the site or 2.5 inches times the site's impervious surface, whichever is greater.

- <sup>2</sup> 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, an off-line retention or off-line detention with filtration of the first inch of runoff shall be required. The Town shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus, the Town shall allow detention with filtration only if detention without filtration cannot be used.

**POLICY 2.1.3:** *Erosion and Sediment Controls.* The provisions in the Land Development Regulations regarding erosion and sediment controls for construction occurring in all areas and soils throughout the Town, particularly areas adjacent to surface waters and natural drainage ways shall be enforced by the Town.

**OBJECTIVE 2.2:** *Existing Drainage Deficiencies.* Identify and correct any deficiencies in the natural and man-made drainage features.

**POLICY 2.2.1:** *Correct Identified Drainage Deficiencies.* Upon completion of the Town's *Town Center Stormwater Master Plan*, the Town shall amend the *Comprehensive Plan* to include any recommended drainage improvements or deficiencies. Recommended improvements shall be added to the Town's *5-year Schedule of Capital Improvements* as funds become available.

**POLICY 2.2.2:** *Use of Retention Ponds in Stormwater Management.* The Town shall utilize retention ponds, or other methods as recommended by the Town's *Stormwater Management Master Plan*, to abate the flow of untreated stormwater run-off.

**OBJECTIVE 2.3:** *Control Impacts of Future Stormwater Runoff.* Control impacts of future stormwater runoff and associated impacts to water quality.



**POLICY 2.3.1:**     ***Protect Natural Drainage Ways.*** The Town shall protect natural drainage ways by managing development with the following requirements:

- a.     ***Shoreline Protection Zone.*** To protect the lakefront from the encroachment of development, the Town shall establish a shoreline protection zone for Little Lake Harris and Lake Illinois. Development within the shoreline protection zone, as described in Policy 1.2.3 of the *Conservation Element*, shall be limited to recreation, conservation, or other open space land uses.
- b.     ***Protection of Floodplain.*** The Town shall restrict future development with the 100-year flood zones to recreation and conservation land uses. The Town shall also restrict alteration of floodplain and major drainage ways, the establish conditions on existing undeveloped, platted, and subdivided land uses within such areas.
- c.     ***Open Space Requirements.*** The *Future Land Use Element* and the *Future Land Use Map* shall establish land use types and densities which are compatible to the preservation of permeable ground surface areas. Impervious surface ratios and open space requirements shall be established by the Town, which in turn shall be consistent with hydrogeological and soil characteristics controlling development densities. The *Future Land Use Element* shall include open space and impervious surface ratios for all land use categories.
- d.     ***Promote On-Site Retention and Natural Percolation of Surface Water to Groundwater Aquifers.*** The Town shall require developments to install on-site retention structures that promote percolation of surface water to the groundwater aquifer.

**POLICY 2.3.2:**     ***Coordinate Watershed Management with Federal, State, and Local Agencies.*** Assure coordination of watershed management plans and policies with the Lake County, St. Johns River Water Management District, East Central Regional Planning Council, Florida Department of Environmental Protection, Florida Department of Agriculture, and the U.S. Corp. of Engineers, and other appropriate agencies.

**OBJECTIVE 2.4:**        *Integration of Natural Drainage Features.* Maximize the integration of existing natural drainage ways and retention ponds to assist in the management of stormwater runoff.

**POLICY 2.4.1:**        *Wetlands for On-Site Stormwater Storage and Natural Drainage.* Wetlands serve as natural collectors of stormwater and as natural filters of sediments and contaminants carried in such waters. The Town shall review proposed developments for the best applicable integration of natural drainage features and wetland storage areas as contributing components to on-site stormwater management. Primary on-site stormwater management will consist of constructed facilities.

## GROUNDWATER AQUIFER RECHARGE

**GOAL 3:**        Protect and maintain groundwater aquifer high recharge areas.

**OBJECTIVE 3.1:**        *High Recharge of Stormwater to Groundwater Aquifers.* Promote high recharge of stormwater to groundwater aquifers with consideration to retention time to reduce potential for downward percolation of contaminants into groundwater supplies.

**POLICY 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 to the preservation of permeable ground surface areas. Impervious surface ratios and minimum open space requirements are discussed in Policy 1.1.2 in the *Future Land Use Element*.

**POLICY 3.1.2:**        *On-Site Stormwater Retention.* 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 3.1.3:**        *Compatible Land Use for Preservation of Ground Water Quality.* To protect against potential contamination of ground water supplies, the *Future Land Use Element* shall not permit heavy industrial uses.

**POLICY 3.1.4:**        *Wellfield Protection.* In order to protect the quality and quantity of Howey-in-the-Hills potable water supply, a wellfield protection zone shall be established within a radius distance of one-hundred and fifty, two hundred, and five hundred feet from potable water wells. The following land uses are prohibited within these zones.

- No new development (except facilities related to the public water system) shall be permitted within one-hundred and fifty feet from a well.
- Within a two-hundred-foot radius distance, septic tanks, sanitary sewer facilities, or solid waste disposal facilities shall be prohibited.
- Within a five-hundred-foot radius of a well, manufacturing, or light industrial uses shall be prohibited, including activities that require the storage, use, handling, production, or transportation of restricted substances on the Florida Substance List, and agricultural chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, etc. In addition, wastewater treatment plants, percolation ponds, mining activities and similar activities are prohibited. Low density single family, commercial, retail and office land uses shall be allowed within the 500-foot zone for potable water wells.
- All wells and wellhead protection zones shall be delineated on the Town's *Existing* and *Future Land Use Maps*.

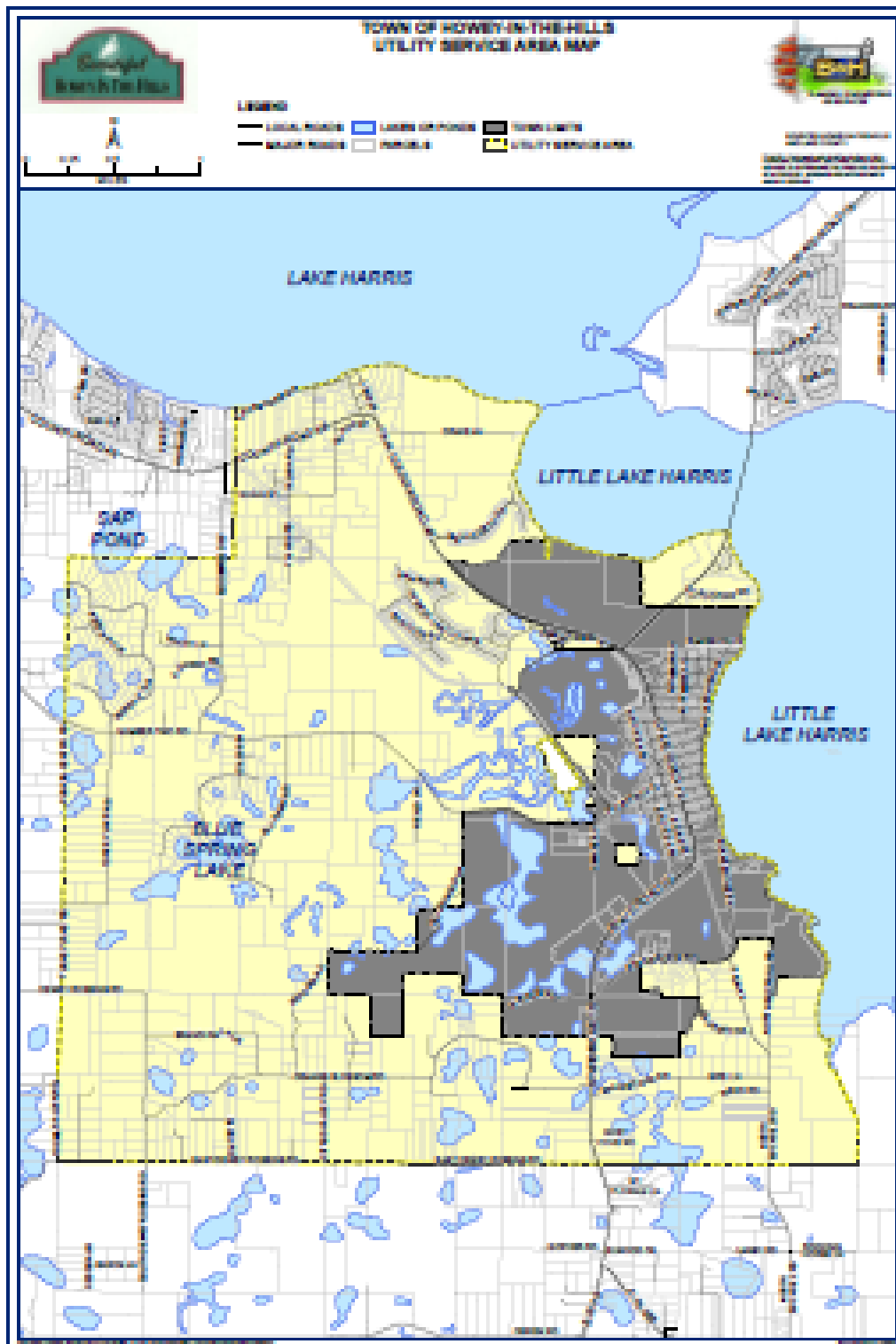
## UTILITY SERVICE AREA BOUNDARY

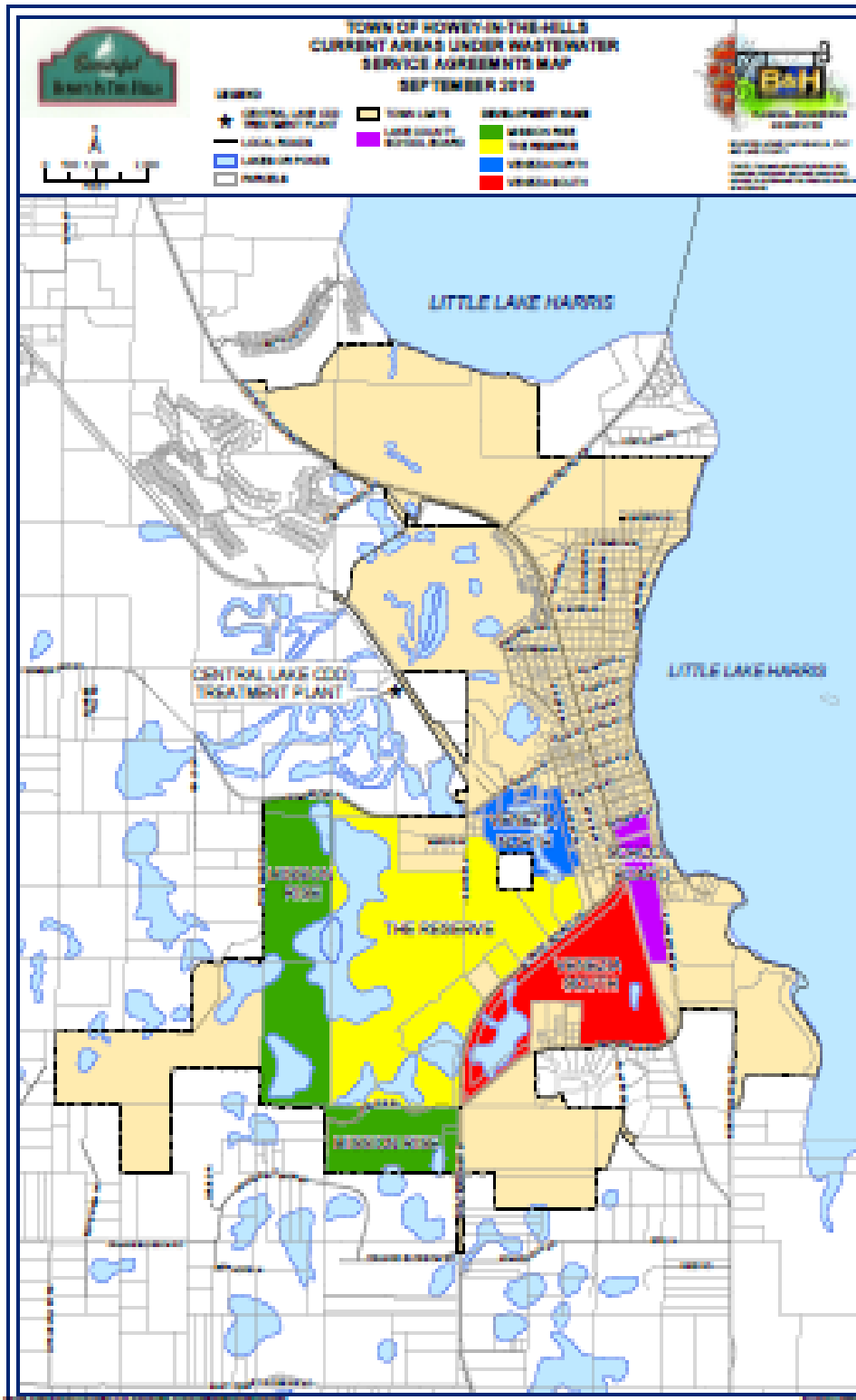
**GOAL 4:** Maintain and protect the Town's Utility Service Area Boundary.

**OBJECTIVE 4.1:** *Ensuring Consistency with the Utility Service Area Boundary.*  
Provide a utility service area boundary that is consistent with the utility service boundaries of adjacent local governments.

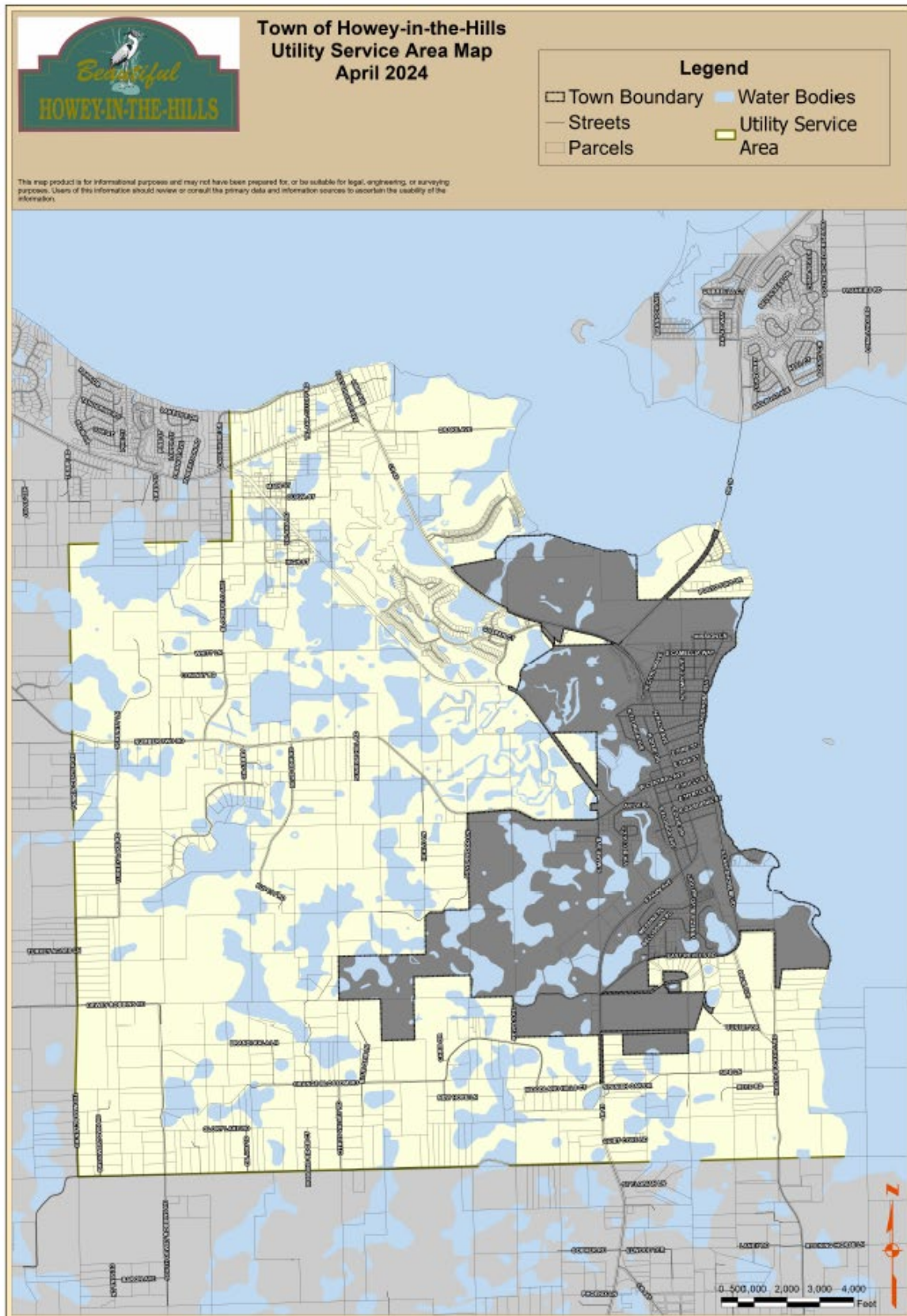
**POLICY 4.1.1:** *Local Government Coordination and Overlapping of Utility Service Area Boundaries.* The Town shall continue to ensure that the overlapping of utility service area boundaries with adjacent local governments is avoided by coordinating with the adjacent local governments and maintaining and abiding by the established interlocal agreements for municipal services.



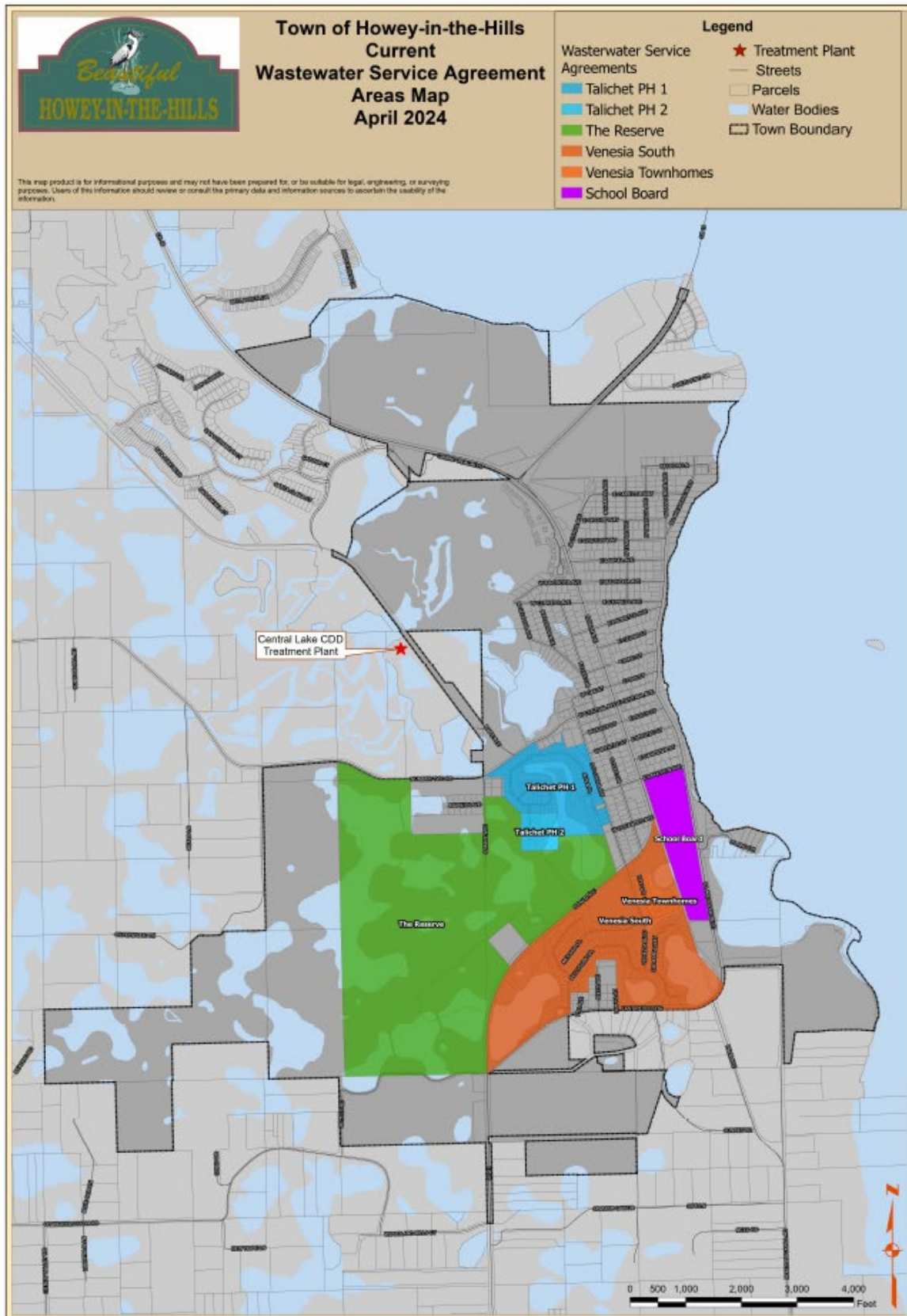




THE FOLLOWING MAPS REPLACE THE MAPS ABOVE.







**Chapter 5 - Conservation Element**

Page	Section	Summary of Changes
1	2	removed last sentence about US Geological survey topo map
2	2	add sentence about flood plains areas same as wetland areas
4	5	removed reference to Soils Map
5	6	changed "518" to "530" conservation acres
6	9	removed reference to Contour Map
7	11	removed reference to Contour Map
8	Table 2	updated FLUCCS land use and land coverage table acreages
11	5	added heading "Environmentally Sensitive Lands", updated acreage from "518" to "530"
12	5	revised sentence about active eagles nest
12	7	revised paragraph about FDEP Water System Sanitary Survey Report
13	10	replaced "one" with "the"
13	11	removed sentence about reliability and redundancy issues
14	Policy 1.1.1	removed sentence about FLU map allocating land for manufacturing
14	Policy 1.1.3	removed bullet about promoting PUD / Mixed Use
18	Policy 1.3.2	changed "in the event" to "where"
19	Policy 1.3.5b	revised paragraph about nonpotable water
19	Policy 1.3.5c	removed this bullet about low volume plumbing fixtures, updated subsequent #'s
23	Policy 1.4.4	tree protection: removed "and native vegetation"
25	Policy 1.7.2	removed "and native vegetation"
31	Policy 1.14.1	changed maximum from 50% to 25% for wetland percentage of open space

## CONSERVATION ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

AMENDED APRIL 22, 2020

## CONSERVATION ELEMENT TABLE OF CONTENTS

A.	INTRODUCTION .....	1
1.	PURPOSE .....	1
2.	ENVIRONMENTAL SETTING .....	1
B.	INVENTORY OF CONSERVATION RESOURCES .....	1
1.	RIVERS, BAYS, LAKES, ESTUARINE SYSTEMS, NATURAL RESERVATIONS, ETC. ....	1
2.	FLOODPLAINS .....	2
3.	GROUNDWATER RESOURCES .....	2
4.	COMMERCIAL VALUABLE MINERAL SOURCES .....	3
5.	AREAS WITH SOIL EROSION PROBLEMS .....	4
6.	ENVIRONMENTALLY SENSITIVE LANDS; FISHERIES; IMPORTANT HABITAT OR CORRIDORS; MARINE HABITATS, RARE OR ENDANGERED ECOSYSTEMS OR WILDLIFE; AND VEGETATIVE COMMUNITIES INCLUDING FORESTS .....	5
7.	AIR .....	6
8.	WATER .....	6
9.	SINKHOLES .....	6
10.	VEGETATIVE AND LAND COVER TYPES .....	7
11.	TOPOGRAPHY .....	7
12.	ISSUES .....	7
C.	ANALYSIS .....	10
1.	RIVERS, BAYS AND LAKES .....	10
2.	FLOODPLAINS .....	10
3.	MINERALS .....	11
4.	SOIL EROSION .....	11
5.	ENVIRONMENTALLY SENSITIVE LANDS, FISHERIES, WILDLIFE, MARINE HABITATS AND VEGETATIVE COMMUNITIES INCLUDING FORESTS. .....	11
6.	AIR .....	12
7.	WATER .....	12
8.	SINKHOLES .....	12
9.	WELLFIELD PROTECTION AREAS .....	13
10.	HAZARDOUS WASTE .....	13
11.	WATER REQUIREMENTS .....	13
12.	COORDINATION .....	13
D.	GOALS, OBJECTIVES AND IMPLEMENTING POLICIES .....	14

**LIST OF TABLES**

TABLE 1	SOILS .....	4
TABLE 2	SJRWMD'S LAND USE AND LAND COVER FOR HOWEY-IN-THE- HILLS .....	8

## CHAPTER 5 CONSERVATION ELEMENT

### A. INTRODUCTION

#### 1. Purpose

The purpose of the *Conservation Element* is to provide a guide for the conservation, use, and protection of natural resources located within the Town. The *Element* is intended to protect and enhance the public health, safety, welfare and the quality of the environment.

In addition, the *Element* establishes a plan and policy direction concerning conservation of natural resources and will provide a basis for decision-making by Town officials. As growth occurs, the need for protection and management of the Town's natural resources will increase.

The Town's natural resources are identified and analyzed. A description of these resources and their significance is also presented. Policies to maintain and enhance these resources as well as shape growth patterns of the Town are included.

#### 2. Environmental Setting

The Town is situated in the Ocklawaha River watershed in the Howey Slough, Lake Harris and Eustis, Little Lake Harris, and Little Everglades drainage basins. The Ocklawaha River watershed covers 2,769 square miles from the Green Swamp in Polk County and Lake Apopka sub-basins north through the Rodman Reservoir to the river's discharge into the St. Johns River near the town of Welaka. Along the way the river receives water from Silver Springs via the Silver River and Orange Creek. It is the largest tributary watershed of the St. Johns River.

The Town lies on the Lake Wales Ridge, a physiographic high that has a high potential for aquifer recharge to the Florida Aquifer. There is little topographic relief within the Town (90 feet). The upper limit is approximately 150 feet above sea level and drops to near 60 feet at Little Lake Harris. Neither differential creates serious problems in the Town. ~~An extract of the U.S. Geological Survey topographical map is featured on the Town's Contour Map.~~

### B. INVENTORY OF CONSERVATION RESOURCES

#### 1. Rivers, bays, lakes, estuarine systems, natural reservations, etc.

There are no rivers or streams that flow through the Town. Lake Illinois and a few small unnamed lakes are within the Town limits. Additionally, the Town is adjacent to Little

Lake Harris. Most of these lakes are maintained by the County. There are no lakes in Town classified as “A Florida Outstanding Water”. The lakes are used for boating, swimming, fishing and other water activities. Overall, pollution comes from home fertilizations and road runoff. However, there are no major pollution and water quality issues with Little Lake Harris and the other lakes within the Town.

## 2. Floodplains

Floodplains are valuable resources which provide a rich diversity of vegetation and wildlife. These areas are sources for groundwater recharge that filters through soils during high water levels. The 100-year floodplains are also subject to inundation during a 100-year storm, causing potential loss of life and property, disruption of services, and economic loss. These areas cannot tolerate continued development which, in effect, retards their ability to absorb water and restrict the flow of water from adjacent higher elevation areas.

The County’s Geographic Information Systems (GIS) database shows that there are 100-year floodplains in the Town (see the Town’s *Floodplains Map*). The flood plain areas are generally coterminous with the wetland areas. The FEMA flood zone designations in Howey-in-the-Hills are as follows:

- Zone A – Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.
- Zone AE - The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Development within floodplains will continue to be closely scrutinized to ensure compliance with established regulations.

## 3. Groundwater Resources

The Floridan aquifer is the principal source of drinking water for all of Lake County. Currently almost all the ground water pumped in Lake County comes from the Upper Floridan but the potential for utilizing the lower Floridan aquifer is just beginning to be explored in Lake County.

Aquifer recharge is the process whereby rainfall percolates downward through the soil to reach the underlying aquifers. Recharge to the Floridan aquifer occurs in areas of the County where the elevation of the water table of the surficial aquifer is higher than the elevation of the potentiometric surface of the Floridan aquifer. In these areas, water moves from the surficial aquifer in a downward direction through the upper confining unit to the Floridan aquifer. The surficial aquifer system in the County is recharged by rainfall. Recharge is augmented locally by artificial recharge - wastewater or reuse water land application, rapid-infiltration basins, and septic systems.

Howey-in-the-Hills is in a recharge area with a recharge rate of 1 to 10 inches per year and a discharge rate of less than 1 inch per year.

The federal Safe Drinking Water Act, as amended in 1986, established a new program for the States to delineate and manage Wellhead Protection Areas for the protection of public ground water supplies. The Wellhead Protection Program is the first resource-based approach at the federal level for ensuring that ground water supplies are protected from a wide range of potential contaminating sources. The U.S. Environmental Protection Agency is the principal federal agency for implementing the Wellhead Protection Program with the states.

Wellhead protection areas are the surface and subsurface areas surrounding a water well or well field supplying a public water system, through which contaminants are reasonably likely to move toward and reach the water well or well field. Factors to consider in developing wellhead protection include:

- delineating protection areas around well fields.
- assessing the locations and threats to the well(s).
- developing management approaches and educational outreach programs; and
- regulatory or non-regulatory tools to reduce contamination threats.

The Town restricts development (except facilities related to the public water system) from occurring within a 150-foot radius of any existing or proposed public well (Primary Protection Zone). No septic tanks, sanitary sewer facilities, or solid waste or disposal facilities are permitted within a 200-foot radius of any existing or proposed public well (Secondary Protection Zone). The Town also has established a 500 foot in radius wellhead protection area within which manufacturing or light industrial uses are prohibited. The wellhead protection areas for the Town's potable water supply wells are shown on the *Existing and Future Land Use Maps*.

#### **4. Commercial Valuable Mineral Sources**

There are three commercially valuable minerals utilized in Lake County: sand, clay and peat. A large amount of fill dirt is also removed.

The County has extensive deposits of clay and sand that cover the majority of Lake County and major deposits of peat located near lakes Apopka, Griffin and Minnehaha and the Okahumpka Marsh. These deposits were utilized as muck farms, but they have since been purchased for conservation or urban development. The County possesses two limestone deposits along its western border at Okahumpka and the Green Swamp Area of Critical State Concern. There are also substantial phosphate deposits in the far northern portion of Lake County along Lake George. However, the Ocala National Forest has land use policies that strictly forbid the mining of phosphates in the Forest.



Lake County requires that mining operations must follow certain procedures in order to obtain approval from the County before beginning operations. There are no mining operations in the Town.

## 5. Areas with Soil Erosion Problems

Soil erosion is not a significant issue in Lake County, except for where large areas are prematurely cleared for development. There are no areas in the Town with soil erosion problems.

Slopes of more than 10 percent are considered unsuitable for septic tank drain fields. These slopes generally correspond with the ridge and upland regions of the County, where the soils have some potential for erosion when denuded of vegetation and are usually classified as having low runoff potential. There are a variety of soil types in Howey-in-the-Hills (~~see the Town's Soils Map~~). The general descriptions of the soils in the Town are found below in Table 1.

**TABLE 1: SOILS**

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Acres
Anclote and Myakka Soils	Yes	Very Poorly Drained	High	Moderate	14.34
Apopka Sand, 0 to 5 Percent Slopes	No	Well Drained	Moderate	High	51.88
Apopka Sand, 5 to 12 Percent Slopes	No	Well Drained	Moderate	High	28.00
Arents	No	Somewhat Poorly Drained	Unranked	Unranked	141.21
Borrow Pits	Partially Hydric	Unranked	Unranked	Unranked	2.82
Candler Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	760.47
Candler Sand, 12 to 40 Percent Slopes	No	Excessively Drained	Low	High	3.16
Candler Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	299.71
Immokalee Sand	Partially Hydric	Poorly Drained	High	High	32.30
Kendrick Sand, 5 to 8 Percent Slopes	No	Well Drained	Moderate	High	6.24
Lake Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	114.40
Lake Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	12.98

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Acres
Lochloosa Sand	No	Somewhat Poorly Drained	High	High	11.98
Myakka Sand	Partially Hydric	Poorly Drained	High	High	95.48
Ocoee Mucky Peat	Yes	Very Poorly Drained	High	High	4.11
Oklawaha Muck	Yes	Very Poorly Drained	High	Low	6.14
Paola Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	1.97
Placid and Myakka Sands, Depressional	Yes	Very Poorly Drained	High	High	23.83
Pompano Sand	Partially Hydric	Poorly Drained	High	Moderate	13.86
Sparr Sand, 0 to 5 Percent Slopes	No	Somewhat Poorly Drained	Moderate	High	18.44
Swamp	Yes	Very Poorly Drained	Unranked	Unranked	55.94
Tavares Sand, 0 to 5 Percent Slopes	No	Moderately Well Drained	Low	High	309.40
Water	Unranked	Unranked	Unranked	Unranked	317.67
Wauchula Sand	Partially Hydric	Poorly Drained	High	High	19.59

Notes: Drainage Class - Identifies the natural drainage conditions of the soil and refers to the frequency and duration of wet periods.

Concrete Corrosion - Susceptibility of concrete to corrosion when in contact with the soil.

Steel Corrosion - Susceptibility of uncoated steel to corrosion when in contact with the soil.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service's Lake County Soils Geographic Information Systems database.

## 6. Environmentally sensitive lands; fisheries; important habitat or corridors; marine habitats, rare or endangered ecosystems or wildlife; and vegetative communities including forests

Howey-in-the-Hills has about ~~518~~ 530 acres of lands designated as Conservation on the *Future Land Use Map*. The Town identifies Conservation lands as all land used for wetlands, some forests, public managed lands, floodplains, flood prone areas, and other areas in which valuable natural resources are found. No buildings are allowed on conservation lands. The only permitted uses are boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies.

Wetlands by definition are transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered with shallow waters. They provide habitat for many species of birds, fish, and animals, and contain Aquifer Recharge Zones that allow the groundwater to be replenished. Wetlands are protected by local, regional, state, and federal regulations because of the numerous benefits they provide.

Wetland functions are interconnected with the hydrology of the area. This connection determines the presence, extent, movement, and quality of water in the wetland. It is estimated that wetlands account for about 515 acres in the Town (see the Town's *Wetlands Map*). The Town has established guidelines and standards for wetland buffer zones in this *Plan* and in the Land Development Regulations.

There are no areas of critical state concern in the Town.

There are no first magnitude springs in the Howey-in-the-Hills area.

## **7. Air**

Air quality is another example of a natural resource that impacts the Town's and surrounding areas quality of life. The Florida Department of Environmental Protection and the United States Environmental Protection Agency monitor air quality data in Lake County. Lake County does not have an established program dedicated to monitoring air quality. Overall, Lake County's air quality can be considered good. The County meets all Clean Air Act standards.

The Town requires that air pollutants, including smoke, particulate matter, odor and toxic matter be consistent with Florida Department of Environmental Protection's air pollution standards.

## **8. Water**

The Town currently owns, operates and maintains a central potable water treatment and distribution system. The Town's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands. The details of the water system are found in the Public Facilities Element.

The Town requires all new construction to connect to its potable water distribution system. A detailed analysis of the Town's potable water system is featured in the *Public Facilities Element* of this *Comprehensive Plan*.

## **9. Sinkholes**

Sinkholes are a natural and common geologic feature in areas underlain by limestone and other rock types that are soluble in natural water. The term sinkhole is used for closed depressions in the land surface that are formed by surficial solution or by subsidence or collapse of surficial materials owing to the solution of near-surface limestone or other soluble rocks. One small sinkhole, which occurred in 1998, has been noted over the years in the Howey-in-the-Hills area (~~see the Town's Contour Map~~).

## 10. Vegetative and Land Cover Types

Data Documentation for Lake County prepared by the St. Johns River Water Management District (SJRWMD) in 2004 was examined with regard to the land cover within the Town. The SJRWMD identified 35 classes of vegetative and land cover types in Howey-in-the-Hills (see Table 2).

## 11. Topography

~~An examination of the Town's Contour Map indicates that the~~ The highest elevation in the Town is at 170 feet above sea level south of E. Revels Road, west of Sunset Drive, and east of State Road 19. Around this area, there is a difference of about 80 feet in elevation. Lakes and major wetland areas are shown at about 80 feet. Along Little Lake Harris, the difference in elevation is about 10 to 15 feet. There are no differential elevations that create serious problems in the Town.

## 12. Issues

The probability exists of pollution from many sources included, but not limited to:

- homes along the lakefronts (fertilizers, etc.).
- stormwater runoff from local streets; or
- malfunctioning septic tanks.

**TABLE 2: SJRWMD'S LAND USE AND LAND COVER FOR HOWEY-IN-THE-HILLS**

<b>FLUCCS*</b>	<b>Description</b>	<b>Aeres</b>
1100	Residential, low density—less than 2 dwelling units/acre	75.09
1200	Residential, medium density—2-5 dwelling units/acre	220.72
1290	Medium density under construction	0.21
1300	Residential, high density—6 or more dwelling units/acre	12.41
1400	Commercial and services	15.47
1480	Cemeteries	6.71
1510	Food processing	26.49
1700	Institutional	39.99
1820	Golf courses	117.63
1860	Community recreational facilities	2.88
2110	Improved pastures (monoculture, planted forage crops)	128.39
2120	Unimproved pastures	170.32
2130	Woodland pastures	4.02
2150	Field Crops	13.67
2210	Citrus groves	568.74
2510	Horse Farms	0.00
3100	Herbaceous upland non-forested	55.64
3300	Mixed upland non-forested	0.59
4110	Pine Flatwoods	9.61
4340	Upland mixed coniferous/hardwood	56.95
4410	Coniferous pine	317.75
4430	Forest regeneration	19.72
5100	Streams and waterways	1.91
5200	Lakes	38.81
5250	Open water within a freshwater marsh / Marshy Lakes	69.85
5300	Reservoirs—pits, retention ponds, dams	30.08
6170	Mixed wetland hardwoods	4.71
6210	Cypress	2.23
6300	Wetland forested mixed	82.64
6410	Freshwater marshes	135.96
6430	Wet prairies	0.53
6440	Emergent aquatic vegetation	13.03
6460	Mixed scrub-shrub wetland	100.82
7400	Disturbed Land	0.08
8310	Electrical power facilities	0.72
<b>TOTAL</b>		<b>2,344.34</b>

<u>FLUCCS</u> <u>*</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>
<u>1100</u>	<u>Residential, low density - less than 2 dwelling units/acre</u>	<u>38.0731</u>	<u>1.609%</u>
<u>1180</u>	<u>Residential, Rural - Less than or equal to 0.5 dwelling units per acre (one unit on 2 or more acres)</u>	<u>8.3516</u>	<u>0.353%</u>
<u>1200</u>	<u>Residential, Med. Density - Two to five dwelling units per acre</u>	<u>301.6878</u>	<u>12.746%</u>
<u>1300</u>	<u>Residential, High Density</u>	<u>17.0085</u>	<u>0.719%</u>
<u>1400</u>	<u>Commercial and Services</u>	<u>9.3131</u>	<u>0.393%</u>
<u>1480</u>	<u>Cemeteries</u>	<u>6.7126</u>	<u>0.284%</u>
<u>1510</u>	<u>Food processing</u>	<u>26.4365</u>	<u>1.117%</u>
<u>1700</u>	<u>Institutional</u>	<u>56.6450</u>	<u>2.393%</u>
<u>1820</u>	<u>Golf course</u>	<u>115.8057</u>	<u>4.893%</u>
<u>1860</u>	<u>Community recreational facilities</u>	<u>2.8878</u>	<u>0.122%</u>
<u>2110</u>	<u>Improved pastures</u>	<u>126.3193</u>	<u>5.337%</u>
<u>2130</u>	<u>Woodland pastures</u>	<u>17.2319</u>	<u>0.728%</u>
<u>2150</u>	<u>Field crops</u>	<u>23.3098</u>	<u>0.985%</u>
<u>2210</u>	<u>Citrus groves</u>	<u>405.7462</u>	<u>17.143%</u>
<u>2430</u>	<u>Ornamentals</u>	<u>0.6710</u>	<u>0.028%</u>
<u>3100</u>	<u>Herbaceous Upland Nonforested</u>	<u>125.8634</u>	<u>5.318%</u>
<u>3300</u>	<u>Mixed Upland Nonforested</u>	<u>200.2551</u>	<u>8.461%</u>
<u>4200</u>	<u>Upland Hardwood Forest</u>	<u>8.7772</u>	<u>0.371%</u>
<u>4340</u>	<u>Upland mixed coniferous/hardwood</u>	<u>72.7684</u>	<u>3.074%</u>
<u>4410</u>	<u>Coniferous pine</u>	<u>150.2215</u>	<u>6.347%</u>
<u>4430</u>	<u>Forest regeneration</u>	<u>163.9841</u>	<u>6.928%</u>
<u>5200</u>	<u>Lakes</u>	<u>0.0485</u>	<u>0.002%</u>
<u>5300</u>	<u>Reservoirs</u>	<u>17.2315</u>	<u>0.728%</u>
<u>6170</u>	<u>Mixed wetland hardwoods</u>	<u>20.0335</u>	<u>0.846%</u>
<u>6210</u>	<u>Cypress</u>	<u>7.0190</u>	<u>0.297%</u>
<u>6300</u>	<u>Wetland Forested Mixed</u>	<u>89.5607</u>	<u>3.784%</u>
<u>6410</u>	<u>Freshwater marshes</u>	<u>219.2805</u>	<u>9.264%</u>
<u>6430</u>	<u>Wet prairies</u>	<u>18.8743</u>	<u>0.797%</u>
<u>6440</u>	<u>Emergent aquatic vegetation</u>	<u>23.8118</u>	<u>1.006%</u>
<u>6460</u>	<u>Mixed scrub-shrub wetland</u>	<u>92.1100</u>	<u>3.892%</u>
<u>7400</u>	<u>Disturbed land</u>	<u>0.0871</u>	<u>0.004%</u>
<u>8310</u>	<u>Electrical power facilities</u>	<u>0.7171</u>	<u>0.030%</u>

<u>8340</u>	<u>Sewage treatment plants</u>	<u>0.0485</u>	<u>0.002%</u>
-	<u>TOTAL</u>	<u>2366.892</u> <u>1</u>	<u>100.000</u> <u>%</u>

**Notes:** \*FLUCCS = Florida Land Use, Cover and Forms Classification System

Source: St. Johns River Water Management District's GIS Land Use and Land Cover 2004-2005 District Wide Data.

## C. ANALYSIS

### 1. Rivers, bays and lakes

As previously mentioned, Lake Illinois and a few small unnamed lakes are within the Town limits. Additionally, the Town is adjacent to Little Lake Harris. While most of these lakes are maintained by the State and County agencies, the Town will continue efforts to inform lakefront property owners about water quality and protection measures in and/or adjacent to Howey-in-the-Hills. The Town will enforce appropriate codes on lakefront areas that are in the Town's jurisdiction.

To protect lakefronts from the encroachment of development, the Town has established a shoreline protection and lakefront littoral zone. Only passive recreational activities are permitted within the lakeshore protection zone. The Town will continue to ensure that no other construction activity will encroach into the lakeshore protection zone.

The residents of Howey-in-the-Hills see the lakes as a critical element of their quality of life and understand the importance of preserving and maintaining the lakes' water quality. The Town shall continue to support initiatives to improve and protect the lakes in the Howey-in-the-Hills area.

### 2. Floodplains

To protect the floodplain area, the Town requires applicants for development and redevelopment projects to position structures and impervious surfaces to areas outside of the flood zone to the extent possible. Manufacturing, commercial, and office land uses are prohibited from encroaching the uplands of the 100-year flood zone, with the exception to 100% permeable surface parking areas designed for seasonal or occasional overflow demands. The Town has additional flood plain protection measures established in the Land Development Regulations.

While there are areas with FEMA Flood Zone designations 'AE' and 'A', the Town knows of no flood prone (low lying areas) in the areas around the local lakes.

### 3. Minerals

As previously mentioned, there are three commercially valuable minerals utilized in Lake County: sand, clay and peat. A large amount of fill dirt is also removed. The Town anticipates that these commercially valuable minerals will continue to be extracted in various parts of the County during the short range and long-range planning period. In the event of mineral extraction within the Town, the Town will ensure that all Federal, State and County regulations shall be followed.

### 4. Soil Erosion

There are no areas known to have soil erosion problems and no great elevation differences exist in Town. To prevent both soil erosion and sedimentation, the Town requires a soil erosion and sedimentation control plan whenever a development will involve any clearing, grading, or other form of distributing land by movement of earth, provided that any one of the following applies:

- Excavation, fill, or any combination thereof will exceed 500 cubic yards.
- Fill will exceed 3 feet in vertical depth at its deepest point as measured from the natural ground surface.
- Excavation will exceed 4 feet in vertical depth at its deepest point as measured from the natural ground surface.
- Excavation, fill, or any combination thereof will exceed an area of 1,000 square feet.
- Plant and/or tree cover is to be removed from an area exceeding 1,000 square feet on any parcel of land: or
- Whenever excavation or fill is proposed within 100 feet of a stream, stream channel, or body of water, a soil erosion and sedimentation control plan shall be provided.

In addition to the standards listed above, the Town has established additional erosion control measures in the Land Development Regulations.

### 5. Environmentally Sensitive Lands

Environmentally sensitive lands, fisheries, wildlife, marine habitats and vegetative communities including forests. As previously stated, the Town has identified about ~~518~~ **530** acres of conservation lands on the *Future Land Use Map*. These are environmentally sensitive lands with natural resources that the Town shall continue to protect and conserve. In addition, the Town considers the lakes in the area as natural resources and as such, the Town shall use its full authority and the cooperation of other governmental agencies to protect, maintain, and enhance the water quality of these lakes.



Species such as indigo, coral, and rattlesnakes; doves, quail, osprey, woodpeckers and other birds; squirrels, raccoons, rabbits, otters, pileated and other woodpeckers, and owls, are seen in the Town.

No attempt has been made to instigate identification of rare or unique plants and animals or vegetative communities. It is hoped that as a result of public participation in this *Plan*, that additional information and efforts will result.

~~No endangered, threatened species or those of special concern are known to be in the Town. One active eagles nest has been identified and buffer zones will be designated around the nest should any development proposals arise in that area.~~

The Town shall continue to require that no development other than water-related passive recreation or conservation facilities will be allowed in the wetland areas of Town.

## **6. Air**

Overall, the air quality in Howey-in-the-Hills, a small community with no point source problems, is good. The Town will continue to review the air quality plans of Lake County on a regular basis to monitor the air quality standards in the Howey-in-the-Hills area.

## **7. Water**

~~The most recent FDEP Community Public Water System Sanitary Survey Report identified no significant deficiencies at either of the Town's water plants. The three minor housekeeping issues identified were promptly corrected. The Town has no known issues with water quantity. The Town has experienced some issues related to water quality caused by dead end water lines, and the Town has initiated a program of hydrant flushing to address those issues. The Town is in the process of replacing the north water treatment plant with a new facility supported by two new production wells. When complete the new plant will provide adequate water to support planned development and stabilize water pressures in the northern portion of Town. Improvements to the south water treatment plant have also been made and the Town now has a capital improvements program for updating the water system.~~

## **8. Sinkholes**

As previously stated, the Town is in an area with no major sinkhole problems; one small sinkhole occurred in 1998. When a sinkhole develops, the Town shall implement proper planning and engineering strategies to repair or alleviate damages needed to reduce adverse environmental impacts.

## 9. Wellfield Protection Areas

The Town shall continue to restrict development (except facilities related to the public water system) from occurring within a 150-foot radius of any public wells. No septic tanks, sanitary sewer facilities, or solid waste or disposal facilities shall be permitted within a 200-foot radius of any existing or proposed public well. The Town shall also maintain a 500-foot radius wellhead protection area within which manufacturing or light industrial uses are prohibited. Land use restrictions within the wellhead protection area are established in the Town's Land Development Regulations.

## 10. Hazardous Waste

Hazardous waste is discussed in the *Public Facilities Element*. Solid waste disposal is achieved through franchise agreements with ~~one~~the solid waste hauler. Hazardous waste is regulated by State and local rules. The Town shall provide education to its residents and businesses on the importance of proper handling of hazardous wastes, especially in relation to protecting natural resources.

## 11. Water requirements

As previously mentioned, the Town's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands. The system has enough capacity to support the population demand during the planning period of this *Comprehensive Plan*. ~~However, there are significant reliability and redundancy issues that require upgrades to existing facilities and construction of additional facilities.~~

## 12. Coordination

The Town shall work independently and with Lake County to educate and enforce lakefront regulations in order to protect the water quality. Howey-in-the-Hills will also work independently as well as with Lake County to preserve some of the natural environment along the lakes as a habitat for native species.

## D. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

**GOAL 1:** Conserve, protect and effectively manage natural resources within the Town of Howey-in-the-Hills, particularly environmentally sensitive lands that include Little Lake Harris, Lake Illinois, all wetlands, groundwater quality, and scarce vegetative communities.

**OBJECTIVE 1.1:** *Protect Air Quality.* Protect Air Quality within the Town of Howey-in-the-Hills by complying with or exceeding air standards established by the Florida Department of Environmental Protection and the United States Environmental Protection Agency.

**POLICY 1.1.1:** *Commercial and Industrial Land use Designations.* The Town shall promote land use activities which are conducive to maintaining existing air quality by defining permitted or non-permitted uses within commercial and industrial land use designations. ~~The Future Land Use Map shall not allocate any land for use by manufacturing activities.~~

**POLICY 1.1.2:** *Coordinate with Lake County and Neighboring Local Governments.* The Town shall coordinate with Lake County and other neighboring local governments to assure that land use controls applicable to adjacent areas promote land uses which shall not adversely impact air quality within the Town. The Town shall encourage these jurisdictions to consider the affects of prevailing wind directions on the location of manufacturing or commercial developments occurring adjacent to the Town, with emphasis to avoid locating any pollution-generating activities to the south, west, or north side of the Town.

**POLICY 1.1.3:** *Automobile Emission Pollution.* The Town shall continue to reduce the potential for automobile emission pollution by:

1. Requiring vegetative buffers strips, walls and/or berms between roadways and new developments.
2. Establishing additional bike paths/walkways to promote the reduction in use of automobiles; and
3. ~~Promote Planned Unit Development/Mixed Use type of land use, where feasible.~~

**POLICY 1.1.4:** *Prohibition of New Industries.* The Town shall continue to prohibit new industries in the Town which might have adverse impacts on air quality.

**POLICY 1.1.5:**        ***Open Burning.*** The Town shall discourage open burning due to its adverse impacts on air quality.

**POLICY 1.1.6:**        ***Alternative Energy Resources.*** The Town shall encourage the use of alternative energy resources that do not degrade air quality.

**OBJECTIVE 1.2:**        ***Protect Water Quality of Surface and Ground Waters.*** Protect the quality of surface and ground water by controlling existing and potential sources of contaminants and by coordinating the Federal, State and County entities having jurisdictional authority over these water sources.

**POLICY 1.2.1:**        ***Restricting Manufacturing Uses.*** The *Future Land Use Element* shall not allocate any Manufacturing land use activities adjacent to lake front areas or within high recharge groundwater aquifer areas that generate pollutants that may adversely impact the quality of surface and ground waters. The guidelines established in the Town's Land Development Regulations regarding manufacturing uses permitted within non-residential districts shall serve as a guide to monitor the type and intensity of such uses in the Town.

**POLICY 1.2.2:**        ***Proposed Commercial Developments.*** During the development review process, the Town shall require applicants of proposed commercial developments to provide evidence that all appropriate operating permits have been issued by State regulatory agencies, particularly for commercial activities, such as gasoline stations, using on-site storage facilities for chemical or hazardous materials and wastes.

**POLICY 1.2.3:**        ***Shoreline Protection and Lakefront Littoral Zones.*** Development occurring adjacent to lake shoreline or wetland areas shall prepare a design and management plan prior to the construction of the on-site improvements. This plan shall include and comply with the following guidelines:

- a.    ***Preserve Native Vegetation.*** Only native vegetation shall be maintained within the shoreline and lakefront littorals zone.
- b.    ***Shoreline Management Plan.*** Require a shoreline management plan that describes procedures to assure minimal impacts to water quality and shoreline erosion. Where deemed necessary, silt screening shall be implemented to retain alluvial sediments carried by runoff stormwater or wave action.

- c. ***Protection of Littoral Zone.*** Applicants of new development or redevelopment shall include the following with the site plan and development application:
1. Include typical cross sections of the surface water management system showing 100 Year Water Mark elevation and the 3-foot contour (i.e., below average elevation), which ever is greater.
  2. Specify what vegetation will be removed or planted in the littoral zone within the proposed development plan, including the extent, method, type and timing of any planting to be provided.
  3. Provide a description of any management procedures to be followed in order to assure the continued viability and health of the lakefront littoral zone. The lakefront littoral zone as established should consist entirely of native vegetation and should be maintained permanently as part of the water management system. As a minimum, 10 square feet of vegetated lakefront littoral zone per linear foot of lake shoreline is required as part of the surface water management system.
- d. ***Limiting Development.*** Limit development within the lakefront littoral zone to water-dependent structures such as docks and piers.
- e. ***Class III Waters Protection.*** Class III Waters (i.e., waterbodies which currently support recreation and foster maintenance of fish and aquatic wildlife). All lakes within or adjacent to the Town are Class III waters. These waters shall be protected through the following activities:
1. Dredging activities shall be limited to Florida Department of Environmental Protection (FDEP) approved dredging.
  2. Ensure good water quality by coordinating with the FDEP, Florida Department of Natural Resources (FDNR), and the St. Johns River Water Management District in monitoring the quality of stormwater run-off and all discharge. The Town shall notify the appropriate

agency with jurisdiction as potential issues or problems are identified by the Town.

3. Limit the use of Class III waters to water dependent activities that are not contrary to the public interest and satisfy a community need.
- f. ***Require Wetland Buffer Zones.*** In order to protect the quality and quantity of surface waters and provide habitat for semi-aquatic or water-dependent terrestrial species of wildlife, buffer zones shall be provided landward of all wetlands as outlined below.
  1. No development of disturbance of area is permitted within 25 feet of a designated wetland area. These areas shall be marked with appropriate signage as conservation areas.
  2. No building or impervious surface area (except for wet retention areas) is permitted within 50 feet of a designated wetland area.

Uniform buffer area standards shall be consistent with criteria and requirements stipulated in Policy 1.2.6,

- g. ***Shoreline Protection Zone.*** To protect the lake front areas from the encroachment of development, a shoreline protection zone shall be delineated. There shall be no disturbance within 50 feet of the landward extent of wetlands as set forth in Rule 62-340, except for pilings for docks or piers. There shall be no buildings, pools, ponds, or other structures in this protection zone. There shall be no septic tanks within 75 feet of the landward extent of wetlands as set forth in Rule 62-340. All development shall be subject to the building setback requirements regarding the shoreline protection zone established in the Town's Land Development Regulations.

**POLICY 1.2.4:** ***Designation of Wetlands.*** The Town shall designate all wetlands within the Town as Conservation within the *Future Land Use Element* and on the *Future Land Use Map*.

**POLICY 1.2.5:**      ***Limiting Development within Wetland Areas.*** The Town shall limit development within all wetland areas to land uses supporting conservation facilities and water-related passive recreation activities.

**POLICY 1.2.6:** ***Sites under Construction Requirement.*** To protect water quality within lakes, the Town shall require sites under construction to provide measures to retard, impede, and treat surface water runoff, consistent with water quality level of service standards established in the *Public Facilities Element*.

**OBJECTIVE 1.3:**      ***Protect the Quantity of Surface and Ground Water.*** Protect the quantity of surface and ground water through preservation of permeable surface and through promotion of conservation activities affecting the consumption of potable water.

**POLICY 1.3.1:**      ***Avoid Reduction of Recharge Volumes Entering Ground Water Supplies.*** The Town shall avoid reduction of recharge volumes entering ground water supplies through the following governmental actions:

- a.    The *Future Land Use Element* and the *Future Land Use Map* shall promote land use activities and development densities which are compatible to high recharge potential percolation rates.
- b.    The *Public Facilities Element* shall promote recharge and discourage runoff.
- c.    Promote the application of permeable parking lot surfaces for commercial developments proposed within high recharge areas.

**POLICY 1.3.2:**      ***State Grant Funds for Infrastructure Needs.*** The Town shall continue to research available State grant funds applicable for infrastructure needs/feasibility studies for local governments. ~~In the event~~ **Where** a wastewater system is installed, then the Town shall evaluate the merits of a wastewater reclamation program to reduce potable water consumption associated with lawn and landscaping irrigation.

**POLICY 1.3.3:**      ***Compliance with Water Management District Consumptive Use Permit.*** The Town shall not exceed maximum allowable rates of water consumption issued by the St. Johns River Water Management District for ground water withdrawal from municipal wells. The Town shall comply with maximum allowable rates

specified within the Water Management District's *Consumptive Use Permit*.

**POLICY 1.3.4:** *Cooperation with Water Management District Emergency Water Plan.* The Town shall cooperate with the St. Johns River Water Management District (SJRWMD) in the enforcement of the provisions of the Water Management District's emergency water shortage plans, and in the implementation of the appropriate groundwater conservation and protection programs outlined in the Regional Water Supply Plan of the SJRWMD. [9J-5.013(2)(c)(4), F.A.C.]

**POLICY 1.3.5:** *Promote Conservation of Water.* To conserve potable ground water sources and to accomplish reasonable reductions in water consumption, the Town shall undertake the following activities:

- a. The Town shall notify the St. Johns River Water Management District of the presence of any abandoned free-following artesian wells identified within its municipal jurisdiction.
- b. ~~The Town shall require new developments to use non-potable water for irrigation where such non-potable water sources are available. A distribution system for nonpotable water (i.e., stormwater, surface water, and reclaimed water) shall be installed throughout concurrent with development for all land uses within the project (i.e., residential and nonresidential). The nonpotable distribution system shall be developed in parallel to the potable water system and maintained for utilization when sufficient quantities of stormwater, surface water, or reclaimed water are available for irrigation. Irrigation systems installed in a development shall be designed to accept nonpotable water.~~
- c. ~~The Town shall require low volume plumbing fixtures in all new construction.~~
- d. c The Town shall routinely evaluate the performance of its water distribution system to determine if excessive leakage is occurring. In addition, the well pump water meters shall be monitored on a quarterly basis to assure proper operation and recording. The Town shall schedule repairs to any identified damage or deficiency in the distribution system based on the extent of damage, urgency to correct the problem, and availability of necessary funds. Any improvement qualifying



as a capital improvement and not deemed to represent an emergency shall be included within the *Capital Improvement Program*.

- e. d** The Town shall require new development to use and/or preserve native or drought-resistant vegetation for landscaping to the greatest reasonable extent.

**POLICY 1.3.6:** *Preservation of Permeable Surface.* The *Future Land Use Element* and the *Future Land Use Map* shall establish land use types and densities which are compatible to the preservation of permeable ground surface areas. Impervious surface ratios shall be based on open space requirements established by the Town, which in turn shall be consistent with hydrogeological and soil characteristics controlling development densities. The *Future Land Use Element* shall include open space requirements and impervious surface ratios for all land use categories consistent with the following guidelines:

	Minimum open space requirements
Rural Lifestyle	50%
Low Density Residential	2 dwelling units per acre
Medium Density Residential	25%
Town Center Mixed Use	25%
Village Mixed Use	25%
Neighborhood Commercial	0.50 floor area ratio; 70% max. impervious surface coverage
Light Industrial	70% max. impervious surface coverage; .6 FAR
Institutional	25%
Recreation	Max. 30% impervious surface coverage
Conservation	No buildings except boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies.
Public/Utilities	0.25 FAR; max. impervious surface coverage of 50%

The open space definition and standards established in Policy 1.14.1 of this *Element* shall also be enforced by the Town.

**POLICY 1.3.7:**      ***Water Supply Facilities Plan.*** Howey-in-the-Hills' *Water Supply Facilities Work Plan (Work Plan)* shall assess existing and projected water sources and needs for at least a 10-year planning period and consider the *Regional Water Supply Plan* of the St. Johns River Water Management District. The *Work Plan* will also identify traditional and alternative water supply sources, including water conservation efforts, which the Town may use to reduce or satisfy existing and projected water demands.

**POLICY 1.3.8:**      ***Water Conservation and Work Plan.*** The Town will continue to implement the water conservation efforts identified in the *Work Plan*. These efforts will include concentrating on outreach and education as well as irrigation system modifications and indoor plumbing retrofits.

**OBJECTIVE 1.4:**      ***Conserve and Protect Native Vegetative Communities.*** To establish performance criteria designed to protect and retain major vegetative communities and aquatic habitats, including Sandhill communities, and Wetlands. To preserve sufficient natural upland habitat of each community type and wetlands to maintain viable populations of all native plant and animal species.

**POLICY 1.4.1:**      ***Alteration or Clearing of Native Habitat.*** Activities which require the alteration or clearing of native habitat of designated species shall be surveyed for occurrences of designated species by qualified ecologists prior to the issuance of a development permit.

**POLICY 1.4.2:**      ***Management Plans and Land Dedication.*** Development activities which have adverse effect upon a designated species shall require mitigation or shall not be permitted. Where viable habitat for designated species occur on a site, management plans and incentives to dedicate lands for conservation shall be encouraged.

**POLICY 1.4.3:**      ***Restriction of Development Activities.*** All development activities shall be prohibited within the preservation areas established in Policy 1.4.2 except for recreational and educational uses. A sufficient number of preservation/conservation areas of appropriate size and location shall be identified and maintained by the Town or other entity to guarantee protection of viable populations of all native plant and animal species.

**POLICY 1.4.4:** *Priority of Preservation or Conservation Areas.* Priority for preservation/conservation areas shall be placed on the following areas:

- a. ***Shoreline.*** The area at the water line and landward at least 25 feet shall be preserved as natural areas for protection of plants, animals, and other wildlife as well as water quality.
- b. ***Upland Vegetative Communities, Wildlife Habitats, and Protection of Endangered and Threatened Flora and Fauna Species.*** These natural resources and species shall be protected through the following activities:
  1. Upland vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) for which the Town or State agency deems environmentally significant shall be protected from adverse impacts associated with development. Upland areas identified within the *Conservation Element* as essential breeding, feeding or habitat sites for endangered or threatened flora or fauna creatures shall be protected.
  - i. ***Conservation Designation.*** Important upland habitat may be designated as conservation under the following circumstances:
    1. The site is owned by a government body or agency:
    2. The site is programmed for purchase by a government agency within the first three years of the *Five-Year Schedule of Capital Improvements*.
    3. The site is designated as conservation through the development review process.

A habitat management plan will not be required unless proposed development within the site designated as conservation intends to remove or displace an active nesting or breeding area on an endangered or threatened specie or will remove or eradicate a living endangered or threatened plant.

- ii. **Undesignated Sites with Endangered or Threatened Species.** Any areas identified within the *Conservation Element* as refuge, breeding, feeding, or habitat areas of endangered or threatened species shall be subject to the following activities:
  - 1. An applicant for development of any kind shall prepare a Critical Habitat Management Plan prepared by a professional biologist, ecologist, or other related professional. As a minimum standard this Plan shall analyze the following issues:
    - a. Affected Species.
    - b. Land needs to support continued on-site presence of the species.
    - c. Impacts of proposed development which will disturb the species.
    - d. Recommended management plans and measures necessary to protect the subject species.
    - e. Cost to implement the recommended management plan.

The Town reserves the right to have a State agency review the Critical Habitat Management Plan and provide a response. The adequacy of the study shall be determined by the Town. The final development plan shall conform to recommendations determined within the study.

- iii. **Tree Protection Ordinance.** The Town's Tree ~~and Native Vegetation~~ Protection Ordinance shall be used in managing and protecting the impacts of development on major vegetative communities and aquatic habitats. These regulations shall mandate fair and equitable restoration and/or compensatory mitigative measures in order to compensate for loss of vegetation and to enhance stabilization of fragile slopes and/or lake shorelines.

**OBJECTIVE 1.5:** *Conserve, Appropriately Use and Protect Fisheries.* Conserve appropriately use and project fisheries indigenous to Little Lake Harris.

**POLICY 1.5.1:**      ***Manage Impacts of Development on Fisheries.*** The Town shall promote land use activities within the *Future Land Use Element* and designated on the *Future Land Use Map* which are compatible with preservation of fisheries within Little Lake Harris. The Town shall prohibit any land use which shall detrimentally affect water quality or water temperature within Little Lake Harris.

**POLICY 1.5.2:**      ***Assist Federal and State Agencies in the Maintenance of Fish Populations.*** The Town shall coordinate with and assist Federal and State environmental and wildlife preservation agencies to protect fish populations within Little Lake Harris and to promote environmental management activities which enhance fish propagation through natural processes or by managed fish restocking.

**POLICY 1.5.3:**      ***Aquatic Weed Control.*** The Town shall coordinate with the Lake County Water Authority to control any aquatic weed, algae blooms, or other aquatic plant proliferation occurring within Little Lake Harris.

**OBJECTIVE 1.6:**      ***Conserve Wildlife and Wildlife Habitats.*** Conserve and Protect Wildlife and Wildlife Habitats through the management of growth and development within the Town, and through coordination with Lake County and State agencies involved in wildlife management.

**POLICY 1.6.1:**      ***Manage Impacts of Development on Wildlife Habitats.*** The Town shall restrict development activities known to adversely impact endangered, threatened, or rare wildlife and wildlife habitats of special concern as defined by the Florida Fish and Wildlife Commission (FFWC) and/or Florida Department of Environmental Protection (FDEP).

**POLICY 1.6.2:**      ***Coordinate with the State and Regional Agencies to Promote Preservation of Wildlife and Wildlife Habitats.*** The Town shall notify the Florida Department of Agriculture and Consumer Affairs to any significant clusters of endangered or threatened plant (fauna) species occurring within its jurisdiction. The Town shall notify the FFWC and/or FDEP in the presence of any roosting, nesting, or frequented habitat areas for endangered or threatened wildlife occurring within its jurisdiction.

**OBJECTIVE 1.7:**      ***Protection of Soils, Minerals, and Environmentally Sensitive Lands.*** Conserve, appropriately use, and protect soils, minerals, environmentally sensitive lands and native vegetative communities.

**POLICY 1.7.1:**     ***Soil Erosion and Sedimentation Control.*** To prevent both soil erosion and sedimentation, the Town shall require a soil erosion and sedimentation control plan whenever a development will involve any clearing, grading, or other form of distributing land by movement of earth, provided that any one of the following applies:

- Excavation, fill, or any combination thereof will exceed 500 cubic yards.
- Fill will exceed 3 feet in vertical depth at its deepest point as measured from the natural ground surface.
- Excavation will exceed 4 feet in vertical depth at its deepest point as measured from the natural ground surface.
- Excavation, fill, or any combination thereof will exceed an area of 1,000 square feet.
- Plant and/or tree cover is to be removed from an area exceeding 1,000 square feet on any parcel of land: or
- Whenever excavation or fill is proposed within 100 feet of a stream, stream channel, or body of water, a soil erosion and sedimentation control plan shall be provided.

In addition to the standards listed above, all development and redevelopment projects involving land clearing shall comply with additional erosion control measures set forth in the Land Development Regulations.

**POLICY 1.7.2:**     ***Tree ~~and Native Vegetation~~ Protection Ordinance.*** The *Tree ~~and Native Vegetation~~ Protection Ordinance* shall be applicable to all clearing and grading activities in Town. Developers shall be required to take precautionary measures, where necessary, to avert destruction or damage to native vegetation and existing trees.

**POLICY 1.7.3:**     ***Coordination with the U.S. Soil Conservation District.*** The Town shall notify the local office of the U.S. Soil Conservation Service of any soil erosion problems that may occur within the Town's jurisdiction.

**POLICY 1.7.4:**     ***Regulation of Mining Activities.*** No mining activities shall be permitted within the Town and discouraged in any neighboring area.

**OBJECTIVE 1.8:**            *Protection of Conservation, Floodplain, and Wetland Areas.* The Town shall protect identified conservation, floodplains and wetland areas by implementing the following policies.

**POLICY 1.8.1:**            *Designation of Environmentally Sensitive Areas.* The *Future Land Use Element* shall designate all wetlands, sink holes, floodplains, and surface waters as Conservation; the Town may designate significant high recharge areas, and undisturbed natural vegetative communities as Conservation depending on the necessity to protect such areas under this designation. The *Future Land Use Map Series* shall illustrate areas designated as Conservation. The precise delineation of each area must be through specific studies and field determination.

**POLICY 1.8.2:**            *Permitted Buildings in Conservation Areas.* No buildings shall be permitted in areas designated for Conservation on the *Future Land Use Map* except for boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies.

**POLICY 1.8.3:**            *Additional Wetlands Protection.* The Town shall continue to ensure that:

- a) development plans for new development identify the location and extent of wetlands located on the property;
- b) development plans provide measures to assure that predevelopment flows and quality of water will be provided to maintain wetlands after development; and,
- c) where alteration of wetlands is necessary in order to allow reasonable use of property it should be clearly in the public interest and there is no practical alternative which reduces or avoids impacts to wetlands. Mitigation shall only be a last resort action to be used only after other measures such as reconfiguring of the development to avoid sensitive areas, reduction of density, etc. have been considered and shown not to be feasible. There shall be no net loss of sensitive lands. Any mitigation shall avoid impact to ecologically valuable uplands.

**POLICY 1.8.4:**            *Minimizing Fill within Floodplain.* The Town shall ensure that flood control measures for new development minimize fill within the floodplain area defined within the Town's *Floodplain Protection Ordinance*. Where no alternative fill exists, compensatory storage

for such fill should be provided through excavation of a volume of uplands equivalent to the loss of storage within the defined floodplain caused by the placement of fill.

**POLICY 1.8.5:** ***Floodplain Mitigation.*** Development within the 100 Year Floodplain shall provide necessary mitigation to maintain the natural stormwater flow regime. The 100 Year Floodplain Zone shall be delineated within the *Future Land Use Map Series*. The boundary of the 100 Year Floodplain Zone shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency. Mitigation shall occur through the following activities:

- a. ***Prohibited Land Uses and Activities.*** Storing or processing materials that would, in the event of a 100 Year Storm, be buoyant, flammable, explosive, or potentially injurious to human, animal or plant life is prohibited. Material or equipment immune to substantial damage by flooding may be stored if securely anchored to prevent flotation or if readily removable from the area upon receipt of a flood warning. Manufacturing land uses shall be prohibited from encroaching the 100 Year Floodplain Zone.
- b. ***Minimum Floor Height Elevation.*** All new construction and substantial improvements of existing construction must have the first-floor elevation for all enclosed areas at eighteen inches above the 100 year flood elevation.
- c. ***Construction Materials and Methods.*** All new construction and substantial improvements of existing construction shall be constructed with materials and utility equipment resistant to flood damage and using methods and practices that will minimize flood damage and prevent the pollution of surface waters during a 100 year flood event.
- d. ***Service Facilities and Utilities.*** Electrical heating, ventilation, plumbing, air conditioning, and other service facilities shall be designed or located to prevent water from entering or accumulating within the components during a base flood. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate both infiltration of flood water into the systems and discharges for the systems into flood waters.



- e. ***Residential Subdivision Plans and Design.*** Plans and designs for subdivisions shall minimize potential flood damage by locating recreation and conservation uses, if included in the plans, to areas within the Flood Zone, reserving as much land as possible outside the flood zone for other land uses. Flood zones shall be identified on all final development plans submitted to the Town.
- f. ***Stormwater Facilities.*** The Town shall require development to have drainage facilities in place and functioning concurrent with the impacts of development, as stipulated by deadlines established within the Concurrency Management System. Such drainage facilities shall be designed to comply with the Town's established level of service standard. Developers shall be required to install all necessary drainage facilities necessary to maintain the natural flow regime of the 100-year floodplain, consistent with level of service standards.

**POLICY 1.8.6:** ***Incompatible Land Uses.*** The Town shall ensure that future land uses that are incompatible with the protection and conservation of wetlands are directed away from wetlands.

**POLICY 1.8.7:** ***Legal Agreement.*** Newly created mitigated areas, preservation or conservation areas as a part of a development shall be identified in a legal agreement which ensures their protection and maintenance in perpetuity. These areas shall be depicted on the *Future Land Use Map* as Conservation lands.

**OBJECTIVE 1.9:** ***Hazardous Waste.*** Manage the use and disposal of hazardous wastes to protect natural resources and public health and safety.

**POLICY 1.9.1:** ***Collection and Disposal of Hazardous Waste.*** The Town shall cooperate with the County, State and Federal Government in the collection and disposal of hazardous waste.

**POLICY 1.9.2:** ***Protect Natural Ecological Systems and Resources.*** The Town shall continue to enforce land development regulations which incorporate development restrictions directed toward preserving natural ecological systems and resources.

**POLICY 1.9.3:** ***Assist Lake County Hazardous Waste Management Program.*** The Town shall assist Lake County in the monitoring and management of hazardous waste generators within Howey-in-the-Hills by

coordinating with the Lake County Department of Environmental Utilities to notify County staff about new commercial developments that may use or generate hazardous waste. The Town shall also notify the County of the presence of any disposed, buried, or stored wastes or material for which the volatility and chemical contents thereof are unknown.

**OBJECTIVE 1.10: *Conservation of Historically Significant Sites.*** Conserve historically significant sites to maintain the historical character of the Town.

**POLICY 1.10.1:** *Promote the Identification of Historically Significant Sites.* The Town shall coordinate with the State Division of Historic Resources in continuing to identify, protect, analyze, and explain the Town's historically significant sites. Such efforts shall include determination of their worth and vulnerability, as well as determination of specific applicable preservation management policies.

**POLICY 1.10.2:** *Preservation of Historic, Archaeological, and Cultural Resources.* The Town shall prohibit activities that depreciate or eliminate the historical value of sites registered on State or Federal historic files. Activities deemed adverse to the preservation of historic sites shall include:

- a. Demolition or alteration of all or part of such sites.
- b. Isolation from, or alteration of the associated environment.
- c. Placement of visual, audible, or atmospheric elements that foster discordance with the character of the property.
- d. Transfer or sale of a registered historical site without adequate contractual written agreement to maintain and preserve the historical character of the structure.
- e. Removal or placement of native vegetation shall be subject to restrictions and requirements stated within the Town's *Tree and Native Vegetation Protection Ordinance*.

**POLICY 1.10.3:** *Registration of Locally Historic Sites.* The Town shall promote and support local efforts, including those fostered by the Lake County Historical Society, to effectively pursue registration of historically significant sites under Federal and State certified historical master files.

**POLICY 1.10.4:** *Florida Master Site File.* The Town shall use the *Florida Master Site File* as a resource to identify archeological resources and historically significant structures.

**OBJECTIVE 1.11:** *Implementation and Evaluation of Conservation Activities.* Conservation activities shall be evaluated and implemented according to the following policies:

**POLICY 1.11.1:** *Conservation Activities and Capital Improvements.* Conservation activities involving the purchase of land or the expenditure of funds qualifying as a capital improvement as defined within the *Capital Improvement Element*, shall be scheduled and budgeted within the *Five-Year Capital Improvement Program and Schedule*.

**POLICY 1.11.2:** *Evaluating Conservation Activities.* The Town shall periodically review conservation goals, objectives and policies supported in the *Conservation Element* of this *Comprehensive Plan* to measure the effectiveness of the Town's conservation activities. Deficiencies identified within the evaluation process shall be analyzed to determine ameliorative measures necessary for correction.

**OBJECTIVE 1.12:** *Intergovernmental Coordination Activities for the Conservation of Natural Resources.* Manage natural resources and conservation issues transcending the Town's jurisdictional area or constituting an issue of regional nature through intergovernmental coordination.

**POLICY 1.12.1:** *Intergovernmental Coordination.* The Town shall coordinate with Federal, State, and Lake County agencies to manage natural resources and conservation activities and identify and regulate wetland areas, floodplains, environmentally sensitive lands, conservation areas, and unique native habitats in Town. Such management activities shall engage, but not be limited to participation in technical review activities; ensuring public facilities are readily available to serve proposed developments; or attending public meetings regarding environmental issues that will have a direct or adverse impact to the Town.

**POLICY 1.12.2:** *Coordination with the East Central Florida Regional Planning Council.* The Town shall coordinate with the East Central Florida Regional Planning Council in preparing amendments to the Town's *Comprehensive Plan* and to review any development of regional impact (DRI) studies associated with any development within the Town, or for DRI projects impacting natural resources or conservation activities within Howey-in-the-Hills.

**OBJECTIVE 1.13: *Reducing Energy Requirements.*** Enhancing conservation and efficiency measures to reduce energy requirements shall be practiced.

**POLICY 1.13.1: *Energy Conservation Measures.*** The Town shall conduct energy audits, monitor energy use and implement cost-effective energy conservation measures in all public buildings.

**POLICY 1.13.2: *Promote the Use of Energy Saving.*** The Town shall continue to reduce levels of all air-conditioning, heating and lighting systems during non-business hours and promote the use of energy saving features in all government buildings.

**POLICY 1.13.3: *Energy Efficient Construction and Operation.*** Local codes and ordinances shall be structured to permit handicap implementation of energy efficient construction and operation.

**OBJECTIVE 1.14: *Redefining Open Spaces.*** To redefine and provide a more specific definition of open spaces and ensure that adequate uplands are preserved for the residents and guests of Howey-in-the-Hills to enjoy.

**POLICY 1.14.1: *Definition of Open Space.*** The Town hereby adopts the following definition for open spaces:

***Open Space:*** Open space is figured on the Gross Land Area. No greater than ~~50%~~ 25% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

Densities shall be determined by the Net Land Area. The Net Land Area is figured by taking the Gross Land Area (total property less any lakes or water bodies), then subtracting from that any open space requirements, then subtracting from that any remaining unbuildable acreage (remaining wetlands).

**POLICY 1.14.2: *Purchasing Environmentally Sensitive Lands and Uplands.*** To ensure adequate uplands are preserved for the public to enjoy, the Town shall acquire additional open space by purchasing

environmentally sensitive lands and lands adjacent to uplands as practical and feasible.

**Chapter 6 - Rereation and Open Space Element**

<b>Page</b>	<b>Section</b>	<b>Summary of Changes</b>
1	1a	updated parkland acreage from "22.93" to "77.69"
1	1a	removed sentence about only includes upland acreage
1	1a	added sentence about using former landfill for parkland
2	Table 1	updated park name, added Pine Park 2 acres, updated total acreage
2	Table 2	updated level of service (LOS) acreage, park space needed, surplus acreage
2	b	added paragraph about schools in Town limits
3	d	added volleyball courts
4	2	added sentence about private recreation facilities
4	3	removed sentence about 4.5 acres designated for recreation
5	4	revised sentence about sidewalks
5	4	added sentence referencing Table 4 in Transportation Element
5	Table 3	removed this table
8	Table 4	changed to Table 3, update years to "2023-2040"
9	Policy 1.1.1	changed year from "2035" to "2040"
11	Policy 1.1.4	added "and/or service improvements"
11	Policy 1.1.6	removed date, added "enforce minimum standards"
13	Policy 1.4.2	removed Lake Illinois
13	Policy 1.5.1	changed 50% to 25% for max allowable wetlands to be counted as open space
14	Policy 1.6.3	removed last sentence about Park Impact Fee Ordinance

## RECREATION AND OPEN SPACE ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

AMENDED APRIL 22, 2020

**RECREATION AND OPEN SPACE ELEMENT  
TABLE OF CONTENTS**

A.	INTRODUCTION .....	1
1.	PURPOSE .....	1
B.	EXISTING RECREATION SITES .....	1
1.	PUBLIC FACILITIES .....	1
a.	Town Parks and Recreation .....	1
b.	School Board of Lake County.....	2
c.	Libraries .....	3
d.	Lake County .....	3
e.	State of Florida.....	4
2.	PRIVATE FACILITIES .....	4
3.	EXISTING OPEN SPACE .....	4
4.	EXISTING BICYCLE/PEDESTRIAN PATHWAYS .....	5
5.	WATERWAYS.....	6
C.	ANALYSIS.....	6
D.	GOALS, OBJECTIVES AND IMPLEMENTING POLICIES .....	9

**LIST OF TABLES**

TABLE 1:	HOWEY-IN-THE-HILLS PARKS, 2010 .....	2
TABLE 2:	EXISTING LEVELS OF SERVICE FOR PARKS, 2008.....	2
TABLE 3:	<del>EXISTING BICYCLE/PEDESTRIAN PATHWAYS, 2008 .....</del>	<del>5</del>
TABLE 4 <u>3</u> :	HOWEY-IN-THE-HILLS' PROJECTED LEVELS OF SERVICE FOR PARKS, 2010 - 2025 .....	8



## CHAPTER 6 RECREATION AND OPEN SPACE ELEMENT

### A. INTRODUCTION

#### 1. Purpose

The purpose of the *Recreation and Open Space Element* is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public, but which are not inappropriate for the size and physical constraints of the Town.

This *Element* of the *Comprehensive Plan* assesses current opportunities, analyzes future needs and contains goals, objectives and policies that shall be used by the Town to ensure public and private recreation and open space sites available to the public within the Town's boundaries are adequate for the needs of the Town and its citizens, but are not inappropriate for the size and physical constraints of the Town.

### B. EXISTING RECREATION SITES

Long-range recreation and parks systems planning is a vital component of community planning. In order to facilitate the accomplishment of a successful comprehensive parks plan, an inventory of existing recreational facilities and programs must be undertaken. Recreation and open space opportunities in Howey-in-the-Hills and its immediate vicinity are described below.

#### 1. PUBLIC FACILITIES

This section assesses the public facilities in Howey-in-the-Hills and its immediate vicinity.

##### a. Town Parks and Recreation

There are ~~22.93~~ 77.69 acres of parkland in Howey-in-the-Hills. The largest park in Town is the Sarah Maude Nature Preserve, which is about 54 acres of preserve and 17 acres of upland (~~the Town only includes the upland acres in the overall parkland acres~~) and the smallest Town park is Tangerine Point Park at 0.1 acres. Table 1 below features the list of Town parks with their corresponding acreage. There has been discussion about using the former Town landfill for parkland, but site development has not been undertaken yet. When completed the site will add approximately five acres to the park inventory.

**TABLE 1: HOWEY-IN-THE-HILLS PARKS, 2010**

Park	Acreage
Griffin Park	5.5 acres
Sara Maude Nature Preserve	54.4 acres preserve 16.9 upland acres
Blevins Park	0.25 acres
<del>Market</del> Grove Square Park	0.11 acres
Tangerine Point Park	0.1 acres
Central Park	0.43 acres
<u>Pine Park</u>	<u>2.00 acres</u>
<b>TOTAL</b>	<b><del>23.29</del> <u>79.69</u> acres</b>

Source: Town of Howey-in-the-Hills Staff

The Town requires that level of service be met for park space. Table 2 below outlines the requirements for park space.

**TABLE 2: EXISTING LEVELS OF SERVICE FOR PARKS**

Land/Facility	LOS	Adopted LOS	Land/Facilities Needed Based on BEBR Pop. Of <del>1,106</del> <u>1,790</u> as of <del>2015</del> <u>2023</u>	Surplus or Deficiencies <del>2015-2023</del>
Park Space	<del>23.29</del> <u>25.29</u> acres	6.5 acres of park space per 1,000 residents	<del>7.2</del> <u>11.6</u> acres of park space	Surplus of <del>16.09</del> <u>13.69</u> acres

**b. School Board of Lake County**

There are currently three public school facilities located within the Town limits. Three separate schools use two of the facilities; Lake Hills School facility having two separate schools, one for the profoundly disabled children of Lake County and a second school for behaviorally challenged handicapped children. Lake Success Academy located in the old Howey Elementary School facility is used to serve another limited student population. In addition the old Howey Academy facility and a second facility across the street from the Howey Academy facility are used for back office staff functions of the school district. All functions located in Howey serve county-wide services.

The Lake County School District has purchased a 19-acre tract on CR 48 near SR-19 which is currently designated for an elementary school. No timetable has been set for construction of the school as it is not in the current five-year capital facilities plan.

~~Lake Hills School, which serves students with moderate to profound disabilities from Pre-K to the 12<sup>th</sup> grade, is the only public school located in Town.~~ Lake Hills School sits on approximately 17 acres of land along South Lakeshore Drive. The recreational and open space facilities at the school include playground areas and equipment for young school children and varied open spaces between such facilities. The Lake Hills School has sufficient space needed to accommodate ball fields on the site.

There are three Lake County public schools (Astatula Elementary School, Tavares Middle School and Lake Technical Center - Astatula) within 5 miles of Howey-in-the-Hills. Astatula Elementary and Tavares Middle have the typical recreational facilities provided onsite such as ball fields, gymnasiums, outdoor tracks, children playground areas, etc. All these schools can be easily accessed by the Town's residents.

**c. Libraries**

There is a library located in Howey-in-the-Hills, the Marianne Beck Memorial Library located on West Central Avenue next to the Town Hall building. The Town owns and operates the library. The Marianne Beck Memorial Library's card enables residents to tie directly to the Lake County Library System catalog.

There is also a public library in Tavares about 5 miles from Howey-in-the-Hills. It also provides library services to the residents of Howey-in-the-Hills. Although it is not within the Town limits, it is within easy access of all Town's residents.

**d. Lake County**

The County's Parks and Trails Division maintains parks, recreation sites and boat ramps, and natural public lands in the County. There are three dozen parks, preserves and boat ramps dispersed across the County.

The Hickory Point Recreational Waterfront Park, which is about 2 miles northeast of Town, is the closest County operated facility to the Town. Hickory Point premiered in February 1992. With 12 paved boat ramps, including two that can accommodate deep-draft vessels, and ample parking for vehicle and boat trailers, the park offers the basic amenities for all sort of anglers. Along with the boat ramps into Lake Harris, Hickory Point offers a day-use marina (no overnight mooring allowed) with an observation platform and two fishing piers. The park also features a swimming beach, volleyball courts, boardwalks, outdoor picnic areas with barbecue grills, open-field play areas, nature trail, playground, horseshoe pits and a sand volleyball court. The highlight of Hickory Point is its two-story, screened picnic pavilion with first-floor picnic tables and barbecue grills. The second floor

features two screened banquet rooms. The pavilion can accommodate small groups or large gatherings of up to 275 people.

The Lake Jem Park, which is about 8 miles northeast of Town in Tavares, is the second closest County operated facility to the Town. Lake Jem Park offers visitors the opportunity to launch a boat, canoe or kayak into the Beauclair Canal, hike the 1/2-mile nature trail, fish from the banks of the canal or have a family picnic while the children enjoy the playground shaded by huge Live Oaks.

**e. State of Florida**

The Division of Forestry of the Florida Department of Agriculture and Consumer Services does not administer any state forest lands in and/or adjacent to Howey-in-the-Hills.

**2. PRIVATE FACILITIES**

The private sector provides recreation and leisure opportunities that reduce demands for public recreation services. Through its site plan review process the Town can encourage developers to construct pedestrian and bicycle paths linking residential developments with off-site recreational facilities. Private recreation facilities are a requirement of the Village Mixed Use developments.

The Mission Inn Resort and Country Club, which is located partially within the Town, provides a world class golf course, tennis and a state-of-the-art fitness center for its members and guests.

Other for-profit sites in the Howey-in-the-Hills area may provide facilities for indoor activities, such as movie theaters, a bowling alley and game rooms.

**3. EXISTING OPEN SPACE**

The Town defines natural reservations and open spaces as land that is relatively free of manmade structural mass, and shall be provided for the aesthetic, health, environmental and economic benefits in any new development. Open space can provide buffering, assist in insuring privacy, provide a forum for growth of trees and animals, and provide recreational activity areas. Open space lands may be preserved, enhanced and restored in order to maintain or improve the natural, scenic, ecological, cultural, hydrological, or geological values of a given property.

~~There is 4.5 acres designated as Recreation lands on the Town's Future Land Use Map, almost all this land is considered to be open spaces.~~ The majority of these open spaces ~~is~~ are adjacent to the lakes in Town and lack the space needed to accommodate active-related facilities other than small recreational uses.

#### 4. EXISTING BICYCLE/PEDESTRIAN PATHWAYS

While the Town has not adopted an official Bicycle/Pedestrian Master Plan, it has developed an inventory of the bicycle and pedestrian pathways in the Town. Overall, there are about 11.5 miles combined of bicycle/pedestrian pathways in Town (see Table 3 and the Town's *Existing and Future Transportation Maps*). The residents and guests of Howey-in-the-Hills value the quality of life associated with the bicycle/pedestrian pathways in Town. Additionally, the bicycle/pedestrian pathways contribute to the unique hometown charm.

The pedestrian pathways are primary located in the downtown area, along a few residential streets in the northern portion of Town, and along Lakeshore Drive. ~~There are about 4 miles of pedestrian pathways in Town.~~ The new residential areas of Venezia and Talichet have sidewalks on both sides of all streets. A complete sidewalk inventory is provided in Table 3 of the Transportation Element.

The bicycle pathways in Town are along State Road 19 and County Road 48. While there is no striping indicating that these are bicycle lanes, the shoulders are wide enough to classify them as bicycle lanes. There are about 8 miles of bicycle pathways in Town. Table 4 of the Transportation Element provides a listing of these pathways. The Hilltop Groves subdivision is committed to providing a multi-use bicycle and pedestrian pathway through the project connecting SR-19 and Number Two Road. The Town has also designated the 2-acre Pine Park Tract as a trail head.

**TABLE 3: — EXISTING BICYCLE/PEDESTRIAN PATHWAYS, 2010**

Facility Type	General Description	Miles
Pedestrian	Lakeshore Dr. from E. Laurel Ave. to Lake Hills School	1.25
Pedestrian	SR-19 on left side heading north from W. Oleander Dr. to W. Magnolia Ave.	0.84
Pedestrian	SR-19 on Left heading south from N. Citrus Ave. to E. Lakeview Ave.	0.81
Pedestrian	E Laurel on north side from SR-19 to 2nd House from Lakeshore	0.26
Pedestrian	E Laurel on south side from SR-19 to 2nd House from Lakeshore	0.26
Pedestrian	E Magnolia on north side from SR-19 to 3rd house from Temple	0.12
Pedestrian	W. Central Ave. on north side from Library parking edge to SR-19	0.06
Pedestrian	W. Central Ave. on south side from Library parking edge to SR-19	0.06
Pedestrian	E Central Ave. on south side from SR-19 to 3rd building from N. Lakeshore Dr.	0.10
Bicycle	SR-19 Right Shoulder from southern town limits to northern town limits	3.22
Bicycle	SR-19 Left Shoulder from southern town limits to northern town limits	3.22
Bicycle	CR-48 left shoulder from town limits to SR-19 intersection	0.67
Bicycle	CR-48 right shoulder from town limits to SR-19 intersection	0.67

	<b>TOTAL</b>	<b>11.53</b>
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Source: ~~Town of Howey in the Hills and B&H Consultants, Inc.~~

## 5. Waterways

There are no rivers or streams that flow through the Town. Lake Illinois and several unnamed lakes are within the Town limits. Additionally, the Town is adjacent to Little Lake Harris. The majority of these lakes are maintained by the County. There are no lakes in Town classified as “A Florida Outstanding Water”. The lakes are used for boating, swimming, fishing and other water activities. Additionally, the Town has classified the land that is adjacent to Little Lake Harris or Lake Illinois as either conservation/open space or recreation lands on the *Existing* and *Future Land Use Maps*. The Town has adopted measures to ensure the conservation and protection of these lands from development.

## C. ANALYSIS

There are more than adequate passive recreational facilities and open spaces readily available and accessible to the residents and guests of Howey-in-the-Hills.

The Town shall continue to coordinate with the County on establishing measures to enhance the recreation and open space opportunities in Town. The Town will also continue to solicit grants from public and private agencies and donations of money to improve and enhance existing public recreational facilities.

There are no known problems regarding the accessibility of the Town’s parks or recreational facilities by the elderly, the handicapped or the economically disadvantaged.

The County operated parks in the area will serve populations well beyond the residents and guests of the Town. Access to these parks will be almost exclusively by car.

The existing road network is not severely congested and there is a significant opportunity for additional bicycle/pedestrian pathways in Town. The proposed bicycle pathways are presented on the Town’s *Future Transportation Map*.

Lakeshore Drive, which is considered a local scenic route, runs along Little Lake Harris. The existing residential structures, presence of environmentally sensitive areas, recreational paths and open spaces, and proximity to Little Lake Harris make it a valuable asset to the Town. As such, to preserve the quality of life for the residents and visitors of Howey-in-the-Hills, the Town has declared Lakeshore Drive as a constrained facility. A constrained roadway is one in which adding lanes to meet current or future needs is not possible due to physical, environmental or policy barriers.

Table 4.3 below outlines the requirements as well as the current and projected levels of service for park space. The Town does have the sufficient land needed to support the demand for park space and bicycle/pedestrian pathways during the planning period. As developments are considered, the Town will continue to ensure that park space and bicycle/pedestrian pathways will be required as part of those residential developments and that adopted level of service standards are met.

The Town shall continue to enforce the *Goals, Objectives, and Policies* of this *Element* to ensure the provision and maintenance of sufficient parks, recreation facilities, and open space areas are available to the residents and visitors of Howey-in-the-Hills.

**TABLE 4 3: HOWEY-IN-THE-HILLS' PROJECTED LEVELS OF SERVICE FOR PARKS, ~~2015-2035~~ 2023-2040**

Land/Facility	<del>2015</del> <u>2023</u> Park Area	Adopted LOS	Land/Facilities Needed to support <del>2020</del> <u>2023</u> population	<del>2020-2023</del> Surplus or Deficiencies	Land/Facilities Needed to support 2025 population	2025 Surplus or Deficiencies	Land/Facilities Needed to support 2030 population	2030 Surplus or Deficiencies	Land/Facilities Needed to support <del>2035</del> <u>2040</u> population	<del>2035</del> <u>2040</u> Surplus or Deficiencies
Park Space	<del>23.29</del> <u>25.29</u> acres	6.5 acres per 1,000 population	<del>11.47</del> <u>11.60</u> acres	Surplus of <del>11.82</del> <u>13.69</u> acres	<del>13.77</del> <u>12.87</u> acres	Surplus of <del>9.52</del> <u>12.42</u> acres	<del>15.14</del> <u>15.98</u> acres	Surplus of <del>8.15</del> <u>9.31</u> acres	<del>16.20</del> <u>22.98</u> acres	Surplus of <del>7.09</del> <u>2.31</u> acres



## D. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

**GOAL 1:** Ensure maintenance and improvement of existing public parks, recreation facilities and open space areas to satisfy the health, safety, and welfare needs of the Town's citizens and their guests, and enhance the total quality of life within the Town, in an efficient and appropriate manner.

**OBJECTIVE 1.1:** *Provision of Adequate Recreational Opportunities.* Assure the provision of adequate recreational opportunities for all residents and their guests to meet the Level of Service Standards during the short-range and long-range planning periods.

**POLICY 1.1.1:** *Level of Service Standards.* The Town hereby adopts the following minimum level of service through the year ~~2035~~ 2040.

<u>Facility</u>	<u>Level of Service</u>
Park Space	6.5 Acres per 1,000 residents

**POLICY 1.1.2:** *Size and Population Guidelines.* The Town hereby establishes the following size and population guidelines for recreational facilities and user-oriented parks:

### Population Guidelines for User-Oriented Outdoor Recreation Activities

Activity	Resource* Facility	Population Served
Golf	9-hole golf course	25,000
Golf	18-hole golf course	50,000
Tennis	Tennis court	2,000
Baseball/softball	Baseball/softball field	3,000
Football/soccer	Football/soccer field	4,000
Handball/racquetball	Handball/racquetball court	10,000
Basketball	Basketball court	5,000
Swimming (Pool)	Swimming (Pool)*	8,700
Shuffleboard	Shuffleboard court	1,000
Freshwater fishing non-boat	800 feet of Fishing pier	5,000
Freshwater fishing power boating, water skiing, and sailing	Boat ramp lane	1,500

\* Based on a standard community swimming pool measuring 81 ft x 60 ft (4,860 ft).

**Size and Population Guidelines for User Oriented Park Sites:**

<b>District Park:</b>	5 acres per 1,000 population and a minimum park size of 5 acres
<b>Vest Pocket /Tot Lot Park</b>	0.5 acres per 1,000 population and a minimum park size of 1 acre or 0.25 acres for parks adjoining schools
<b>Community Park</b>	2 acres per 1,000 population and a minimum park size of 20 acres or 5 acres for parks adjoining schools
<b>Neighborhood Park</b>	2 acres per 1,000 population and a minimum park size of 5 acres or 2 acres for parks adjoining schools

Source: Florida Department of Environmental Protection – Division of Parks and Recreation, Outdoor Recreation in Florida – 2000: Florida’s Statewide Comprehensive Outdoor Recreation Plan, Tables 4.3, 4.4 and 4.5.

**Urban-District Park** - An urban-district park is designed to serve the recreation needs of several communities, a city, or a county, and usually provides some areas and facilities that are resource-based. Typical areas and facilities include natural areas, campgrounds and play apparatus. Additional facilities may include a zoo, a golf course or a botanical garden.

Driving periods of up to 30 to 40 minutes may be required to reach an urban-district park, which should, when possible, be located on the periphery of a large urban area. Such parks should serve an average population of 50,000, with a desirable space allowance of 5 acres per 1,000 people. While 100 acres may meet minimum requirements, a size range of 200 acres or more is desirable.

**Vest Pocket/Tot Lot Park** - Equipped play areas, or "tot lots" as they are often called, are open areas with play apparatus for preschool and school age children. It is recommended that an equipped play area serve neighborhoods of between 500 and 2,500 people on a minimum of 1/4-acre at a site adjoining an existing recreation facility or elementary school. Elsewhere, 1 acre is suggested. Recommended facilities include play apparatus, landscaping, benches and open space. Depending on local recreation needs, picnic tables may be included.

**Community Park** – A community park is a "ride to" park, located near major streets. It is designed to serve the needs of 4 to 6 neighborhoods. It serves an area with a radius of up to 3 miles, or a service population of up to 25,000. A minimum of 20 acres for each community park is recommended, with acreage needs based on a standard of 2 acres per 1,000 population. Typical facilities at a community park may include swimming pools, ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, and sports fields. Additional recreation

facilities may be included to meet a particular recreation demand in the community. Two important elements of every community park are the use of landscaping and the provision of passive recreation activity areas.

**Neighborhood Park** – The neighborhood park is a "walk-to" park, generally located along streets where people can walk or bicycle without encountering heavy traffic. It serves the population of a neighborhood in a radius of up to one-half mile and should have at least 2 acres for each 1,000 population. Its size usually ranges from 5 to 10 acres, and it serves a population of up to 5,000.

Because the service areas of a neighborhood park and an elementary school often coincide, it is desirable for the neighborhood park to physically join the elementary school, when feasible. Typical facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas. Additional facilities may be added, depending on the recreation demands of the neighborhood.

- POLICY 1.1.3:** *Concurrency Management System.* Minimum land requirements needed to comply with the above adopted level of service standard shall be monitored and evaluated on an annual basis during the Town's Concurrency Management System annual update.
- POLICY 1.1.4:** *Planned Capital Improvements.* The Town shall include land acquisition for recreation space and facilities within the *Capital Improvement Schedule* if future demand and/or service improvements warrants additional recreation space.
- POLICY 1.1.5:** *Mandatory Dedication of Land.* The Town shall require new development to provide recreation space and/or facilities, or pay fees in lieu thereof, consistent with the *Park and Impact Fee Ordinance* minimum level of service acreage requirements as applied to anticipated population associated with said development.
- POLICY 1.1.6:** *Incentives to Developers.* The Town shall, ~~by December 2012, adopt incentives~~ enforce minimum standards in the Land Development Regulations for developers to provide additional recreation facilities in their developments and recognize that private parks, open space and recreational areas within a development are an integral part of the recreational facilities provided to the Town's residents and guests.

**OBJECTIVE 1.2:** *Maximize Use of Existing Recreation Space.* Maximize the use of existing recreation space by promoting recreation activities.

- POLICY 1.2.1:**      ***Implementing Organized Recreation Activities.*** The Town shall consider implementing organized recreational activities for the Town's residents.
- POLICY 1.2.2:**      ***Innovative Site Design.*** The Town shall encourage the use of innovative site design and development techniques in order to maximize the provision of usable recreational facilities and open space areas at a minimum cost.
- POLICY 1.2.3:**      ***Maintenance of Existing Public Recreational Facilities.*** The Town shall actively solicit grants from public and private agencies to improve and enhance existing public recreational facilities.
- OBJECTIVE 1.3:**      ***Efficient and Convenient Access.*** Recreation sites and facilities shall be accessible to the public through efficient and convenient entry and through availability of parking where feasible.
- POLICY 1.3.1:**      ***Access to Recreation Sites.*** Vehicular access ways leading to recreation sites shall meet all Town standards as outlined in the Land Development Regulations.
- Access ways for bicycle and pedestrian traffic shall also be included, unless analysis of traffic circulation facilities indicates that such design lacks feasibility due to cost limitations, design constraints, or a threat to public safety.
- POLICY 1.3.2:**      ***Available Automobile Parking.*** The Town shall require the provision of designated parking areas, either paved or unpaved, at all recreation sites according to parking requirements established within the Land Development Regulations.
- POLICY 1.3.3:**      ***Secure Storage Areas for Bicycles.*** Bicycle storage areas shall be provided at all recreation sites. The type and quantity of such facilities shall be determined by the Town Council.
- POLICY 1.3.4:**      ***Access to Sites and Facilities for Transportation Disadvantaged.*** The Town shall assure that all recreation sites are accessible to transportation disadvantaged (handicapped and elderly) citizens through the provision of designated handicapped parking areas, as required by State law, and through design consideration to recreation facilities that enable participation.

**OBJECTIVE 1.4:** *Access to Little Lake Harris and Lake Illinois.* Provide public access points to Little Lake Harris and Lake Illinois.

**POLICY 1.4.1:** *Acquire and Maintain Access Points to Lakefront Areas.* The Town shall emphasize recreation facilities, when a public demand has been identified, which promote access to Little Lake Harris.

**POLICY 1.4.2:** **Coordinate Public and Private Efforts.** The Town shall coordinate public and private efforts to provide, improve, and enhance public access points to Little Lake Harris and Lake Illinois to be used as recreational opportunities for the Town's residents and guests.

**OBJECTIVE 1.5:** *Assure Provision of Open Space.* Assure provision of Open Space through land acquisition or dedications.

**POLICY 1.5.1:** *Open Space Definitions.* The Town hereby adopts the following definition for open space.

**Open Space:** Open space is ~~figured~~ calculated on the Gross Land Area. No greater than ~~50%~~ 25% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

	Minimum open space requirements
Rural Lifestyle	50%
Low Density Residential	2 dwelling units per acre
Medium Density Residential	25%
Town Center Mixed Use	25%
Village Mixed Use	25%
Neighborhood Commercial	0.50 floor area ratio; 70% max. impervious surface coverage

	Minimum open space requirements
Light Industrial	70% max. impervious surface coverage; .6 FAR
Institutional	25%
Recreation	Max. 30% impervious surface coverage
Conservation	No buildings except boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies.
Public/Utilities	0.25 FAR; max. impervious surface coverage of 50%

**OBJECTIVE 1.6:** *Coordinate Public and Private Recreation Resources.* Coordinate recreation planning activities with Local and State Governments to avoid duplication of services.

**POLICY 1.6.1:** *Public Access to School Facilities.* The Town shall coordinate with Lake County and the Lake County School Board to establish an interlocal agreement which allows public access to school recreation sites when school is not in session including the Lake Hills School along S. Lakeshore Drive and any proposed public schools in and/or adjacent to the Town .

**POLICY 1.6.2:** *Coordination with Lake County Park System.* The Town shall coordinate with the Lake County Parks and Recreation Division prior to the scheduling of recreation improvements in the Town's *Capital Improvement Element* to assure that duplication of recreation services does not occur with Lake County parks and recreation facilities and that existing facilities are used to their maximum capacities. Coordination shall also include a review of the priority of County recreation improvements in order to incorporate Howey-in-the-Hills recreation interests and needs.

**POLICY 1.6.3:** *Coordination with Private Recreation Space and Facilities.* The Town shall coordinate with the private development sector to assure that new residential developments within Howey-in-the-Hills provide a fair and equitable share of recreation space and facilities demanded by their occupants. ~~This will be primarily accomplished through the Park Impact Fee Ordinance.~~

**Chapter 7 - Intergovernmental Coordination Element**

Page	Section	Summary of Changes
3	2	changed population count year from "2015" to "2020"
3	2	changed population from "1106" to "1803"
3	2	changed expected growth through "2045"
4	2	removed paragraph about Mayor and Council
4	2	changed "no adjacent municipality" to "Groveland"
4	B	added City of Groveland
4	B	changed "Department of Community Affairs" to "Commerce"
4	B	removed Haines City
4	B	removed LCBCC
4	B	added LCBCC ISBA
4	B	removed LCBCC engineering study for Lakeshore Boulevard
5	B	replaced Mayor with Town Manager
5	B	removed coordination by telephone, email, visits, fax
6	D	removed "The Mission"
6	E	updated paragraph about potable water service area
6	F	revised sentence about coordination mechanisms
6	F	deleted paragraph about ongoing efforts to establish a Joint Planning Agreement (JPA)
6	F	add LC to annexation considerations
7	F	removed section reference
7	F	added sentence about continuing to apply school concurrency criteria
7	G	deleted word "willingly"
8	Policy 1.1.4	revised sentence about establishing JAA
11	Policy 1.5.3	changed "Department of Community Affairs" to "Commerce"
12	Policy 1.5.8	removed this policy regarding water supply facilities work plan
13	Policy 1.5.9	removed this policy and updated subsequent numbers accordingly
14	Policy 1.5.13	removed this policy regarding providing potable water interconnection for emergency
15	Policy 1.7.1	changed Clerk to Manager
16	Policy 1.8.2	changed "Department of Community Affairs" to "Commerce"
16	Objective 1.9	removed this objective regarding campus master plan

## INTERGOVERNMENTAL COORDINATION ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

UPDATED APRIL 22, 2020



**INTERGOVERNMENTAL COORDINATION ELEMENT  
TABLE OF CONTENTS**

A.	INTRODUCTION .....	3
1.	PURPOSE .....	3
2.	HOWEY-IN-THE-HILLS' SETTING .....	3
B.	INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS .....	4
C.	LAKE COUNTY SCHOOL BOARD .....	5
D.	WASTEWATER SERVICE AGREEMENTS .....	6
E.	POTABLE WATER SERVICE AREA MAP .....	6
F.	INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS .....	6
G.	GOALS, OBJECTIVES AND IMPLEMENTING POLICIES .....	7

## CHAPTER 7 INTERGOVERNMENTAL COORDINATION ELEMENT

### A. INTRODUCTION

#### 1. Purpose

It is the purpose of the *Intergovernmental Coordination Element* to identify and resolve incompatible goals, objectives, policies and development proposed in local government comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies. Intergovernmental coordination shall be utilized to the extent required to carry out the provisions of this Chapter.

The effective implementation of federal, state, regional and local planning policies requires:

- 1) the identification of all agencies with which the local government must coordinate.
- 2) a thorough understanding of the roles of each agency and that of the local government; and
- 3) the creation of adequate intergovernmental coordination mechanisms to carry out policies.

This *Element* seeks to accomplish these objectives through a systematic identification and analysis; deficiencies are addressed and actions to improve coordination are proposed.

Through analysis and subsequent improvement of intergovernmental coordination, local governments will be able to identify and resolve incompatible goals, objectives, policies, and development proposed in its local comprehensive plan.

Ultimately, the refinement of such a process should allow local governments to coordinate comprehensive planning with other entities, ensuring compatible development and adequate public services across jurisdictional boundaries. The coordination process is a continuous one and should provide for effective monitoring evaluating systems as well.

#### 2. Howey-in-the-Hills' Setting

The Town of Howey-in-the-Hills is located in Central Florida within the central portion of Lake County. The Town has modestly grown over the years with a ~~2015~~ 2020 population of ~~4,106~~ 1803. The Town does have several major subdivision projects in the pipeline which are expected to fuel some additional growth through ~~2035~~ 2045.

~~The Town has a voting mayor, four council positions, and appointed positions consisting of the town clerk, police chief, planning director, and public works director. The Council also acts as the Land Planning Agency.~~

~~No municipality is~~ Groveland is the only city directly adjacent to Howey-in-the-Hills. ~~However,~~ The City of Tavares is about 1 ½ miles northeast of Town, the City of Leesburg is about 4 miles northwest of Town, the Town of Astatula is about 1 ½ miles east of town, and the City of Groveland is about 2 miles south of Town.

## B. INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS

Howey-in-the-Hills is a small town that has formal agreements with many governmental entities in order to coordinate future planning and provide daily services. One example is the agreement with Lake County for fire and rescue services. Another example is the interlocal agreement with the local governments in Lake County, including Lake County Public Schools, for school concurrency.

Inventory – Adjacent Governments, School Board, Agencies, Districts and Utilities that Provide Services to the Town include:

### City of Groveland

East Central Florida Regional Planning Council.

Florida Department of Agriculture.

Florida Department of ~~Community Affairs~~ Commerce.

Florida Department of Environmental Protection.

Florida Department of Transportation.

Florida Fish and Wildlife Commission.

~~Haines City – Utilization of Special Magistrate to Enforce Municipal Codes; 2009-current.~~

~~Lake County Board of County Commissioners – Annexation of a portion of County Road 48, Number Two Road, and North Buckhill Road for Police Protection and Traffic Control; 2007-current.~~

Lake County Board of County Commissioners – Interlocal Service Boundary Agreement, 2013.

Lake County Board of County Commissioners - CDBG, 2009-2010.

Lake County Board of County Commissioners - Contractor Licensing and Regulations Services; 2008-current.

~~Lake County Board of County Commissioners – Engineering Study for Lakeshore Blvd and East Revels Road; 2009-2010.~~

Lake County Board of County Commissioners - Animal Control, 2005- current.

Lake County Board of County Commissioners – Collection of Impact Fees and Fire Rescue Assessments; 2002-current.

Lake County Board of County Commissioners – County wide Communications System; 2007-current.

Lake County Board of County Commissioners – Distribution of Local Government Infrastructure Surtax; 2000-current.

Lake County Board of County Commissioners – Library Systems; 2008-current.

Lake County School Board – Community Development District for Wastewater Services for the Lake Hills Exceptional Student Education Center; 2008-current.

Lake County School Board – School Facilities Planning and Siting; 2006-current.

Lake County School Board (Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency); 2008-present.

Lake County Water Alliance; 2005-current.

Lake-Sumter Metropolitan Planning Organization; 2007-current; and

St. Johns River Water Management District.

Coordination with the Board of County Commissioners is by the ~~Mayor~~ Town Manager with assistance as needed by ~~the other~~ members of the Council, the Town Attorney, and the Town Clerk ~~and her staff~~. ~~Coordination is by telephone, email, personal visits, letters or FAX.~~ The Police Chief coordinates with the sheriff. ~~Telephone, email, personal visits, letters and FAX are used.~~ Where applicable, joint planning and service agreements are used

### C. LAKE COUNTY SCHOOL BOARD

An interlocal agreement with the Lake County School Board was initially adopted in 2006 and amended in 2008. The Town will keep the Lake County School Board advised as to new developments and development patterns along with associated data and population projections to aid in the planning of school expansions and new schools. Similarly, the School Board will keep the Town informed of their plans and needs for new facilities and sites. An agreement to include the School Board in the development review process on a regular basis is beneficial to both parties. The Town currently sends all proposed residential development projects to the Lake County Schools Planning Department to assist in their planning efforts.

Specific problems and needs identified in all *Elements* of this *Plan* would benefit at least indirectly from improved or additional intergovernmental coordination. Such agreements with the Lake County School Board would allow for more efficient provision of facilities and services including roads, water, sewer, parks, recreation, schools and public safety.

## D. WASTEWATER SERVICE AGREEMENTS

In 2007, the Town of Howey-in-the-Hills and the Central Lake Community Development District (CDD), a Florida Special District created pursuant to Chapter 190 of the Florida Statutes, entered into a wholesale wastewater service agreement with ~~The Mission~~, The Reserve, and Venezia North and South planned unit developments. The developments will connect to the CDD's wastewater system and purchase wastewater capacity on a wholesale basis. It is important to note that the Town will own and maintain the wastewater collection system (mains, lift stations, etc.) within the Town limits.

## E. POTABLE WATER SERVICE AREA MAP

~~It is important to note that the Town's original Potable Water Service Area Map adopted in August 2003 indicated that there was a conflict between the utility service area claimed by the Town and the utility service area claimed by the City of Groveland. To resolve this conflict, as required by Chapter 180 F.S., the Town adopted Resolution #2010-004, which redefined the Town's utility service area to exclude those areas of overlap with the City of Groveland's utility service area (see Appendix A of the Public Facilities Element for details). The revised utility service area is featured on the Town's Utility Service Area Map. The Utility Service Area represents the long-range planning area for Howey-in-the-Hills.~~

The Town has established a Chapter 180 Potable Water Service Area through an interlocal agreement with Lake County and other local governments. The Town currently serves a portion of the Chapter 180 service area with its existing potable water system and planned expansions. Lake County has granted approval to the planned Drake Point development to establish its own potable water treatment plant serving that project which lies within the Town's designated 180 area.

## F. INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS

All existing coordination mechanisms described in Section B of this *Element* ~~are~~ have proven to be generally effective ~~and no problems exist~~.

~~The Town is continuing ongoing efforts to establish a Joint Planning Agreement with the County. Additionally, the Town is continuing efforts with the County to establish and maintain the water quality standards of Little Lake Harris and Lake Illinois. Howey-in-the-Hills shall pursue a formal agreement with Lake County on educating lakefront property owners on the importance of protecting the lakes from various means of pollution and will seek joint enforcement provisions.~~

The Town shall evaluate and compare any future annexations or developments with Lake County and the East Central Florida Regional Planning Council's (ECFRPC) *Comprehensive Policy Plan* to ensure consistency. Howey-in-the-Hills will work with the ECFRPC on any regional planning matters.

No designated area of critical state concern falls partially or wholly within the Town.

~~With reference to S 163.3177(6) (h) 1 F.S., Section B above covered this Element.~~

An Interlocal Agreement for Public School Facility Planning between the Town, the Lake County School Board, and all other local governments in Lake County was adopted ~~as required by the state's school concurrency regulations in 2006. While school concurrency is no longer mandatory, the Town has chosen to continue to apply concurrency criteria to schools.~~ This agreement will ensure the short- and long-range planning for future schools in the county to accommodate new students as a result of new residential growth. The agreement also calls for joint use of facilities and co-location of schools and parks as well as coordination of the necessary infrastructure (roads, water, and wastewater) to support new schools. Through this process, schools will be properly located to reduce urban sprawl and respect existing neighborhoods.

## G. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

**GOAL 1:** Coordinate with Federal, State and Local government and quasi-government entities whose respective empowered activities, duties and responsibilities influence, effect, or control governmental affairs and land development decisions held by the Town of Howey-in-the-Hills in order to establish effective growth management, development activities, and natural resource conservation, with consideration to limited available finances.

(Note: No municipalities are located adjacent to the Town of Howey-in-the-Hills.)

**OBJECTIVE 1.1:** *Coordination with Lake County.* Coordinate with Lake County on issues pertaining to land use activities and public programs applicable to adjacent unincorporated lands and unincorporated enclaves.

**POLICY 1.1.1:** *Exchange of Comprehensive Plans.* The Town shall ~~willingly~~ provide a copy of its *Comprehensive Plan* to Lake County and shall review the most recent *Lake County Comprehensive Plan* on the County's website to mutually promote consistency with adopted Plans.

**POLICY 1.1.2:** *Notification of Amendments to Comprehensive Plan and Development Activities.* The Town shall file a written request to Lake County to receive notification of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land adjacent to Town boundaries as well as such activities occurring within one mile from the Town's limits, within a reasonable timeframe for the Town to respond to any concerns. The Town shall reciprocate such

information to Lake County and allow response to Lake County growth management concerns.

**POLICY 1.1.3:**     ***Coordinating Growth Management Issues.*** The Town shall coordinate growth management issues with Lake County by presenting Town concerns through documented transmittals, scheduled meetings, attendance at County public hearings, joint ad hoc technical coordination committees, and, where relevant, less formal communications.

The Town shall promote reciprocal participation of County staff and officials in local growth management affairs. Growth management issues to be pursued, but not limited to, comprise the following:

- annexations.
- availability of and impact to existing and proposed public services.
- concurrency requirements.
- compatible and consistent land uses.
- impacts to environmentally sensitive lands and the preservation of natural resources.
- affordable housing issues and housing needs for special groups.
- access to recreational facilities; and
- emergency management related issues.

All proposed public facilities shall be consistent with the guidelines and standards established in the *Public Facilities* and *Capital Improvements Elements* of this *Comprehensive Plan*.

**POLICY 1.1.4:**     ***Establishing a Joint Annexation Agreement.*** ~~By December 2012,~~ the Town shall coordinate with Lake County ~~to establish on~~ a joint annexation agreement. This agreement shall at minimum address the following:

- appropriate procedures for annexation.
- establishing compatible and consistent land uses for lands in the annexation zone; and
- defining the appropriate application of concurrency within the annexation zone.

**OBJECTIVE 1.2:**        *School Board Cooperation and Coordination.* Full cooperation and coordination with the Lake County School Board as needed to coordinate planning activities and maximize the use of available public facilities.

**POLICY 1.2.1:**        *Existing Agreements with School Board.* The Town will pursue formalization of existing agreements with the Lake County School Board for the use of school facilities for recreation services and activities. Agreements should establish a level of service ratio to determine the maximum allowable use of the facilities for public access to optimize the use of the facilities and to help the Town determine its long-term recreation needs.

**POLICY 1.2.2:**        *Annual Review of School Board Interlocal Agreement.* Review annually the interlocal agreement with the School District of Lake County to ensure inclusion of:

- coordination of *Public School Facilities Element*.
- review of population projection figures.
- corroboration on public school facilities siting.
- infrastructure and safety needs of schools.
- adoption of level of service standards.
- creation of a public school capital facilities program; and
- definition of the geographic application of school concurrency; the use of schools by the public, including use as emergency shelters; and for outlining public school concurrency requirements for future development.

**POLICY 1.2.3:**        *Deficient Levels of Service.* The Town shall coordinate with the School District of Lake County to identify deficient Levels of Services for public school facilities, and to mitigate for those deficiencies through the development process when applicable.

**POLICY 1.2.5:**        *Participation in Joint Meetings.* The Town shall participate in regularly scheduled joint meetings with all participants identified in the *Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency*.

**OBJECTIVE 1.3:**        *Abiding by and Enforcing School Board Interlocal Agreement.* The Town shall abide by and enforce the interlocal agreement between the Town and School Board to require cooperation in terms of population and school siting.

**POLICY 1.3.1:**        *Provision of Facility Plans and Projections.* The School Board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.



- POLICY 1.3.2:** *Provision of Site Plans.* The School Board shall provide the Town with any plans to site schools within the corporate limits or joint planning area.
- POLICY 1.3.3:** *Provision of Land Use Amendments.* The Town shall provide to the School Board all applications for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, enrollment projections, or school facilities.
- POLICY 1.3.4:** *School Board Member.* The Town shall allow a member of the School Board to sit on the local planning agency and comment on proposals that have the potential to increase density.
- POLICY 1.3.5:** *Lake County Educational Concurrency Review Committee.* Take part in the Lake County Educational Concurrency Review Committee established by the County, School Board and municipalities that shall meet at least annually but more often if needed, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, and will hear reports and discuss issues concerning school concurrency.
- POLICY 1.3.6:** *Joint Staff School Concurrency Review Group.* Take part in The Joint Staff School Concurrency Review Group, comprised of Staff of the County, Cities, and School Board, that shall meet at least quarterly, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, to discuss issues concerning school concurrency. These issues shall include but not be limited to land use and school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The School Board staff shall be responsible for making meeting arrangements.

**OBJECTIVE 1.4:** *Sufficient School Capacity.* The Town shall, throughout the planning period, coordinate with Lake County Public Schools (LCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.

- POLICY 1.4.1:** *Representative to Serve on Educational Concurrency Review Committee.* The Town shall designate a representative to serve on the LCPS Educational Concurrency Review Committee to discuss issues and formulate recommendations regarding the coordination of land use and schools.
- POLICY 1.4.2:** *Projecting Student Population.* The Town shall provide projected development data to LCPS on a regular basis to assist in development of a long-range planning model to project student enrollment.
- POLICY 1.4.3:** *Reviewing LCPS Model Projections.* As a member of the LCPS Educational Concurrency Review Committee, the Town shall review LCPS model projections for consistency with the Town's projections and, if necessary, shall recommend additions or modifications to the model results.
- POLICY 1.4.4:** *Compliance with School Concurrency Agreement.* The Town shall comply with the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency adopted in 2008.

**OBJECTIVE 1.5:** *Coordinate with the Plans of Federal and State Regulatory Agencies.* Coordinate with the plans of Federal, State, and Regional Government Agencies to establish consistency and compatibility between the Town's *Comprehensive Plan* and the plans and proposed activities of these regulatory agencies.

- POLICY 1.5.1:** *Coordinating Planning Activities.* The Town shall continually coordinate planning activities involving *Elements* of the *Comprehensive Plan* with Lake County, Lake County School Board, Florida Department of Transportation, and any other regional or state agencies with land use or environmental regulatory authority, which provide services within the Town of Howey-in-the-Hills.
- POLICY 1.5.2:** *State Road 19 and County Road 48 Improvements and Maintenance.* The Town shall coordinate with the Florida Department of Transportation on issues pertaining to improvements and maintenance of SR 19 and Lake County on issues pertaining to improvements and maintenance on County Road 48.
- POLICY 1.5.3:** *Affordable Housing Issues.* The Town shall coordinate with the U.S. Department of Housing and Urban Development and the Florida Department of ~~Community—Affairs~~ Commerce independently and in conjunction with the Lake County Department

of Planning and Development to obtain financial assistance for affordable housing programs serving very low, low, and moderate income households within Lake County, including supporting infrastructure.

**POLICY 1.5.4:** ***Coordination with State and Federal Agencies on Public Facilities.*** Issues concerning coordination with State and Federal agencies involve drainage, solid waste and hazardous waste, potable water, sanitary sewer, and natural groundwater aquifer recharge. The Town shall coordinate plans and improvements proposed and scheduled within the *Comprehensive Plan* with those planned by the respective State and Federal agencies having authority to implement such improvements. Coordination shall also include the availability of State and Federal funds to support implementation of proposed infrastructure needs. All proposed public facilities shall be consistent with the guidelines and standards established in the *Public Facilities* and *Capital Improvements Elements* of this *Comprehensive Plan*.

**POLICY 1.5.5:** ***Coordination with State and Federal Agencies on Conservation Issues.*** Conservation issues that require coordination with State and Federal agencies include the possible acquisition of land adjacent to Little Lake Harris occupying an undisturbed vegetative community, protection of the natural groundwater aquifer, historical sites, wetlands, Little Lake Harris, sinkhole potential, wildlife and wildlife habitats, and air quality. The Town shall coordinate the *Comprehensive Plan* with plans and programs under the authority of the State and Federal agencies, according to the relationship of the conservation activity with the various agencies.

**POLICY 1.5.6:** ***Recreational Coordination.*** The Town shall coordinate recreation plans proposed within the *Comprehensive Plan* with proposed programs and plans established by the Florida Department of Natural Resources and the Florida Forever program as well as Lake County.

**POLICY 1.5.7:** ***Emergency Management.*** The Town shall coordinate growth and development proposed within the *Comprehensive Plan* with the proposed emergency preparedness plans and programs of the Florida Department of Emergency Management and the Lake County Department of Emergency Management.

**POLICY 1.5.8:** ~~***Assessing SJRWMD's Water Supply Facilities Work Plan. The Town of Howey-in-the-Hills' Water Supply Facilities Work Plan***~~

~~(Work Plan), shall assess existing and projected water sources and needs for at least a 10-year planning period and consider the Regional Water Supply Plan of the St. Johns River Water Management District. The Work Plan shall identify traditional and alternative water supply sources that the Town may use to meet existing and projected water demands. The alternative water supply projects in the Work Plan will be selected from the applicable District's Regional Water Supply Plans or otherwise proposed by the Town.~~

**POLICY 1.5.9:**

~~**Update of the Town's Water Supply Facilities Work Plan.** Howey-in-the-Hills shall coordinate with the St. Johns River Water Management District during updates to their Regional Water Supply Plan, to identify potentially feasible alternative water supply projects in the Town. Within 18 months of the adoption of the St. Johns River Water Management District's Water Supply Plan, the Town shall complete updates of the appropriate elements and adopt related plan amendments in order to address all of the 10-year water facilities supply work plan components of Chapter 163, F.S. The Town shall also update its Water Supply Facilities Work Plan every five years, within 18 months of the adoption of the St. Johns Water Management District Regional Water Supply Plan.~~

**POLICY 1.5.10 8:**

**Coordination with Local Governments Bordering the Utility Service Area.** The Town shall coordinate with all municipalities that border the Town's Utility Service Area (City of Groveland, Town of Astatula, City of Leesburg, City of Minneola, and City of Tavares) to maintain and implement an interlocal agreement in regards to addressing, at minimum, the following growth management issues:

- annexation issues.
- jurisdictional responsibility of public facilities.
- concurrency requirements.
- compatible and consistent land uses.
- impacts to environmentally sensitive lands and the preservation of natural resources.
- affordable housing issues and housing needs for special groups.
- access to recreational facilities; and
- emergency management related issues.

All proposed public facilities shall be consistent with the guidelines and standards established in the *Public Facilities* and *Capital Improvements Elements* of this *Comprehensive Plan*.

**POLICY 1.5.11 9:** *Local Government Coordination and Overlapping of Utility Service Area Boundaries.* The Town shall continue to ensure that the overlapping of utility service area boundaries with adjacent local governments is avoided by coordinating with the adjacent local governments and maintaining and abiding by the established interlocal agreements for municipal services.

**POLICY 1.5.12 10:** *Wholesale Wastewater Treatments.* The Town shall continue to monitor and enforce the guidelines provided in the wholesale wastewater treatment agreements established with the Central Lake Community Development District. The Town shall also provide coordination with any future wastewater treatment providers established within the Town's Utility Service Area Boundary.

**POLICY 1.5.13:** ~~*Providing Potable Water Interconnection for Emergency Purposes.* The Town shall continue to provide potable water interconnection with the Central Lake Community Development District, the Mission Inn, and adjacent municipalities for emergency purposes.~~

**OBJECTIVE 1.6:** *Coordination with the East Central Florida Regional Planning Council.* Coordinate proposed development within the *Comprehensive Plan* with policies established within the ECFRPC's Regional Policy Plan.

**POLICY 1.6.1:** *Cooperation with the East Central Florida Regional Planning Council (ECFRPC).* The Town shall cooperate with the ECFRPC in the review of regional policies and standards which require coordination with local governments and their comprehensive planning activities. The Town shall assure that proposed growth and developments within the *Comprehensive Plan* remain generally consistent with the ECFRPC's Regional Policy Plan. Other issues of coordination shall include, but may not be limited to, development of regional impact (DRI's), comprehensive plan review, intergovernmental coordination, and conflict resolution.

**OBJECTIVE 1.7:** *Informal and Formal Mechanisms for Coordinating Impacts of Developments.* Informal and formal mechanisms for coordinating impacts of development proposed in adjacent governmental jurisdictions shall be established.

**POLICY 1.7.1:**     ***Formal Mechanism with the County.*** The Town shall work with Lake County to mutually disseminate information pertaining to proposed development adjacent to the Town, or proposed within a distance at which an impact to levels of service will be evident, in order to coordinate growth and development affecting adjacent government's adopted levels of services or other development concerns addressed within the *Comprehensive Plan*. Such an Agreement should stipulate required responsibility of a developer to include a joint technical analysis of both jurisdiction's Concurrency Management Systems where a proposed development is anticipated to impact levels of service within both areas.

The Town ~~Clerk~~ Manager shall assume responsibility to coordinate with Lake County on development impacts transcending Town boundaries.

**POLICY 1.7.2:**     ***Informal Mechanisms with the County's Planning Department.*** The Town's planning consultant shall coordinate with the Lake County Department of Planning and Development to jointly review impacts of County development on Howey-in-the-Hills' adopted levels of service and anticipated growth and development within the Town. Such activities shall occur through joint meetings, written and verbal communications, and Town attendance at appropriate County public meetings addressing the proposed development.

**POLICY 1.7.3:**     ***Resolving Annexation Issues.*** The Town shall communicate and coordinate with adjacent homeowners, nearby neighborhoods and others within any future joint planning area to resolve any annexation issues.

**POLICY 1.7.4:**     ***Requested Interlocal Agreements.*** The Town shall cooperate in the preparation of any needed or requested Interlocal agreements.

**OBJECTIVE 1.8:**   ***Conflict Resolution Through Mediation.*** The Town shall coordinate with other public entities in drafting a strategic plan for Lake County for resolving conflicts between Howey-in-the-Hills and Lake County, other Lake County municipalities, the Lake County School Board, and Special Purpose Districts.

**POLICY 1.8.1:**     ***Informal Mediation Process.*** The Town shall establish an informal mediation process for solving local intergovernmental coordination problems among local governments and other units of government providing services.

**POLICY 1.8.2:** *Formal Mediation Process.* Where informal mediation fails to resolve local conflicts, the Town Council shall determine if the issue warrants intervention of an unbiased mediation forum. Such mediation shall be granted to the East Central Florida Regional Planning Council unless evidence is shown that the ECFRPC will not represent a fair or unbiased mediator. Upon such determination, the Town shall coordinate with the Florida Department of ~~Community Affairs~~ Commerce to resolve intergovernmental conflict with another Regional Planning Council serving as the mediator.

**OBJECTIVE 1.9:** ~~*Campus Master Plan.* When a campus master plan prepared pursuant to Section 240.155, Florida Statutes, includes area within the Town, the Town shall recognize the campus master plan, and the Town shall coordinate with any University or College regarding the provisions of any campus master development agreement. Reserved.~~

**POLICY 1.9.1:** ~~*Coordinating with Campus Master Plans.* For applicable campus master plans prepared pursuant to Section 240.155, Florida Statutes, the Town shall meet with the University or College to establish procedures to recognize a campus master plan and to coordinate regarding the provisions of the campus master development agreement.~~

**OBJECTIVE 1.10:** *Countywide Significant Facilities.* The Town shall coordinate with Lake County regarding the siting of facilities with countywide significance, including locally unwanted land uses.

**POLICY 1.10.1:** *Defining Facilities of Countywide Significance and Unwanted Land Uses.* Facilities of countywide significance include but are not limited to hospitals, major school facilities, and governmental complexes. Locally unwanted land uses include but are not limited to uses that produce enough traffic, noise, smoke, odor, dust, fumes or vibrations to have an effect on the health and general welfare of the citizens of Howey-in-the-Hills.

**POLICY 1.10.2:** *Identifying Facilities of Countywide Significance and Unwanted Land Uses.* The Town shall meet annually or more frequently if needed with Lake County to identify facilities of countywide significance, including locally unwanted land uses, and to discuss the planning of these facilities. The coordination shall identify the best available data and analysis regarding these facilities and land uses and provide recommendations, if appropriate, regarding the siting of the facilities and land uses.

**POLICY 1.10.3:**     ***Notice to County.*** The Town shall provide the County notice and opportunity to comment on the siting of facilities of countywide significance, including locally unwanted land uses. The Town shall provide an opportunity for the comments to be addressed in the siting process.

**OBJECTIVE 1.11: *Population Projections.*** The Town shall coordinate population projections with Lake County, the Lake County School Board, the Lake-Sumter Metropolitan Planning Organization, and other units of local government providing public facilities and services.

**POLICY 1.11.1:**     ***Developing Countywide Population Projections.*** The Town shall meet annually or more frequently if needed with the Lake County Planning Department to discuss and develop countywide population projections that include expected growth shown in the Town's *Comprehensive Plan*. The Town will review the draft population projections and consider using them in the Town's *Comprehensive Plan* to foster the joint utilization of consistent and coordinated population projections between the Town and County.

**POLICY 1.11.2:**     ***School Board Projections.*** The Town shall meet annually or more frequently if needed with the Lake County School Board to discuss population projections used in the Town's *Comprehensive Plan* in order to allow the School Board to consider Town growth and development projections and the Town to consider School Board enrollment projections. The population projections shall address but not be limited to the location, timing and amount of school students.

**POLICY 1.11.3:**     ***Lake-Sumter MPO Projections.*** The Town shall meet annually or more frequently if needed with the Lake-Sumter Metropolitan Planning Organization to discuss population projections and consider expected growth shown in the Town's *Comprehensive Plan*.

**POLICY 1.11.4:**     ***Other Units of Government and Population Projections.*** The Town shall meet annually or more frequently if needed with other units of local government providing public facilities and services to discuss population projections used in the Town's *Comprehensive Plan*.



**Chapter 8 - Capital Improvements Element**

Page	Section	Summary of Changes
8	B1	updated paragraph about schools
8	B1	changed "Florida Hospital Water" to "Advent Waterman Hospital", "Leesburg" to "UF Health"
9	B1	changed needs cost from "\$1500" to "\$5000"
13	c	changed cost from "range" to "vary in cost"
13	d	local option taxes: added that Town shares in two of these revenue sources
14	e	removed amount State collects for alcohol license, added license fee
15	C	added "fair share" contribution regarding FDOT road projects
15	2	added "input into" regarding CIP as part of the annual capital budget
17	7	changed "may" to "shall"
18	D	removed section of paragraph about detailed engineering study
19	2	updated paragraph about installation for sewage collection system
19	2	updated development using CDD
19	2	added Town considering establishing its own WWT facility
19	2	removed sentence about implementing WW impact fee
19	2	removed sentence about developer installing collection lines & lift stations
21	a	changed "local road" to "minor collector"
22	5a	removed paragraph about requirement to apply for new ERSP
24	7	added paragraph about new developments obtaining a certificate of capacity from school district, stated the Reserve is exempt
25	Policy 1.1.1	changed "\$1500" to "\$5000"
26	Policy 1.2.1	removed this policy regarding adequate facility ordinance
26	Policy 1.2.2	removed this policy regarding financial feasible CIP, changed subsequent numbering
30	Policy 1.3.3	removed this policy regarding adoption of SJRWMD work plan
31	Policy 1.4.1	changed "Clerk" to "Manager"
34	Policy 1.8.5	removed reference to Florida Administrative Code
36	Policy 1.10.1a	delete must be financially feasible
37	c	deleted financiall feasible
39	4	revised fair share contribution
40	5 thru 7	deleted points 5-7 regarding development agreements
42		changed "Clerk" to "Manager"
42	3	changed "July" to "December"
42	4	changed "Planner" to "Manager"

## CAPITAL IMPROVEMENTS ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

AMENDED MARCH 14, 2022

**CAPITAL IMPROVEMENTS ELEMENT  
TABLE OF CONTENTS**

A.	INTRODUCTION .....	1
1.	BACKGROUND AND HISTORY .....	1
2.	PROCESS FOR ANNUAL ADOPTION AND REVIEW .....	2
3.	GENERAL COMPONENTS OF THE SCHEDULE .....	2
a.	Time Period.....	2
b.	Project Description and General Location .....	2
c.	Consistency with Other Elements .....	3
d.	Projects and Costs .....	3
e.	Revenue Sources .....	3
f.	“Committed” versus “Planned” Funding Sources .....	3
g.	Grants as a Funding Source .....	4
4.	PROJECTS TO BE INCLUDED IN THE SCHEDULE.....	4
a.	Projects to Achieve and Maintain LOS standards .....	4
b.	Projects to Reduce Existing Deficiencies .....	5
c.	Replacement Projects .....	5
d.	Projects to Meet Future Demand .....	5
B.	CAPITAL IMPROVEMENTS INVENTORY .....	8
1.	Need Derived from Other Elements .....	8
2.	Existing Financial Resources .....	9
3.	Local Revenue Sources .....	10
a.	Property Taxes (Ad Valorem).....	10
b.	Public Utility or User Charges .....	10
c.	Other taxes, fees, and charges .....	10
d.	Franchise Fees.....	10
e.	Public Service or Utility Tax .....	10
f.	Special Source of Revenue .....	11
g.	Special Assessment.....	11

h.	Borrowing .....	11
4.	State Sources .....	12
a.	Revenue Sharing Trust Fund .....	13
b.	Other Shared Revenue .....	13
c.	Mobile Home Licenses .....	13
d.	Local Option Taxes .....	13
e.	Alcoholic Beverage License .....	14
f.	Other Sources of Shared Revenues .....	14
5.	Federal and State Grants and Loans .....	14
C.	LOCAL POLICIES AND PRACTICES .....	14
1.	Level of Service Standards .....	15
2.	Capital Improvements Program (CIP) .....	15
3.	Impact Fees .....	16
4.	Utility Service Areas .....	16
5.	User Charges and Connection Fees .....	16
6.	Concurrency Management System .....	17
7.	Mandatory Dedication or Fees in Lieu Of .....	17
8.	Moratoria .....	18
D.	DATA AND ANALYSIS .....	18
1.	POTABLE WATER .....	19
2.	WASTEWATER .....	19
3.	PUBLIC RECREATION AND OPEN SPACE .....	19
4.	TRANSPORTATION .....	20
a.	Level of Service Analysis .....	21
5.	STORMWATER .....	22
a.	Level of Service Analysis .....	22

6.	SOLID WASTE .....	23
a.	Level of Service Analysis .....	24
7.	PUBLIC SCHOOL FACILITIES .....	24
E.	GOALS, OBJECTIVES AND IMPLEMENTING POLICIES .....	25

### LIST OF TABLES

TABLE 1:	ADOPTED TRANSPORTATION LEVEL OF SERVICE STANDARDS	21
TABLE 20	5-YEAR ESTIMATED SCHEDULE OF CAPITAL IMPROVEMENTS	43
TABLE 20A	5-YEAR ESTIMATED SCHEDULE OF CAPITAL IMPROVEMENTS	44

## CHAPTER 8 CAPITAL IMPROVEMENTS ELEMENT

### ANNUAL UPDATE OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN

#### A. INTRODUCTION

##### 1. BACKGROUND AND HISTORY

The preparation of the annual update to the *Capital Improvements Element (CIE)* was conducted consistent with and following the guidelines prepared by the Florida Department of Community Affairs (DCA) in A Guide to the Annual Update of the *Capital Improvements Element*. Staff followed the guide to ensure compliance and consistency with the requirements of the Florida Statutes and the Florida Administrative Code.

There is often confusion about the difference between the *CIE* and the *Capital Improvements Program (CIP)*. In brief, the *CIE* is a required element of the *Comprehensive Plan* and is concerned with the capital improvement projects necessary to meet or maintain the adopted Level of Service (LOS) standards established in the *Comprehensive Plan* or to implement the Goals, Objectives, and Policies of the *Comprehensive Plan*. The *CIP* provides a schedule of all capital projects to be undertaken by the Town, including the purchase of equipment and the construction of new governmental facilities and buildings.

The update of the *CIE* includes two parts: The Data and Analysis section and the *Schedule of Capital Improvements*. The Data and Analysis section includes an explanation of Level of Service (LOS) standards, the public facilities to be included in the report, an analysis of the existing and projected LOS for the planning period covered by the schedule, a projection of future revenues and expenditures, and most importantly an analysis of the Schedule's financial feasibility.

The second section of the update is the *Capital Improvements Project Schedule (the Schedule)*. This is a table with information on every capital project necessary to meet or maintain the adopted LOS standards. Information such as a brief project description, the funding source, and the fiscal year for funding different phases of the project are also included in the Schedule. The Schedule establishes a link between the proposed improvements and the LOS standards established for the public infrastructure.

Chapter 163.3180, F.S., requires that all local governments shall maintain concurrency and establish LOS standards for the following public facilities:

##### 1. Potable Water,

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2. Wastewater,
3. Public Recreation and Open Space,
4. Transportation,
5. Drainage or stormwater,
6. Solid Waste,
- ~~7.~~

Where the local government elects to adopt a public school facilities element, a level of service for schools must be included as well. The Town does participate with the Lake County School Board in schools planning via an interlocal agreement and the goals, objectives and policies established in this comprehensive plan.

## **2. PROCESS FOR ANNUAL ADOPTION AND REVIEW**

The purpose of the annual update is to maintain a financially feasible *5-year Schedule of Capital Improvements*. The *CIE* is a statement of budgetary policy and a planning document for capital expenditures and improvements for public use.

Section 163.3177 (3)(b), F.S. mandates that the *CIE* must be updated “on an annual basis”. The adoption of the annual update is done by local ordinance and then submitted to the State review agency as evidence of compliance.

## **3. GENERAL COMPONENTS OF THE SCHEDULE**

In general, the schedule must include those capital improvement projects for which the local government has fiscal responsibility. The schedule must also include projects such as school facilities, certain transportation facilities funded by other agencies (FDOT, or County), and privately funded projects necessary to ensure that adopted LOS standards are achieved or maintained.

### **a. Time Period**

The schedule must be sub-divided into five one-year (fiscal year) periods.

### **b. Project Description and General Location**

The schedule should include a brief general description of each project. The description must contain enough detail to demonstrate that the project is consistent with the facility needs identified in the other elements of the plan or in the data and analysis section of the *CIE*.

The schedule should indicate the location of the project. Identifying the location of the project informs the community and landowners where infrastructure

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improvements are scheduled. If necessary, a map indicating the location of the capital improvements may be included as part of the update.

**c. Consistency with Other Elements**

The schedule must include a demonstration of consistency with the individual elements of the *Comprehensive Plan*.

**d. Projects and Costs**

A local government has discretion in establishing the types of projects that will be included in the schedule. A “capital improvement” is defined as physical assets “which are large scale and high in cost ... generally nonrecurring and may require multiyear financing”. The schedule must identify the cost for each project.

**e. Revenue Sources**

The revenue sources that will be used to fund each project must be identified in the schedule. The supporting data and analysis needs to identify “existing funding sources” and include a projection of the amount of revenue expected to be collected from existing sources and other revenue sources.

Revenue sources could include any source that can be used to fund capital projects, including ad valorem taxes, bonds, state and federal funds or grants including FDOT funding, tax revenues, impact fees, and developer contributions.

**f. “Committed” versus “Planned” Funding Sources**

A “committed funding” source is one which is available for and dedicated to financing capital improvements included in the schedule and is based on expected revenues from an existing source. Thus, “committed funding source” means that expected revenues from an existing revenue source have been dedicated to funding the capital improvements included in the schedule. A developer’s contribution becomes a committed funding source when it is included in a legally binding agreement.

A “planned funding” source is one that is not currently available to the local government to use to fund capital projects. Examples of these include grants or the issuing of bonds based on referenda. A local government must demonstrate that a source is planned by adopting in the *CIE* a reasonable strategy that will be pursued

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to secure the revenue source. For example, the strategy could commit the local government by a certain date to initiate the referendum process or submit a grant application.

**g. Grants as a Funding Source**

Grants may be used to fund *CIE* projects. When reporting grants as a funding source it is necessary to identify the specific grant program to be used, the amount of the grant, and the funding source of any required local match. Depending on the status of a grant application, grants may be a “committed” or “planned” funding source. Grants which have been approved may be used as “committed funding” source for any of the five years of the *CIE Schedule*.

**4. PROJECTS TO BE INCLUDED IN THE SCHEDULE**

The projects to be included in the *Schedule* must include all the capital projects necessary to achieve and maintain the LOS standards, reduce existing deficiencies, provide for necessary replacements, and meet future demands during the time period covered by the schedule.

The schedule may include other facilities related to locally approved concurrency, or facilities not required to address either state-required or locally approved concurrency. In general, the schedule need only include projects for which the local government has fiscal responsibility. However, the schedule must include certain public and privately funded projects for which the government does not have fiscal responsibility. These could include: (1) Water supply projects, (2) public schools, (3) MPO’s TIP, and (4) developer funded projects necessary to maintain LOS standards.

**a. Projects to Achieve and Maintain LOS standards**

As previously stated, the schedule must address the facility needs identified in the other elements of the plan for which LOS Standards must be adopted; these are the facilities for which concurrency is required. The concurrency facilities are: (1) Sanitary Sewer, (2) Potable Water, (3) Drainage or Stormwater, (4) Solid waste, (5) Parks and Recreation, (6) Transportation facilities, including mass transit, and (7) Public Schools.

**b. Projects to Reduce Existing Deficiencies**

In addition to projects to achieve and maintain LOS standards, the schedule must also include projects to reduce existing deficiencies. A deficiency is a facility or service that is operating below the adopted LOS standard. If the annual update demonstrates that LOS standard will not be met during the five-year planning period, then the local government must adopt either a long-term concurrency management system or planning strategies to address these deficiencies.

**c. Replacement Projects**

The schedule must include projects that are needed as “replacement” for facilities that wear out or are obsolete. Such projects may include facilities that have are malfunctioning or are constantly out of service such that the facility is unable to meet the demand for services.

**d. Projects to Meet Future Demand**

The updated schedule must include projects to meet future demand. Such projects should be identified in the data and analysis section of each element. The basic concurrency requirement included in the statute states that facilities must be “available when needed”. The exact definition varies from facility to facility and only water, sewer, drainage and solid waste concurrency is mandated by State law. The function of the schedule is to time the construction of capital projects so that they are available when needed.

The following discussion defines “available when needed” for each type of concurrency:

Sanitary sewer, solid waste and drainage

- At the time of issuance of a Certificate of Occupancy (CO), the necessary facilities are in place, or
- At the time of issuance of Development Order (DO), the necessary facilities are guaranteed in an enforceable development agreement to be in place at the time of issuance of CO.

Potable Water

- Potable water facilities must be available as described in Section A. 1, above and prior to approving a building permit the local government must check

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with its water supplier to verify that adequate water supplies will be available no later than the anticipated date of issuance of a CO.

- If the local government is located in an area for which the water management district (WMD) has prepared a *Regional Water Supply Plan (RWSP)*, the *Potable Water sub-element* must incorporate the water supply projects chosen by the local government from those identified in the *RWSP* or proposed by the local government to meet projected demand within the area served by the local government.

In addition, the *Potable Water sub-element* must include a 10-year water supply facilities work plan for building needed facilities. The first five years of the adopted work plan must be included in the schedule.

**Recreation and Open Space:** The statute distinguishes between open space and outdoor recreation acreage and the actual facilities constructed on such land.

- Before a local government can issue a CO, the acreage for needed park and recreation facilities must be dedicated or acquired by the local government. If developer fair share funds are to be used to acquire the acreage, then these funds must be committed before the local government can grant approval to begin construction.
- The actual facilities needed to serve new development must be in place or under actual construction no later than one (1) year after the local government issues a CO. The schedule should be constructed so that the local government is able to meet both these tests and avoid denying COs. The list of park and recreation facilities in the Schedule must be consistent with the supporting data and analysis in the *Recreation and Open Space Element*.

**Public Schools:**

The Town has elected to continue with concurrency for public schools. This process is governed by an interlocal agreement adopted by the school board and the local governments in Lake County. The agreement establishes procedures and processes for evaluating projects relative to school needs, and the school district provides an annual five-year capital budget that is reviewed as part of the Town's annual CIE update.

**Transportation Facilities (Including mass transit):** A *Comprehensive Plan* is financially feasible for transportation facilities if it can be demonstrated that LOS standards will be achieved and maintained by the end of the planning period even

if in a particular year such improvements are not concurrent as required by Chapter 163.3180, F.S.

- **Concurrency Test:** Transportation facilities needed to serve new development must be in place or under actual construction within three (3) years after the local government issues a building permit.
- **List of projects:** The schedule must include projects on which the local government has relied or intends to rely for concurrency purposes. The schedule need not include costs related to project planning and design since this phase of a project does not add roadway capacity and cannot be used to satisfy concurrency.
- **Right-of-way acquisition projects** can be included in the schedule as one component of the total cost of a project. If a right-of-way acquisition project is included in the schedule, the schedule must also include the construction phases of the project.

**Metropolitan Planning Organization (MPO) Projects:** The schedule must include transportation improvements included in the first five years of the applicable MPO's *Transportation Improvement Program (TIP)* to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must also be coordinated with the applicable MPO's long range transportation plan.

**Strategic Intermodal System (SIS) Projects:** The local government must adopt LOS Standards for SIS facilities that are consistent with FDOT standards. Projects needed to maintain the Standards must be included in the Schedule. MPO's are required to update their *TIP* every summer (July 1) and to include all regional/county projects in the new five-year work plan.

- **Proportionate-share:** A developer may choose to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share mitigation if transportation facilities or facility segments identified as mitigation for traffic impacts are specifically identified for funding in the *5-year Schedule of Capital Improvements* or if contributions for such facilities or segments are incorporated in the next update of the *5-year Schedule of Capital Improvements Element*.
- **De Minimis Report Requirement:** A de minimis impact is an impact that affects no more than 1% of the maximum service volume at the adopted LOS standard. Development which causes only a de minimis impact is not subject to traffic concurrency. However, total traffic volume should not

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exceed 110% of the maximum service volume at the adopted LOS standard. Local governments must maintain records to ensure that the 110% criterion is not exceeded.

The annual update of the *CIE* must demonstrate that the 110% criterion has not been exceeded or, if it has been exceeded, that the impacted roadway is scheduled for improvement in the schedule. No de minimis exceptions may be granted on roadways where the 110% criterion is exceeded until such time as the volume of the roadway is reduced below 110%. A single-family home on an existing lot of record will always constitute a de minimis impact regardless of the level of deficiency.

## **B. CAPITAL IMPROVEMENTS INVENTORY**

### **1. Need Derived from Other Elements**

The analysis documented in the other comprehensive plan elements have identified facility improvements needed to meet the existing service deficiencies and those needed to meet the demands of future growth.

The Town does not provide public education services. Public education in Lake County is a function of the elected Lake County School Board. Lake Hills School, which serves students with moderate to profound disabilities from Pre-K to the 12<sup>th</sup> grade, is the only public school located in Town. ~~There are three Lake County public schools (Astatula Elementary School, Tavares Middle School and Lake Technical Center—Astatula) within 5 miles of Howey in the Hills. There are no public school facilities planned in the Town during the short-range and long-range planning period. The Town is currently served by Astatula Elementary School, Tavares Middle School and Tavares High School. The Town includes three schools serving special needs populations and some administrative offices. In addition, the school district has purchased a 22-acre site on CR 48 in the Town limits for a future elementary school. Planned construction of this school is outside the current five-year plan. The former Howey Academy buildings house some administrative functions for the school district.~~ Appendix B of the *Public School Facilities Element* features the concurrency service areas for the public schools in Lake County.

The State Department of Children and Families (DCF) determines the need for new health care facilities with a formula based on occupancy rates, historic use by age group, and population projections by age group. Although the Town currently has no full-service hospitals, there is the ~~Florida Hospital Waterman~~ Advent Waterman Hospital located about 8 ½ miles northeast in the City of Tavares and the ~~Leesburg Medical Center~~ UF Health Hospital located about 11 miles northwest in the City of Leesburg that serve the Howey-

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in-the-Hills area. The nearest Emergency Medical Service station is located about 4 miles northeast of Town in the City of Tavares on Lane Park Cutoff

Individual capital improvement needs identified in this element are, for the most part, those improvements, which cost ~~\$1,500~~ \$5,000 or more and are generally non-recurring purchase items. The capital improvements identified in the other elements of this *Comprehensive Plan* are listed with a brief description in the Town's *5-year Schedule of Improvements* along with their estimated costs and projected year of expenditure. The improvements are listed by type of service, related to the various elements of the *Comprehensive Plan*. The *Capital Improvements Element* addresses existing and future capital improvements needed for at least the first five fiscal years after the adoption of the *Comprehensive Plan*.

It should be noted that the capital improvement projects contained in the Town's *5-year Schedule of Improvements* are not inclusive of all the anticipated capital expenditures by the Town during the planning period. The Town's *5-year Schedule* is limited only to those major components identified by the preceding elements of the Town's *Comprehensive Plan* in order to analyze development impacts and trends at a level of detail which is both manageable and fairly accurate.

The cost estimates for the capital improvements indicated in this element were developed using standard engineering practice regarding construction costs, in conjunction with information derived from actual construction costs of similar projects, certified bid documents on similar projects, and engineering cost estimates conducted on similar projects.

## **2. Existing Financial Resources**

The first step in planning capital improvements, as well as arranging the necessary financing through the budgeting process, is to inventory the major sources of funding available to the Town. The revenue sources listed below comprises a working inventory for which the Town's ability to fund the needed capital improvements will be assessed. In addition, the current status of each revenue source currently used by the Town is indicated. It is important to note that the list below includes all of the major financial resources available to the Town and is not limited to the funds which will be used for the capital improvement projects identified in the *5-year Schedule of Improvements* included in this element. These currently utilized financial resources comprise, in part, the revenue sources which will be used to fund the identified capital improvements projects.

### **3. Local Revenue Sources**

#### **a. Property Taxes (Ad Valorem)**

Property taxes are normally based on a millage rate (i.e. one mill equates to \$1 per \$1,000 of assessed value, or .1%), which is then applied to the taxable value of all real property, as well as all other tangible personal property. The revenue from ad valorem taxes may be used to fund both operating costs and capital projects, unless prohibited by local policies. Provisions at the State level exist for raising the millage rate above the 10-mill cap set by local referendum for debt service or provision of municipal-type services within the Town.

#### **b. Public Utility or User Charges**

The revenue from these charges is generated primarily as a result of the rates charged to Town residents for utilization of Town-owned utilities such as water, drainage, and solid waste removal/disposal. Revenue from these operations include user fees, miscellaneous customer service charges, and interest income.

#### **c. Other taxes, fees, and charges**

This category of revenue source includes special assessments, various administrative fees, and other charges for using services or facilities owned and operated by the Town. Some examples of these charges are public document sales, property appraisal fees, fines and forfeitures, permit and license fees, Town fund interest income, Town property sale income, rental income, and all private contributions (real estate, gifts, donations, etc) to the Town.

#### **d. Franchise Fees**

The Town currently charges a franchise fee (based on the applicable gross revenues charged) for utility services, which are provided by private companies within the Town.

#### **e. Public Service or Utility Tax**

A municipality may levy a tax on the purchase of electricity, metered or bottled gas, water, cable television, and telecommunication services. The tax may be

levied upon only the purchases within the municipality and may not exceed ten (10) percent of the applicable payments received by the seller of the taxable item from the purchaser of the purchase of such service.

**f. Special Source of Revenue**

Additional funding mechanisms are sometimes required due to the availability of existing revenue sources and/or the project priorities assigned by the Town Council. The options available to the Town regarding alternate sources of revenue for funding capital improvement projects are listed below.

- 1) **System Development of Impact fees.** Fees which are charged in advance of new development to pay for infrastructure needs, but not operating costs, resulting directly from the new development. The fees must be equitably allocated to the specific group(s) which directly benefit from the capital improvements. In addition, the assessment levied must fairly reflect the true cost of the capital improvements.

**g. Special Assessment**

Like impact fees, special assessments are charged to residents, agencies or areas who directly benefit from the provision of a new service or facility by the Town. For example, the construction of a gravity sewer system for an existing neighborhood may be financed through a special assessment to the neighborhood's individual homeowners rather than through a revenue fund of the Town.

**h. Borrowing**

Occasionally, many local governments are required to resort to borrowing funds to pay for capital improvements due to their extremely high cost. Usually, either long-term or short-term financing is used to provide these funds. The short-term financing option is normally handled by local banks and is used to raise the required revenue for periods of one to five years. The more customary method is to authorize long-term bond issues, which range in length from five to thirty years.

Listed below are several types of bond issues available to the Town.

- 1) **General Obligation Bonds.** These are bonds which are backed by the full faith and credit of the local government and are required to be approved by

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a voter referendum. Since these bonds are secured by the taxing power of government, they generally offer lower interest rates than other bonds. The revenues collected from ad valorem taxes on real estate, as well as other sources of revenue are used to service the government's debt. General obligation bonds should be used to fund capital improvements which benefit the whole Town rather than specific areas or groups of citizens.

- 2) **Revenue Bonds.** The revenue obtained from the issuance of these bonds is normally used to finance publicly owned facilities such as water treatment and wastewater treatment facilities. The charges collected from the users of the facilities are used directly to retire the bond obligations. This basically allows the capital project to be self-supporting. It should be noted that the interest rates generally tend to be higher than those of general obligation bonds. Also, the issuance of the bonds may be approved by the Town Council without a voter referendum.
- 3) **Industrial Revenue Bonds.** This type of bond, though issued by a local government, is actually assumed by companies or industries that use these funds to construct facilities. The low interest rates associated with this type of bond (due to their tax-exempt status) makes it particularly attractive to industry. The advantages to the local government is that the private sector is responsible for the retirement of the debt and that the new employment opportunities are created in the community.

#### 4. State Sources

The Town also depends on annual disbursements from State government to supplement its revenue sources. The revenue sources discussed above represent those funds generated by Town levies which may be collected and disbursed at the local level. The revenue sources discussed in this section represent those funds which are:

- (1) generated locally, but collected and later reimbursed to the Town by the State;
- (2) adopted as a local option tax or license fee, collected and reimbursed by the State;  
or
- (3) shared by the State in the form of grants to the local government, but originate from State general revenues. The amounts available from these sources may vary widely from year to year depending on legislative actions.

**a. Revenue Sharing Trust Fund**

This component of revenue consists of 1 percent of sales and use tax collections, 1 percent of the State alternative fuel use decal fee collections, and the remainder is generated from the one-cent municipal fuel tax. The sales and use tax collections were substituted for the cigarette tax revenues that previously were used for this fund by the Florida Legislature. The municipal fuel tax funds are restricted for transportation related expenditures.

**b. Other Shared Revenue**

This category of revenue sources includes several major financial resources which, like the Revenue Sharing Trust Fund, are shared between local and State government agencies.

The following taxes and licensing fees generate a large portion of the total annual revenue for the Town's General Fund.

- 1) **Sales Tax** – The current sales tax in the State is 6%, and is levied on retail sales, and such things as commercial rentals, admission fees to entertainment facilities, and motor vehicle sales. The collection is returned to the counties and municipalities in accordance with specific formulae. The variables of the formulae, in the case of towns, include the population of the municipality, as well as the total and unincorporated population of the County.

**c. Mobile Home Licenses**

Mobile Home licenses ~~currently range from \$31.60 to \$86.60~~ vary in cost depending on what time length is established in the rate structure. Each city or town in the State shares in the allocation of the revenues from this source based on the number of units located in the city or town. The city or town in turn shares a portion of the revenue with the local school board. This has proven to be a relatively stable revenue source over time.

**d. Local Option Taxes**

Currently, there are four (4) possible sources of revenue available to the Town within this category. All the funds are generated locally, but the funds are collected and disbursed by the Florida Department of Revenue. *The Town currently shares in only two (2) of these revenue sources.*

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**e. Alcoholic Beverage License**

The Division of Alcoholic Beverages and Tobacco for the State of Florida administers the issuance of licenses associated with the sale and/or consumption of alcoholic beverages. ~~The State collects in excess of \$37 million annually from this fee. Of this amount,~~ A portion of the license fee is returned to counties and municipalities as a State shared revenue.

**f. Other Sources of Shared Revenues**

The Town also receives other shared revenues from both the County and other government agencies. These revenues include the Excise Tax, County Business Tax Receipt fees, Court fines and forfeits, and County Library Member Agreement fees.

**5. Federal and State Grants and Loans**

The Federal Government and State of Florida offer a variety of funding opportunities including block grants, loans and specific use grant programs that may be available for projects within the Town. For a Town with limited financial resources these programs can be highly useful sources of revenue. The Town regularly monitors these funding opportunities and applies for funding when the opportunity arises.

**C. LOCAL POLICIES AND PRACTICES**

To guide the location and timing of land development, local policies and practices are used, particularly in support of the goals, objectives, and policies of the *Future Land Use Element*. State agencies and water management districts which provide public facilities within the Town's jurisdiction will directly influence these policies and practices. One such influence was found to be generated by the Florida Department of Transportation's (FDOT) 5-year Transportation Plan. This influence stemmed from the fact that State Road 19 is within the Town's jurisdiction, and therefore largely the financial responsibility of the FDOT. Plans for the improvement of State Road 19 may be included in the before mentioned 5-year Transportation Plan. However, there are other such roadways not included in the Plan. Either scenario affects the capacity of the roadways, which in turn affects the level and intensity of development, as well as the degree of financial commitment for which the Town must plan.

In the absence of improvement plans by FDOT, special provisions may be made when the Town desires improvement of a State road to maintain local levels of service standards. These provisions

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may include the Town expending funds for roadway improvements or providing FDOT with the funds, either of which may be collected through an impact fee or “fair share” contribution.

In this section, many of the local practices and policies used by the Town are described in terms of their general concept and the circumstances surrounding their use. The policies and practices both used in the past and currently in use are identified. Policies and practices not in use which have the potential for being used by the City are discussed in a later section of the *CIE*.

## 1. Level of Service Standards

Level of Service (LOS) standards indicate the degree of service provided or proposed to be provided by public facilities based on their operational characteristics. Basically, the LOS indicates the capacity per unit of demand for each public facility. Therefore, the LOS is a summary of the existing or desired public facility conditions. These LOS standards are to be established for the specific purpose of issuing permits or development orders to ensure that adequate capacity is available and will be maintained in public facilities for future development.

LOS standards can affect both the timing and location of development by encouraging development of those areas which have public facilities with excess capacity. In addition, development is not allowed unless the needed facilities and services are available. This development and provision of services usually occur in a phased sequence over a period of time.

## 2. Capital Improvements Program (CIP)

A *Capital Improvements Program* is a plan for capital expenditures to be incurred each year over a fixed period of years to meet anticipated facility improvements and needs. The *CIP* identifies each capital project or other capital expenditures anticipated by the Town, as well as presenting estimates of the resources needed to finance the project.

The *CIP* is designed to be consistent with the *CIE* of the local comprehensive plan because it reflects the goals, objectives, and policies of the *Element* and its implementation strategy, including the *5-year Schedule of Improvements*. In addition, the *CIP* is not restricted to only those public facilities addressed in the comprehensive plan, as is the *CIE*.

The first year of a *CIP* becomes input into the annual capital budget with longer range capital expenditures identified for the 5-year program. The capital budget encompasses enacting appropriations for those capital projects delineated for the first year of the *CIP*. The *CIP*, similar to *CIE*, is reviewed on an annual basis.

### **3. Impact Fees**

Impact fees are imposed by many local governments on new developments to offset the costs of new public facilities necessitated by the development. Local government may use this strategy as one method of implementing the *CIE*.

Impact fee development is a logical outgrowth of the *CIE* preparation. A rational basis for developing an impact fee ordinance comes from the assessment of the local government's capital improvement needs and its capability to provide for those needs.

Infill development location and timing may be affected and controlled through the use of impact fees. This is because infill development usually occurs in those areas having capital facilities with excess capacity. If the local government chooses not to recover the costs of capital facilities in underutilized service areas, infill development may be encouraged by the absence of impact fees on developments proposed within those areas.

### **4. Utility Service Areas**

The delineation of utility service areas within a comprehensive plan or *CIP* may be used to describe areas where local governments intend to provide public facilities and services. When used in conjunction with a *CIE* and *CIP*, utility service areas can be used as a tool to coordinate the timing of public facilities and service provision within areas planned for development.

Additionally, the following benefits may be the result of using utility service areas:

- a) Encourage efficient and orderly growth patterns;
- b) Preserve agricultural and environmentally sensitive areas; and
- c) Support control on facility extensions

### **5. User Charges and Connection Fees**

User charges are designed to recover the costs of public facilities or services from those who benefit from them. Many areas of local government employ the use of user charges. Monthly sewer charges paying for the operation and maintenance of wastewater facilities as well as retiring debt service on revenue bonds is a good example of user charge usage. This technique may also be applied to transportation, potable water, solid waste, recreation, and parking facilities and services.

These charges may be designed to vary, depending on the quantity and location of the services rendered, in order to affect the pace and pattern of development. In other words, the greater the distance from the service area, the higher the user charge.

## 6. Concurrency Management System

This controls the timing and location of development by conditioning new development approvals on evidence that sufficient facilities and services are present or will be provided in order to maintain adopted LOS standards. Therefore, development approval becomes contingent on the ability of local governments to provide facilities and services, and furthermore, may require the development itself to furnish the facilities and services in order to maintain the adopted LOS standards. Additional benefits associated with a Concurrency Management System are as follows:

- a) Supports the consistency of the *CIE* with the *Future Land Use Element*;
- b) Provides for the orderly expansion of public facilities;
- c) Stabilizes capital improvement expenditures and taxing structures for capital improvements; and
- d) Reduces the possibility of damage to the environment from the use of overburdened facilities.

Typically, the Concurrency Management System interacts with the development approval process by requiring that all zoning, subdivision, or planned unit development (PUD) approval be granted only upon demonstrated compliance with the system. The building permit stage is another level at which a Concurrency Management System may function. In this context, the Concurrency Management System may control development in areas that are already approved, but not as yet built on, such as pre-platted lands.

## 7. Mandatory Dedication or Fees in Lieu Of

The Town ~~may~~ shall require, as a condition to plat approval, that subdivision developers dedicate a portion of the land within the development to be used for public purposes such as roads, parks, and schools. Dedication may be made to the governing body, or to a private group such as a homeowner's association.

When a subdivision is of such small scale or topographic conditions that a land dedication cannot reasonably be required, the Town ~~may~~ shall require that the subdivider pay a fee in lieu of dedication which is equivalent to the amount of land that otherwise would have been dedicated by the developer. The fee ~~may~~ shall be deposited into a separate account for use in the future towards the provision of such facilities.

As a result of the public facility provision, the adjacent area benefiting from the initiative would likely become more attractive to development. Therefore, the acquired service potential ~~may~~ shall be used to encourage growth in desired areas.

## 8. Moratoria

A moratorium, or stop-gap ordinance, is used to temporarily halt or freeze development in an area for a specified period of time on an emergency basis. The ordinance may be imposed on building permits, development approvals, or governmental services such as potable water connections or wastewater system extensions and/or connections. The moratorium normally is imposed for a “reasonable time” to allow the necessary planning activities to take place pending comprehensive plan preparation, adoption, or amendment. The State of Florida’s legal system has found development moratoria to be a valid measure of last resort in the protection of local public health, safety, and welfare when adopted in accordance with applicable procedures. Some other considerations in adopting a moratorium include:

- a) Determining legal status of existing permit applications and approvals to determine the extent of “vested rights” for those developments approved prior to ordinance adoption;
- b) Specifying the geographic extent of the moratorium (whether it will include the entire Town limits, or limited to specific hazard areas with existing service insufficiencies); and
- c) Specifying the time frame and conditions under which the moratorium will be imposed.

## D. DATA AND ANALYSIS

The data and analysis for public facilities is detailed in the individual plan elements and may be referenced there. Specific note is taken regarding the ongoing master planning being done for the Town’s potable water and sanitary sewer systems. ~~This is a detailed engineering study which will identify short term and long term capital needs and projects. These studies will not be complete prior to the adoption of the 2018 capital improvements program, and, therefore, will be more heavily referenced in future CIP annual updates.~~ The following sections layout the level of service requirements for each class and type of public facility.

## 1. POTABLE WATER

The Town of Howey-in-the-Hills maintains and operates the potable water system that provides potable water service to the Town. The *Comprehensive Plan* sets two different levels of service for potable water usage. The first LOS standard is 242.0 gallons per day per capita for the overall customer usage and the second LOS standard is 150.8 gallons per day per resident for the residential customers. (Policy 1.10.1 of the *Public Facilities Element*)

## 2. WASTEWATER

The Town does not have a wastewater treatment plant. The Central Lake Community Development District (CDD) currently provides wastewater treatment for the Lake Hills School, the Venezia South Subdivision, the Talichet Subdivision and a few other adjacent properties. ~~The Town is in the process of installing a collection system to serve Central Avenue. The Town has completed installation of a sewage collection system to serve Central Avenue, and some hook-ups have been completed. Some other minor additions have been made to the collection system~~ Additional connections are pending the resolution of available treatment capacity with the CDD. . Howey in the Hills has also entered into an agreement with the Central Lakes CDD to obtain wholesale wastewater treatment for the Town for ~~three proposed Planned Unit Developments~~ the Reserve development with the first residential phase of this project beginning in 2024. Under that agreement, the Town is the ‘customer’ and will in turn supply the wastewater service to individual homes and businesses in those PUDs. The Town will own and maintain the collection system (mains, lift stations, etc.) within the Town limits. The Town is also ~~working on~~ considering entering into similar arrangements with neighboring local governments to supply wastewater treatment to future growth or establishing its own treatment facility.

The Town has adopted a level of service standard of 120 gallons per day per resident for sanitary sewer. ~~The Town has also implemented a wastewater impact fee. Although Howey in the Hills has no current plans to build its own wastewater treatment plant, The~~ impact fee is a standard mechanism used to finance the cost of providing wastewater collection and treatment services to serve new growth. This may include financing for construction of the collection system as well as the cost of purchasing treatment capacity at existing plants. ~~One developer has already installed collection lines and lift stations to support the first phase of its development. Those lines and lift stations will be owned and maintained by the Town.~~

## 3. PUBLIC RECREATION AND OPEN SPACE

The Town has adopted LOS standards for parks and recreation facilities. LOS standards for parks are based on availability of recreational resources divided by the total number of

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Adopted on October 11,2010 Ord No. 2010-007

Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002



users. This is the basic system for calculation of recreational LOS as established by the National Park and Recreation Association (NPRA). Utilization of such standards by the Town provides for adequate public access to recreational facilities and parkland. Employing these same standards into the future should likewise continue to satisfy LOS requirements.

The Town's *Comprehensive Plan* establishes the Recreation and Open Space LOS standards as 6.5 acres per 1,000 residents. (Policy 1.1.1) The Town also uses the following guidelines to help in determining the provision of recreation facilities:

<u>Facility</u>	<u>Guidelines per Population</u>
Playground	1 per 1,000
Tennis Court	1 per 1,000
Baseball/Softball	1 per 2,000
Football/Soccer	1 per 4,000
Handball/Racquetball Court	1 per 3,000
Basketball Court	1 per 2,000
Shuffleboard *	1 per 1,000
Boat Ramps	1 per 6,500
Swimming Pool	1 per 15,000
* May be substituted for horseshoe pits, bocci court, or other lawn game.	

An analysis of the existing and projected population increase and the available acreage for parks and recreational facilities indicate that the Town currently has a surplus in parks and recreation acreage to meet the demand for public park land/open space.

#### 4. TRANSPORTATION

A LOS C represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. A LOS D borders on a range in which small increases in traffic flow may cause substantial increase in approach delay and, hence, decrease in speed. This may be due to adverse signal progression inappropriate signal timing, high volumes or some combination of these. LOS E represents traffic flow characterized by significant delays and lower operating speeds. Such operation may be due to some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing. For planning purposes, this LOS equals lane capacity.

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Adopted on October 11,2010 Ord No. 2010-007

Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002

**a. Level of Service Analysis**

The Town's *Comprehensive Plan* establishes Transportation LOS standards as featured below (Policy 1.1.1 of the *Transportation Element*):

**TABLE 1: ADOPTED TRANSPORTATION LEVEL OF SERVICE STANDARDS**

Road Class	Minimum LOS
Minor Arterials (SR 19)	LOS D (AADT)
Major Collectors (CR 48)	LOS D (AADT)
Minor Collectors - E. Revels Road, S. Lakeshore Blvd., S. Florida Avenue, and Central Ave./County Road No. 2	LOS D (Peak Hour Minimum)
Local Roads	LOS D (Peak Hour Minimum)

The Howey-in-the-Hills *Comprehensive Plan* lists five roads that the Town monitors for LOS: (1) State Road 19 (minor arterial), (2) County Road 48 (major collector), (3) Lakeshore Boulevard/East Revels Road (~~local road~~) (minor collector), (4) Number Two Road (~~local road~~) (minor collector), and (5) North Buckhill Road (~~local road~~) (minor collector). The adopted LOS for minor arterials and major collectors is an Annual Average Daily Traffic Minimum LOS D. The adopted LOS for minor collectors and local roads is a Peak Hour Minimum LOS D.

The three primary roads that carry traffic in and around Howey-in-the-Hills are S.R. 19, C.R. 48, and C.R. 455. All three of these roads operate at a LOS D or better using the Generalized Annual Average Daily Volumes for Areas Transitioning into Urbanized.

The Town does not collect road impact fees. These fees are collected by Lake County and dispersed to appropriate districts for improvements to roadways.

As developments apply for Final Plan approval, they will be required to provide the number of peak hour, peak direction trips for each of the road segments in the above table. If there is adequate capacity available a certificate of concurrency for transportation shall be issued.

Once the certificate is issued, that capacity is deemed reserved, and needs to be deducted from the remaining capacity left in the system. That reserved capacity then becomes part of future annual concurrency reports. As the reserved capacity

Adopted on October 11,2010 Ord No. 2010-007

Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002

becomes actual trips on the road, that part of the reservation is deducted from the total that was reserved.

## 5. STORMWATER

The Town's stormwater management system relies upon the natural drainage patterns to convey, reduce, and control the stormwater run-off. When necessary to provide adequate flood protection, the natural drainage pattern was altered. Also, the drainage basins were interconnected to provide adequate relief during major storm events. The system was originally designed to handle a 100-year/24-hour storm event without flooding adjacent lands.

### a. Level of Service Analysis

In the Town, all proposed development projects are reviewed for compliance with the rules and regulations established in the *Land Development Code*. In addition to approval by the Town, new development exceeding thresholds established in Chapter 40C-42, F.A.C are required to apply for a SJRWMD Environmental Resource Stormwater Permit (ERSP). ~~Existing stormwater management systems that increase pollutant loadings, peak discharge rate, decrease on-site detention storage, or meet the thresholds established under new stormwater management systems are also required to apply for a new ERSP or a modification to their existing permit.~~

The *Comprehensive Plan* sets various LOS standards for drainage. The first set of standards is for Retention Volume and Design Storm. (Policy 2.1.2 of the *Public Facilities Element*)

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

Design Storm: The following interim LOS standards will be used until the Comp Plan is amended to incorporate findings and recommendations of the programmed Stormwater Master Plan:

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

Adopted on October 11,2010 Ord No. 2010-007

Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002

Facility Type	Design Storm
Storm Sewers	10 Year
Major Detention/Retention Structures	For the probable maximum precipitation as required by SJRWMD
Minor Detention/Retention Structures	25 Year

Note: Major/Minor Detention/Retention Structures are based on Hazard Classification for Dams and Impoundments as defined by the SJRWMD.

The second set of LOS standards for drainage outlined in the *Comprehensive Plan* is for pollution abatement treatment. (Policy 2.1.3 of the *Public Facilities Element*)

The following minimum stormwater drainage LOS standards are required for pollution abatement treatment:

Facility Type	Pollution Abatement Treatment
Retention with percolation or detention with filtration	Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater.
Detention without filtration or wet detention	The first inch of runoff from the site or 2.5 inches times the site's impervious surface, whichever is greater.

Note: 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, an off-line retention or off-line detention with filtration of the first inch of runoff shall be required. The Town shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus, the Town shall allow detention with filtration only if detention without filtration cannot be used.

The Town of Howey-in-the-Hills ensures the provision of adequate stormwater drainage systems through the development review process. The above standards are used in reviewing all new development. Permits are also required from all applicable State, Federal, and local agencies with regard to stormwater. No development is approved or is allowed to begin construction until all such permits are received by the Town.

## 6. SOLID WASTE

The Town of Howey-in-the-Hills provides twice weekly curbside garbage collection through a contract with a private hauler. Service also includes a weekly recycling collection.

Adopted on October 11,2010 Ord No. 2010-007  
Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002

**a. Level of Service Analysis**

The adopted Level of Service (LOS) for solid waste in the Howey-in-the-Hills *Comprehensive Plan* is 6 pounds per person per day. (Policy 1.6.1 of the *Public Facilities Element*) This LOS was derived taking into consideration the capacity of the landfill.

**7. PUBLIC SCHOOL FACILITIES**

The Town has elected to retain public school concurrency as part of its public facility requirements. Policy 1.1.1 of the *Public Schools Facilities Element* of the *Comprehensive Plan* states that “LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Lake County School District. The LOS for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.” Appendix B: *Lake County School Districts 5-Year District Facilities Work Program* is attached.

New development is required to obtain a certificate of capacity from the school district based on the district’s application and review procedures. The review is required of all residential development other than single-family homes on existing lots. The Reserve development is exempt from the school concurrency requirements based on their approval prior to the establishment of school concurrency. Developments which proposed restricting residents to age 55 and older, may be determined to be exempt from school impact fees, but they are still required to complete a review and approval process through the school district.

## E. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

**GOAL 1:** To provide for timely and efficient provision of adequate public facilities that upholds quality of life through the use of sound growth management and fiscal policies.

### **Purpose of Capital Improvements Management**

**OBJECTIVE 1.1:** *Capital Improvements Provision and Programming.* Capital Improvements shall be provided for purposes of correcting existing deficiencies, accommodating desired future growth, and replacing deteriorated or obsolete facilities. Capital Improvements shall be programmed within the *Five-Year Schedule of Capital Improvements*, according to the rank of priorities and timing set forth therein.

**POLICY 1.1.1:** *Qualification and Scheduling of Capital Improvements.* The Town shall include within the *Five-year Schedule of Capital Improvements* only those improvements identified in any of the respective elements of the Town's *Comprehensive Plan* which meet the requirements cited below for qualification as a capital improvement:

- Infrastructure - Improvements shall be a permanently fixed structure with a minimum life expectancy of five-years or more, and have an estimated cost of ~~\$1,500~~ \$5,000 or more;
- Land Acquisitions - All land acquisitions;
- Service or Supporting Facilities - Facilities and services necessary to support the maintenance of infrastructure or to provide a needed service, and having an estimated cost of ~~\$1,500~~ \$5,000 or more;
- Preparatory Services - Expenditures for professional engineering, planning, or research services that may be necessary prior to the implementation of infrastructure projects, supporting facilities and services, land acquisitions, or other services which exceed \$5,000 or more dollars; and
- Bond Issues - Any infrastructure, land acquisitions, supporting facility improvements, or services requiring financing through the issuance of a bond

**POLICY 1.1.2:** *Distinguishing and Classifying Capital Improvements.* The *Capital Improvements Element* and the *Five-Year Schedule of*

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Adopted on October 11,2010 Ord No. 2010-007

Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002

*Improvements* shall distinguish and classify capital improvements according to the following three categories:

- Current Deficiencies – improvements required to eliminate a current deficiency in the provision of facilities and services;
- Replacement facilities – improvements required to replace existing facilities which are obsolete or worn-out to a degree which threatens the maintenance of an adopted level of service standard;
- New Capital Improvements – improvements necessary to provide new facilities and services to meet demands generated by anticipated growth and development identified within the *Future Land Use Element*.

### **Level of Service**

**OBJECTIVE 1.2:** *Maintaining LOS standards.* Maintain adopted LOS standards, as defined in the individual *Comprehensive Plan* elements, and meet existing and future needs by coordinating land use decisions with the *Five-year Improvement Schedule of Capital Improvements* provided by the *Capital Improvements Element (CIE)*

~~**POLICY 1.2.1:** *Adequate Facility Ordinance.* The Town Council shall adopt an adequate facilities ordinance to ensure that at the time the development order is issued adequate facility capacity is available or will be available when needed to serve the development.~~

~~**POLICY 1.2.2:** *Financially Feasible CIP.* The Town of Howey in the Hills shall construct a financially feasible *Capital Improvements Plan*.~~

**POLICY 1.2.3 1:** *Adopted Level of Service Standards.* The following levels of service are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the Town or in the Town utility service area.

#### **Sanitary Sewer:**

Dwelling Unit - 120 gallons per day, per resident

#### **Potable Water:**

Overall System Demand - 242.0 gallons per day, per resident

Residential Demand Only - 150.8 gallons per day, per resident

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Adopted on October 11,2010 Ord No. 2010-007

Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002

**Solid Waste:**

6 lbs. per day, per capita

**Drainage:**

<b>Water Quantity</b>	
Retention Volume	Complete retention of the post development minus the pre-development runoff occurring at established design storm stated below.
<u>Facility Type</u>	<u>Design Storm</u>
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	For the Probable Maximum Precipitation as required by SJRWMD(1)
Minor Detention/Retention Structures	25 Years(1)
Development occurring in the 100 Year Flood Zone must elevate the first floor 18 inches above the 100 Year Flood Elevation	
<b>Water Quality</b>	
<u>Facility Type</u>	<u>Pollution Abatement Treatment (2)</u>
Retention with percolation or detention with filtration	Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater.
Detention without filtration or wet detention	The first inch of runoff from the site or 2.5 inches times the site's impervious surface, whichever is greater.

Adopted on October 11,2010 Ord No. 2010-007

Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002



- Notes: (1) Major/Minor Detention/Retention structures are based on Hazard Classification for dams and impoundments as defined by SJRWMD.
- (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, an off-line retention or off-one detention with filtration of the first inch of runoff shall be required. The Town shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus, the Town shall allow detention with filtration only if detention without filtration cannot be used.

**Transportation: Level of Service**

Principal Arterial	"C" based on Average Annual Daily Traffic
Minor Arterial	"D" based on Average Annual Daily Traffic
Major Collector	"D" based on Average Annual Daily Traffic
Minor Collector and Local	"D" based on Peak Hour Directional

**Recreation and Open Space:**

6.5 acres of park space per 1,000 residents

**Population Guidelines for User-Oriented Outdoor Recreation Activities**

Activity	Resource* Facility	Population Served
Golf	9-hole golf course	25,000
Golf	18-hole golf course	50,000
Tennis	Tennis court	2,000
Baseball/softball	Baseball/softball field	3,000
Football/soccer	Football/soccer field	4,000
Handball/racquetball	Handball/racquetball court	10,000
Basketball	Basketball court	5,000
Swimming (Pool)	Swimming (Pool)*	8,700
Shuffleboard	Shuffleboard court	1,000
Freshwater fishing non-boat	800 feet of Fishing pier	5,000
Freshwater fishing power boating, water skiing, and sailing	Boat ramp lane	1,500

\* Based on a standard community swimming pool measuring 81 ft x 60 ft (4,860 ft).

**Size and Population Guidelines for User Oriented Park Sites:**

<b>District Park:</b>	5 acres per 1,000 population and a minimum park size of 5 acres
<b>Vest Pocket /Tot Lot Park</b>	0.5 acres per 1,000 population and a minimum park size of 1 acre or 0.25 acres for parks adjoining schools

Adopted on October 11,2010 Ord No. 2010-007

Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002

<b>Community Park</b>	2 acres per 1,000 population and a minimum park size of 20 acres or 5 acres for parks adjoining schools
<b>Neighborhood Park</b>	2 acres per 1,000 population and a minimum park size of 5 acres or 2 acres for parks adjoining schools

Source: Florida Department of Environmental Protection – Division of Parks and Recreation, Outdoor Recreation in Florida – 2000: Florida’s Statewide Comprehensive Outdoor Recreation Plan, Tables 4.3, 4.4 and 4.5.

**POLICY 1.2.4.2:** ***Monitoring and Tracking De Minimis Impacts.*** The Town shall implement a methodology to monitor and track approved de minimis impacts on the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted Level of Service of the affected transportation facility) shall be compiled into an annual report and submitted to the state land planning agency with the annual *Capital Improvements Element* update.

**POLICY 1.2.5.3:** ***Public School Deficiencies and Future Needs.*** The Town shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

**POLICY 1.2.6.4:** ***Issuance of Development Order.*** The Town shall issue no development order for new development which results in an increase in demand on deficient facilities prior to the completion of improvements required to upgrade the respective facility to adopted standards.

**POLICY 1.2.7.5:** ***Level of Service for Public Schools.*** The level of service for all schools shall be set at 100% of FISH (Florida Inventory of School Houses) permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity. Coordination with the Lake County School Board’s *Five Year District Facilities Work Plan*, the plans of other local governments, and as necessary, updates to the *Concurrency Service Area Map* is required to ensure that the adopted Level of Service Standards for Concurrency Service Areas will be achieved and maintained.

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On or before September 15th of each year and after consideration of the written comments of the County and the Cities, the Lake County School Board will adopt a financially-feasible Work Program that includes school capacity sufficient to meet anticipated student demand within the County, based on the LOS standards set forth in the Interlocal Agreement. The School Board will construct and/or renovate school facilities sufficient to maintain the LOS standards set forth in the Interlocal Agreement, consistent with the adopted *5-Year Facilities Work Program*. Nothing in this agreement shall be construed to abrogate the School Board's constitutional authority in determining delivery of student services, including but not limited to school scheduling or to require the School Board to redistrict any school more than once in any three consecutive year period. The Town of Howey-in-the-Hills shall adopt the Schools Board's adopted work program into their CIE updates each December.

**OBJECTIVE 1.3:** *Local Government and External Agency Plans.* The Town hereby adopts all applicable outside local government and external agency plans necessary to maintain and provide for level of service.

**POLICY 1.3.1:** *Adoption of School District's Work Plan.* The Town hereby adopts by reference the Lake County School District's current 5-Year Work Program, to meet anticipated school capacity and student demands projected by the County and municipalities based on the adopted Level of Service standards for public schools.

**POLICY 1.3.2:** *Adoption of FDOT's Work Plan.* The Town hereby adopts by reference the Florida Department of Transportation's current 5-Year Work Program, to meet anticipated demand through improvement of state transportation facilities within the jurisdiction.

**~~POLICY 1.3.3:~~** ~~*Adoption of SJRWMD's Work Plan.*~~ The Town hereby adopts by reference the St. Johns River Water Management District's (SJRWMD) *Water Supply Plan 2005*, to meet anticipated water supply and demand needs within the jurisdiction.

### Capital Improvements Prioritization

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Adopted on October 11,2010 Ord No. 2010-007  
Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002

**OBJECTIVE 1.4:**        *Capital Improvements Priority.* Prioritization of capital improvement projects in a manner that achieves and maintains adopted LOS standards while protecting the Town’s investment in existing public facilities.

**POLICY 1.4.1:**        *Town Clerk and Council Authority and Responsibility.* The Town ~~Clerk~~ Manager shall have the authority and responsibility to evaluate and recommend a ranked order of priority for capital improvements which are proposed for inclusion in the *Five-year Schedule of Capital Improvements*. The Town Council shall review and retain its authority to adopt the recommendations of the Town ~~Clerk~~ Manager with or without modifications in the proposed *Five-year Schedule of Improvements*.

**POLICY 1.4.2:**        *Evaluation and Ranking of Capital Improvements.* Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- whether the project is needed to protect the public health and safety, to fulfill the Town’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development; and,
- whether the project represents a logical extension of facilities and services from the Town to the urban fringe or is compatible with the plans of the state agencies, or the St. Johns River Water Management District.

**POLICY 1.4.3:**        *Ranking 5-year Schedule.* In addition to standards established in Policy 1.4.2, the Town shall rank capital improvement types (defined in Policy 1.1.2) within the *Five-Year Schedule of Capital Improvements* according to the following order of priority:

- a. Current capital improvement deficiencies;
- b. Replacement of worn-out or obsolete facilities;
- c. New capital improvements required to meet demands generated by anticipated future growth and development (as identified within this *Comprehensive Plan*).

- d. Capital improvements financed by grant funds earmarked for a specific use or financed by restricted revenues that can not be applied to an improvement identified as a higher priority may be scheduled before other higher priority projects in the *Five-Year Schedule of Improvements* on the basis that these funds may be forfeited if not used for that specific purpose or within a certain timeframe.

**POLICY 1.4.4:** *Support of Comprehensive Plan.* Proposed capital improvement projects shall support the Goals, Objectives and Policies of this *Comprehensive Plan*.

**OBJECTIVE 1.5:** *Coordination of Land Uses and Fiscal Resources.* The Town shall coordinate its land use decisions and available or projected fiscal resources with a schedule of capital improvements in order to maintain adopted levels of service which meet the existing and future facility standards.

**POLICY 1.5.1:** *Elimination of Public Hazards.* The Town shall eliminate public hazards in its implementation of capital improvements.

**POLICY 1.5.2:** *Capacity Deficits and Local Budget Impact.* The Town shall work to avoid and eliminate capacity deficits and minimize local budget impact when implementing capital improvements.

**POLICY 1.5.3:** *Anticipating and Projecting Growth Patterns.* The Town shall anticipate and project growth patterns in its implementation and accommodation of new development and the redevelopment of facility and capital improvements.

**POLICY 1.5.4:** *Capital Improvements Financial Feasibility.* All capital improvements shall be made in a financially feasible manner and take into account the plans of state agencies, local governments and water management districts that provide facilities within the Town of Howey-in-the-Hills.

**POLICY 1.5.5:** *Concurrency of Public Facilities and Services.* The Town shall make public facilities and services available concurrent with the impacts of development subsequent to the writing of this *Comprehensive Plan*. The Town shall deem which public facilities and services are necessary in cases of phased development but shall

require that this provision is made available concurrent to the impact of development.

**POLICY 1.5.6:** *Public Facilities and Environmentally Sensitive Lands.* The Town shall not invest public funds in public facilities located on designated environmentally sensitive lands, as defined in the *Conservation Element*, within its jurisdiction unless the facility is necessary to:

- a. Preserve environmentally sensitive land;
- b. Provide access to designated passive recreation sites or to connect developable areas; and
- c. Promote the health and safety of citizens.

**OBJECTIVE 1.6:** *Proportionate Cost of Future Development.* The Town shall ensure future development bears its proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted levels of service.

**POLICY 1.6.1:** *Use of Revenue Bonds.* The limitation on the use of revenue bonds as a percent of total debt shall follow applicable Florida statutes and acceptable financial practices.

**POLICY 1.6.2:** *Total Dept Service.* The maximum ratio of total debt service to total revenue shall follow applicable Florida statutes and acceptable financial practices.

**POLICY 1.6.3:** *Property Tax Base Indebtedness.* The maximum ratio of outstanding capital indebtedness to property tax base shall follow applicable Florida statutes and acceptable financial practices.

**OBJECTIVE 1.7:** *Public Facility Needs.* The Town shall demonstrate its ability to require provisions for needed improvements identified in local jurisdictions comprehensive plan elements in order to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of local government to fund and provide provisions of future needed capital improvements.

**POLICY 1.7.1:** *Construction and Replacement Schedule.* The Town shall identify needs and establish construction and replacement schedules within the *Capital Facilities Element*.

**POLICY 1.7.2:**      *Establishing LOS Standards.* The Town shall establish level of service standards for public facilities.

**POLICY 1.7.3:**      *Prior Issued Development Orders.* The Town shall account for needed facilities of prior issued development orders in the assessment of public facility needs for those development orders issued prior to the *Comprehensive Plan*.

### **Budgetary Procedure**

**OBJECTIVE 1.8:**      *Annual Update of Capital Improvements Element.* The *Capital Improvement Element* shall be updated annually to reflect existing and projected capital needs in accordance with the adopted level of service standards, for the purpose of assessing the costs of those needs against projected revenues and expenditures.

**POLICY 1.8. 1:**      *Resources for Enterprise Funds.* Available resources for enterprise funds are to be calculated as net income less existing debt service principal payments plus any new service or special assessment revenue to be generated by the project financed through the anticipated debt proceeds.

**POLICY 1.8.2:**      *Resources for General and Specific Revenue Funds.* Available resources for the general and special revenue funds would be calculated as the excess of revenue over expenditures and other uses plus any new revenue or special assessment collections generated by the project financed through the anticipated debt proceeds.

**POLICY 1.8. 3:**      *Reservation of Enterprise Funds.* The Town shall reserve Enterprise Fund surpluses for planned capital expenditures.

**POLICY 1.8.4:**      *Securing Grants or Private Funds.* Efforts shall be made to secure grants or private funds whenever available to finance the provisions of capital improvements.

**POLICY 1.8. 5:**      *Collection of Impact Fees.* All new development, which has a direct or indirect impact on roads, schools, parks, potable water, or sewer, shall continue to be subject to impact fees collected and/or administered by the Town. Monies collected as impact fees shall be spent to benefit the Town's infrastructure ~~[9J-5.016(3)(b)(4); F.A.C.]~~.

- POLICY 1.8.6:** *Impact Fee Ordinance.* The Town shall assess its impact fee ordinances to assure that new development pays its pro rata share of the costs required to finance capital improvements necessitated by such development.
- POLICY 1.8.7:** *Reviewing All sources of Revenue.* Before the annual budget process is initiated, the Town shall review all sources of revenue not previously utilized as revenue and shall act to obtain and receive revenue from these potential sources where a benefit to the Town can be predicted.
- POLICY 1.8.8:** *Private Contributions.* The Town shall rely upon private contributions as a funding source within the *Five-year Schedule of Capital Improvements* only when the obligation to fund a specific capital improvement is addressed in an enforceable development agreement or development order. The Town shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the *Five-year Schedule of Capital Improvements*, a plan amendment to delete the capital improvement from the *Schedule* shall be required.
- POLICY 1.8.9:** *Assessed Property Tax Base.* The assessed property tax base shall be determined by the Lake County Property Appraiser's Office.
- POLICY 1.8.10:** *Bond or Loan Maturity Date.* The maturity date for any bond or loan shall not exceed the reasonable expected useful life of a financed project.

### **Capital Improvements Planning**

**OBJECTIVE 1.9:** *Annual Incorporation of 5-year CIP.* Incorporate a *Five-year Capital Improvements Plan* into the annual budget in order to reserve funds for the needed future capital facilities.

- POLICY 1.9.2:** *Adoption of Annual Capital Improvement Budget.* The Town will, as part of its annual budgeting process, adopt a Capital Improvement budget.



**POLICY 1.9.3:** *Correcting Deficiencies and Replacing Facilities.* The Town shall provide for necessary capital improvements to correct existing deficiencies, accommodate desired future growth, and replace worn-out or obsolete facilities, as indicated in the *Five-year LOS-Related Schedule of Capital Projects*.

**POLICY 1.9.4:** *Coordination with Comprehensive Plan.* Review and update the *Capital Improvement Element* annually to ensure close coordination between the *Capital Improvement Plan* process and the annual budgeting process. This coordination shall address development timing, financial feasibility, and the Goals, Objectives, and Policies of the *Comprehensive Plan*.

**POLICY 1.9.5:** *Projects within the 5-year Schedule.* The *Five-year Schedule of Capital Improvements Plan* projects shall reflect the results of the local infrastructure studies in the annual update of the *Five-year Schedule of Capital Improvements* following completion of each study.

**POLICY 1.9.6:** *Compliance with State of Florida Law.* The Town of Howey-in-the-Hills shall comply with all State of Florida law regarding the management of debt.

**OBJECTIVE 1.10:** *Concurrency Management System.* Insurance of development orders and permits by the Town shall be controlled by the Town's Concurrency Management System, which requires that facilities and services which do not reduce the adopted level of service standards are in place, shall be in place or are guaranteed by a binding contract or agreement to be provided prior to the impact of the development.

**POLICY 1.10.1:** *Concurrency Provisions.* The Town's Concurrency Management System shall provide the following:

- a. the capital improvements budget and a five-year schedule of capital improvements which, in addition to meeting all the other statutory and rule requirements, ~~must be financially feasible~~ and are adopted annually in the budget process;
- b. the *Five-year Schedule of Improvements* which includes both necessary facilities to maintain the established level of service standards to serve the new development proposed to be permitted and the necessary facilities required to

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Adopted on October 11,2010 Ord No. 2010-007

Amended Ord No. 2013-001, 2014-007, 2015-002, 2019-01, 2021-001, 2022-001, 2023-002

eliminate that portion of existing deficiencies which are a priority to be eliminated during the five-year period under the Town's *Schedule of Capital Improvements*;

- c. a realistic, ~~financially feasible~~ funding system based on currently available revenue sources which is adequate to fund the public facilities required to serve the development authorized by the development order and development permit and which public facilities are included in the *Five-year Schedule of Capital Improvements*;
- d. the *Five-year Schedule of Capital Improvements* must include the estimated date of commencement of actual construction and the estimated project completion date and which areas will be provided with public funds in accordance with the *5-year Capital Improvement Schedule*;
- e. a provision that a plan amendment shall be required to eliminate, defer or delay construction of any facility or service which is needed to maintain the adopted level of service standard and which is listed in the *5-year Schedule of Improvements*;
- f. a requirement that development orders and permits are issued in a manner that will guarantee that the necessary public facilities and services will be available to accommodate the impact of that development;
- g. a provision that the Town, on an annual basis, shall determine whether it is adhering to the adopted level of service standards and its *5-year Schedule of Capital Improvements* and that the Town has a demonstrated capability of monitoring the availability of public facilities and services;
- h. development guidelines for interpreting and applying level of service standards to applications for development orders and permits and determining when the test for concurrency must be met. At a minimum, the latest point in the application process for the determination of concurrency is prior to the approval of a development order or permit which

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contains a specific plan for development and which would authorize the commencement of construction of physical activity on the land. Development orders and permits approved prior to the actual authorization for the commencement of construction or physical activity will be contingent upon the availability of public facilities and services necessary to serve the proposed development; and

**POLICY 1.10.2:** *Requirement for Public Facilities and Services.* The Town's *Concurrency Management System* shall provide that public facilities and services needed to support development are available concurrent with the impacts of such development by meeting the following standards prior to issuance to permit.

- a. For potable water, sewer, solid waste, and drainage, at a minimum, the following standards will satisfy the concurrency requirement:
  - (1) the necessary facilities and services are in place at the time a development permit is issued; or
  - (2) a development permit is issued subject to the condition that the necessary facilities and services will be in the place when the impacts of the development occur; or
  - (3) the necessary facilities are under construction at the time a development permit is issued; or
  - (4) the necessary facilities and services are guaranteed in an enforceable development agreement. The agreement must guarantee that the necessary facilities and services will be in place when the impact of development occur; or
  - (5) the necessary facilities and services are in place no later than the issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.
- b. For parks and recreation, at a minimum, the following standards will satisfy the concurrency requirement:

- (1) at the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or
  - (2) the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit.; or
  - (3) the necessary facilities and services are in place no later than 1 year after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.
- c. For roads, at a minimum, the following Standards will satisfy the concurrency requirement:
- (1) the necessary facilities and services are in place at the time a development permit is issued; or
  - (2) a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
  - (3) the necessary facilities are under construction at the time a permit is issued; or
  - (4) at the time the development permit issued, the necessary facilities and services are the subject of a binding executed contract which provides for the ~~commencement of the actual construction of the required facilities or the provision of services within three years of the approval of the development permit as required by Chapter 163.3180, F.S.;~~ fair share contribution equal to the development's impact on transportation facilities.
  - (5) ~~The necessary facilities and services are guaranteed in an enforceable development agreement which requires the~~

~~commencement of the actual construction of the facilities or the provision of services within three years of the approval of the applicable development permit as required in Chapter 163.3180, F.S.; or~~

~~(6) the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of paragraphs 1-3 above. An enforceable development agreement may include, but is not limited to, development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur; or~~

~~(7) the necessary facilities and services are in place or under actual construction no later than 3 years after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.~~

- d. In determining the availability of services or facilities, a developer may propose and the Town Council by a majority of the votes of its total membership may approve developments in stages or phases so that facilities and services needed for each phase shall be available at the time the impacts for that phase occur.
- e. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.

**POLICY 1.10.3:** *Exemptions from Transportation Concurrency.* The Town shall allow exemptions from transportation concurrency for infill development, redevelopment projects, and downtown revitalization as required by Chapter 163.3180 F.S. Such exemptions are contingent upon if the proposed development is otherwise consistent with the Town's adopted *Comprehensive Plan* and is a project that promotes public transportation or is located within an area designated in the *Comprehensive Plan* for:

- a. Urban infill development;
- b. Urban redevelopment;
- c. Downtown revitalization;
- d. Urban infill and redevelopment under s. 163.2517; or
- e. An urban service area specifically designated as a transportation concurrency exception area which includes lands appropriate for compact, contiguous urban development, which does not exceed the amount of land needed to accommodate the projected population growth at densities consistent with the adopted *Comprehensive Plan* within the 10-year planning period, and which is served or is planned to be served with public facilities and services as provided by the *Capital Improvements Element*.

**POLICY 1.10.4:** *Exemptions from Transportation Concurrency and Special Part-time Demands.* The Town shall allow exemptions from the concurrency requirement for transportation facilities for developments located within urban infill, urban redevelopment, urban service, or downtown revitalization areas or areas designated as urban infill and redevelopment areas established under Chapter 163.2517, which pose only special part-time demands on the transportation system. A special part-time demand is one that does not have more than 200 scheduled events during any calendar year and does not affect the 100 highest traffic volume hours.

**POLICY 1.10.5:** *De Minimis Transportation Impact.* The Town shall allow a de minimis transportation impact of not more than 0.1% of the maximum volume of the adopted level of service as an exemption from concurrency as required by Chapter 163.3180 F.S.

**POLICY 1.10.6:** *Transportation Impact of Redevelopment Projects.* In the event of redevelopment projects, the Town shall allow the redevelopment project to create 110% of the actual transportation impact caused by existing development before complying with concurrency as required by Chapter 163.3180 F.S.

**POLICY 1.10.7:** *Approved Development and Proportionate Fair Share.* The Town shall allow approved development that does not meet concurrency to occur if the Town has failed to implement the requirements of this *CIE* and the developer makes a binding commitment to pay the

proportionate fair share of the cost for facilities and services associated with the development.

### **Capital Improvements Implementation**

The Town ~~Clerk~~ Manager shall have the responsibility for implementing the *Goals, Objectives and Policies* within this *Element*. Specific responsibilities include:

1. During the month of May of each year, request capital budget and public improvements updates from each municipal department head.
2. Request recommendations from each elected official and the Planning Agency.
3. During ~~July~~ December of each year, present an updated Table 20 to the Board, with explanations for each addition, deletion or revision.
4. Develop administrative procedures to implement the capital improvement policies. The Town ~~Planner~~ Manager shall provide checklists, directions, time frames and such other review criteria as shall be necessary to assure that facilities and services meet the standards adopted as a part of this plan and are available concurrent with the impacts of development.

Table 20 *Five-year Schedule of Capital Improvements* (see next page).

**TABLE 20**  
**TOWN OF HOWEY-IN-THE-HILLS, FLORIDA**  
**5-YEAR ESTIMATED SCHEDULE OF CAPITAL IMPROVEMENTS**

Description	Funding Source	FY24	FY25	FY26	FY27	FY28	FY29	Total
<b>Public Works</b>								
Acquire Drake Pointe Water-WW	Bond Issue			\$ 5,000,000				\$ 5,000,000
Annual stormwater improvements	Various	\$ 130,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 380,000
Central Avenue Streetscape	General Fund					\$ 30,000	\$ 500,000	\$ 530,000
Drilling for Well #5 & #6	Various	\$ 1,500,000						\$ 1,500,000
Emergency Lift Station Bypass Pumps	Various	\$ 340,000						\$ 340,000
Install Sanitary Sewer to Septic	Various		\$ 510,000					\$ 510,000
N. Water Treatment Plant Construction	Various	\$ 1,000,000	\$ 3,000,000	\$ 3,000,000	\$ 500,000			\$ 7,500,000
Wastewater Treatment Plant Construction	Impact Fees (WW)	\$ 2,500,000						\$ 2,500,000
Road Reconstruction	Infrastructure	\$ 295,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 2,170,000
Sidewalk Improvements	General Fund	\$ 10,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 310,000
Venezia South Second Access	General Fund				\$ 75,000			\$ 75,000
Water Mains - North	Impact Fees (Water)	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
Water Mains - South	Impact Fees (Water)			\$ 100,000	\$ 100,000	\$ 100,000		\$ 300,000
Water Master Plan	Water Utility Fund	\$ 20,000						\$ 20,000
Water Tower Repair and Painting	General Fund	\$ 150,000						\$ 150,000
Fire Truck Repair and Painting	General Fund	\$ 50,000						\$ 50,000
								<b>\$ 21,935,000</b>
<b>General Community Services</b>								
Library Expansion	Impact Fees			\$ 150,000	\$ 800,000	\$ 200,000		\$ 1,150,000
Municipal Complex Design	Various						\$ 1,400,000	\$ 1,400,000
Police Station Expansion/Renovation	Various		\$ 250,000	\$ 1,250,000	\$ 1,250,000	\$ 250,000		\$ 3,000,000
Town Hall Retrofitting	Various			\$ 250,000				\$ 250,000
								<b>\$ 5,800,000</b>
<b>Parks and Recreation</b>								
Convert Landfill to Park (Peak Park)	Impact Fees (Parks)	\$ 50,000					\$ 5,000	\$ 55,000
Grove Square Park	Impact Fees (Parks)			\$ 10,000				\$ 10,000
Improvements to Griffin Park	Various				\$ 10,000		\$ 90,000	\$ 100,000
Lakeshore Shoreline Improvements	Grant (Unspecified)		100,000		\$ 200,000	\$ 720,000		\$ 1,020,000
Repair/renovate Sara Maude Park	Impact Fees (Parks)	\$ 300,000						\$ 300,000
Repair/replace finger piers	Impact Fees (Parks)			\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 120,000
Town Park South End (Pine Park)	Impact Fees (Parks)	\$ 50,000			\$ 200,000	\$ 200,000	\$ 200,000	\$ 650,000
								<b>\$ 2,255,000</b>
Per Year		\$ 6,495,000	\$ 4,445,000	\$ 10,375,000	\$ 3,750,000	\$ 2,115,000	\$ 2,810,000	
Program Total								<b>\$ 29,990,000</b>

Adopted on October 11, 2010, Ord No. 2010-007

43

Updated Ord. No. 2013-001, Ord No. 2014-007, Ord No. 2015-002, ORD 2019-001, ORD 2021-001, 2022-001



**TABLE 20 A**  
**TOWN OF HOWEY-IN-THE-HILLS, FLORIDA**  
**5-YEAR ESTIMATED SCHEDULE OF CAPITAL IMPROVEMENTS**

Description	Funding Source	FY24	FY25	FY26	FY27	FY28	FY29	CIP Total
<b>Transportation Mitigation Projects</b>								
SR 19 @ CR 48 Intersection	Fair Share		\$ 742,500					\$ 742,500
SR 19 @ Central Ave Intersection	Fair Share		\$ 742,500					\$ 742,500
Revels Rd @ SR 19 Intersection	Fair Share					\$ 742,500		\$ 742,500
Florida Ave @ SR 19 Intersection	Fair Share			\$ 148,500				\$ 148,500
Florida Ave @ Number 2 Rd. Intersection	Fair Share				\$ 148,500			\$ 148,500
Pedestrian Improvements	Various		\$ 20,000	\$ 20,000	\$ 20,000	\$ 40,000		\$ 100,000
Bicycle Improvements	Various			\$ 20,000	\$ 30,000	\$ 50,000		\$ 100,000
Streetscape	Various					\$ 250,000		\$ 250,000
<b>Total</b>		<b>\$ -</b>	<b>\$ 1,505,000</b>	<b>\$ 188,500</b>	<b>\$ 198,500</b>	<b>\$ 1,082,500</b>	<b>\$ -</b>	<b>\$ 2,974,500</b>

Chapter 9 - Concurrency Management Element		
Page	Section	Summary of Changes
1	Definititons	added "final" to plat approval
4	5	replaced paragraph about "enforceable development agreement" with "proportionate share agreement"
4	7	replaced sentence about facilities & services in place no later than 3 years to projects in town center overlay and town center flex overlay exempt
12	5	replaced paragraph about "enforceable development agreement" with "proportionate share agreement"
13	7	replaced sentence about facilities & services in place no later than 3 years to projects in town center overlay and town center flex overlay exempt
14	Policy 1.1.5	deleted entire policy

## CONCURRENCY MANAGEMENT SYSTEM ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

AMENDED ON APRIL 22, 2020

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
TABLE OF CONTENTS**

A.	OVERVIEW OF THE CONCURRENCY MANAGEMENT SYSTEM .....	2
B.	REQUIREMENTS FOR CONCURRENCY.....	2
C.	ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS .....	5
D.	GOAL, OBJECTIVE AND POLICY STATEMENTS SUPPORTING CONCURRENCY .....	5
E.	PUBLIC FACILITY CAPACITY AND LEVEL OF SERVICE INVENTORY .....	5
1.	TRANSPORTATION.....	6
2.	POTABLE WATER .....	6
3.	SANITARY SEWER.....	6
4.	SOLID WASTE DISPOSAL.....	7
5.	STORMWATER MANAGEMENT.....	7
6.	RECREATION AND OPEN SPACE.....	7
F.	CONCURRENCY MONITORING SYSTEM.....	8
G.	CONCURRENCY ASSESSMENT.....	8
H.	GOALS, OBJECTIVES AND IMPLEMENTING POLICIES .....	10

## CHAPTER 9 CONCURRENCY MANAGEMENT SYSTEM ELEMENT

### Definitions

The following definitions shall apply to the Concurrency Management System.

***Concurrency Facilities:*** Public facilities and services for which a level of service must be met concurrent with the impacts of development or an acceptable deadline shall include:

- a. Potable Water.
- b. Sanitary Sewer.
- c. Drainage.
- d. Recreation.
- e. Solid Waste.
- f. Transportation.
- g. Public Schools.

***“Proceeding in Good Faith”:*** Identifiable actions taken by an applicant of an approved final development order to proceed with actual construction and implementation of the final development plan.

***Final Development Order:*** The official authorization from the Town of Howey-in-the-Hills approving the final development plans for a proposed development project. The issuance of a final development order issued after the effect date of the ordinance adopting the Comprehensive Plan shall only occur if the final development plan complies with the goals, objectives, and policies established in the *Comprehensive Plan*.

Final development orders shall include final subdivision plan approvals, final plat approval, final site plan approval, and building permit.

## A. OVERVIEW OF THE CONCURRENCY MANAGEMENT SYSTEM

The Concurrency Management System (CMS) is a mechanism to assist in the implementation of the goals, objectives, and policies of the Town's *Comprehensive Plan*. The purpose of the CMS is to establish an ongoing mechanism which ensures facilities and services needed to support development will be available concurrent with the impacts of such development. Prior to the issuance of a development order and development permit, the CMS must ensure the adopted level of service standards required for the following facilities will be maintained: roads; potable water; sanitary sewer; solid waste; stormwater management; parks and recreation; and public schools.

The CMS is an accounting system that maintains a record of the existing levels of service and what impacts, if any, can be expected as a result of proposed developments, facility expansions, and other factors that can affect the adopted level of service standards of a community.

## B. REQUIREMENTS FOR CONCURRENCY

The Town will require that all development meet the requirements of concurrency. The following are the requirements for concurrency:

*Minimum requirements for Concurrency.* The Town shall maintain a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and will address the following items.

For potable water, sewer, solid waste, and drainage, at a minimum, the following standards will satisfy the concurrency requirement:

- (1) the necessary facilities and services are in place at the time a final development order is issued; or
- (2) a final development order is issued subject to the condition that the necessary facilities and services will be in the place when the impacts of the development occur; or
- (3) the necessary facilities are under construction at the time a final development order is issued; or
- (4) the necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee

that the necessary facilities and services will be in place when the impact of development occurs; or

- (5) the necessary facilities and services are in place no later than the issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.

For parks and recreation, at a minimum, the following standards will satisfy the concurrency requirement:

- (1) at the time the final development order is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the construction of the required facilities or the provision of services within one year of the issuance of the final development order; or
- (2) the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the construction of the facilities or the provision of services within one year of the issuance of the applicable development order. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or
- (3) the necessary facilities and services are in place no later than 1 year after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.

For roads, at a minimum, the following standards will satisfy the concurrency requirement:

- (1) the necessary facilities and services are in place at the time a final development order is issued; or
- (2) a final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) the necessary facilities are under construction at the time a final development order is issued; or
- (4) at the time the final development order is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the construction of the required facilities or the provision of services within three years of the approval of the development order; or

- (5) ~~The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the construction of the facilities or the provision of services within three years of the approval of the applicable development order as required in Chapter 163.3180, F.S. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or~~

The necessary facilities are guaranteed through a proportionate share agreement which meets the requirements of Chapter 163.3180 F.S.

- (6) the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of paragraphs 1-3 above. An enforceable development agreement may include, but is not limited to, a development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur; or

- (7) ~~the necessary facilities and services are in place or under construction no later than 3 years after issuance of a certificate of occupancy.~~

In order to promote non-residential development in the Central Avenue corridor, projects proposed in the Town Center Overlay and Town Center Flex Overlay shall be exempt from traffic concurrency.

For school facilities, the following standards will satisfy the concurrency requirement:

- (1) For district-wide concurrency service areas:
- a. at the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or
  - b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.
2. For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is



available in one or more contiguous service areas and school capacity is available district-wide.

### **C. ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS**

The Town's CMS shall ensure all development can meet the requirements for concurrency prior to the issuance of a final development order or permit. All applicants for final development orders or permits shall be required to provide all information deemed necessary by the Town so that the impacts of the proposed development may be accurately assessed. Once the Town has determined that a proposed development meets the requirements for concurrency, and has issued a Town development order or permit, the Town shall not revoke that development order or permit because of a subsequent facility capacity deficiency, unless the proposed development would cause unhealthy or unsafe conditions, or unless the proposed development was issued a development order or permit under erroneous information supplied by the proposed developer, or unless the proposed developer fails to meet the conditions of approval of the final development order or permit. In this latter situation, certificates of occupancy may also be denied.

The Town shall establish expiration dates for development orders, development permits, and for the reserved capacity of public facilities allocated to specific development orders or permits as required by concurrency.

Howey-in-the-Hills shall annually determine the available capacity for public facilities for which the Town has operational or maintenance responsibility, and for State and County roads. Owners or operators of public facilities not operated, maintained, or owned by the Town shall supply the Town with available capacity information annually, or as otherwise reasonable depending on development activity that requires the use of such a facility.

### **D. GOAL, OBJECTIVE AND POLICY STATEMENTS SUPPORTING CONCURRENCY**

The concurrency doctrine is supported by various goals, objectives, and policies throughout the Town's *Comprehensive Plan*. These policy statements are adopted by the Town and will be implemented by the concurrency management system. The policy statements generally establish standards and criteria for concurrency.

### **E. PUBLIC FACILITY CAPACITY AND LEVEL OF SERVICE INVENTORY**

As part of its CMS, the Town will be responsible for the collection and maintenance of an inventory of all public facilities and services. The inventory shall be based on the most recently available information and shall be used to monitor the adopted level of service standards and to determine public facility capacity. This information shall be made available to the public and shall be updated annually by December 1 of each year.

The following inventories shall be maintained by Howey-in-the-Hills in order to evaluate the concurrency requirements of proposed development and expansions to an existing development and to assess existing and future capacity of public facilities and services:

### **1. Transportation**

The Town will maintain an inventory of the level of service on roadway links within its jurisdiction. The existing level of service will be based on the most recent traffic count data reported by the Florida Department of Transportation and Lake County for each segment identified in the *Transportation Element* of this *Comprehensive Plan* or plan amendment. Traffic count data and level of service standards will be updated yearly, based on reported information from the FDOT and Lake County. The inventory shall, at a minimum, include the following:

- a) the adopted level of service standard.
- b) existing facility capacities and deficiencies.
- c) capacity reserved for approved but unbuilt development.
- d) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- e) any existing or scheduled road improvement to be made on Town, County, or State maintained roadways within the Town's jurisdiction; or improvements to be made by other public agencies or in conjunction with approved development.

### **2. Potable Water**

An inventory of the Town's potable water system will, at a minimum, include the following:

- a) the level of service standards adopted in the *Comprehensive Plan*.
- b) existing design capacities and system deficiencies.
- c) capacity reserved for approved but unbuilt development.
- d) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- e) any improvements or expansions made to the system by the Town or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

### **3. Sanitary Sewer**

For all developments on a central sanitary system, the Town will maintain an inventory that includes:

- a) the level of service standards adopted in the *Comprehensive Plan*.

- b) existing design capacities and system deficiencies.
- c) the permitted capacity.
- d) capacity reserved for approved but unbuilt development.
- e) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- f) any improvements or expansions made to design or permitted capacity by the Town or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

#### **4. Solid Waste Disposal**

An inventory of the Town's solid waste disposal system will, at a minimum, include the following:

- a) the level of service standards adopted in the *Comprehensive Plan*.
- b) existing and projected design capacities of all applicable solid waste disposal facilities.
- c) capacity reserved for approved but unbuilt development.
- d) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- e) any improvements or expansions made to the design capacity, and the impact on existing capacities or deficiencies.

#### **5. Stormwater Management**

An inventory of the Town's stormwater management facilities will, at a minimum, include the following:

- a) the level of service standards adopted in the *Comprehensive Plan*.
- b) the existing level of service measured by storm event; and
- c) any proposed stormwater management facilities that will impact the capacity of the Town's stormwater management facilities.

#### **6. Recreation and Open Space**

An inventory of the Town's recreational sites and facilities will, at a minimum, include the following:

- a) the existing acres of recreational sites as outlined in the *Recreation and Open Space Element*.
- b) the adopted level of service standard as outlined in the *Recreation and Open Space Element*.
- c) the existing capacities or deficiencies of the Town's recreation system.
- d) capacity reserved for approved but unbuilt development.

- e) the projected capacities or deficiencies attributable to approved but unbuilt development; and
- f) any improvements or expansions made to the system by the Town or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

## **F. CONCURRENCY MONITORING SYSTEM**

In addition to maintaining an inventory of public facilities and services, Howey-in-the-Hills will also be responsible for maintaining a record of public facility and service capacities or volumes which are committed for approved developments as a result of development orders issued by the Town. If service is provided by an entity other than the Town, this will require coordination between the service provider and the Town in order to maintain an accounting system which accurately tracks approved developments.

Accountability shall be established by reserving capacity from the total available capacity for all approved development orders. Once capacity has been reserved for a specific development, it cannot be reassigned to another development prior to the expiration of the first development's development order or permit. Capacity reservations shall be renewed yearly in order to be accounted for in the annual concurrency process. Upon the expiration of an approved development order with concurrency standing, which has not been implemented, or which the Town has determined to have been abandoned by the applicant, the capacity allocated to the proposed development shall be deleted. Deleted capacity shall then become available to other proposed developments. A priority waiting list shall be established for the purpose of allocating deleted capacity. When determining how much capacity is available for proposed developments, the Town shall consider all capacity that has been reserved for approved development orders.

## **G. CONCURRENCY ASSESSMENT**

The Howey-in-the-Hills Town Council or its designee will be responsible for determining whether concurrency will be met when it considers applications for development orders for final site plans and/or final subdivision plans. When reviewing applications for development orders, the Council shall perform an assessment to determine whether public facilities will be available concurrent with the impacts of the proposed development. A facility inventory, as outlined above, shall be used as a basis for establishing existing conditions. The ability of existing public facilities to service new development shall be determined based on the following criteria:

- (a) the ability of existing facilities to accommodate the proposed development at the adopted level of service.
- (b) existing facility deficiencies which will need to be corrected prior to the completion of the proposed development.
- (c) facility improvements or additions needed to accommodate the impacts of proposed development at the adopted level of service standard.

- (d) the date facility improvements or additions need to be completed in order to maintain the adopted level of service for the public facilities affected by the proposed development.

## H. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

**GOAL 1:** The Town shall ensure that public facilities and services needed to accommodate growth during the planning period (up to 2035) are safely and efficiently provided concurrently with associated growth.

**OBJECTIVE 1.1:** *Implementing the Concurrency Management System.* To implement the Town's *Concurrency Management System* and ensure that public facilities and services needed to support development are available concurrent with the impacts of such development.

**POLICY 1.1.1:** *Assist Applicants of Development.* The Land Development Regulations shall continue to contain a descriptive guide to assist developers and other interested parties in understanding the concurrency determination process, steps to performing a concurrency review, and the development review process involving the issuance of a certificate of concurrency.

**POLICY 1.1.2:** *Adoption of Level of Service Standards.* The standards for levels of service for each type of public facility mandatorily subject to concurrency requirements shall apply to development orders issued by the Town of Howey-in-the-Hills upon the commencement date established within the adopting ordinance applicable to this *Comprehensive Plan*.

**POLICY 1.1.3:** *Concurrency Requirements.* The Town Council shall ensure that the impacts of development on public facilities within the Town's jurisdictional area occur concurrently with such development prior to an issuance of a final development order.

**POLICY 1.1.4:** *Requirement for Public Facilities and Services.* The Town's *Concurrency Management System* shall provide that public facilities and services needed to support development are available concurrent with the impacts of such development by meeting the following standards prior to issuance of a final development order.

- a. For potable water, sanitary sewer, solid waste, and drainage, at a minimum, the following standards will satisfy the concurrency requirement:
  - (1) the necessary facilities and services are in place at the time a final development order is issued; or

- (2) a final development order is issued subject to the condition that the necessary facilities and services will be in the place when the impacts of the development occur; or
  - (3) the necessary facilities are under construction at the time a final development order is issued; or
  - (4) the necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impact of development occurs; or
  - (5) the necessary facilities and services are in place no later than the issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.
- b. For parks and recreation, at a minimum, the following standards will satisfy the concurrency requirement:
- (1) at the time the final development order is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the construction of the required facilities or the provision of services within one year of the issuance of the final development order; or
  - (2) the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the construction of the facilities or the provision of services within one year of the issuance of the applicable development order. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or
  - (3) the necessary facilities and services are in place no later than 1 year after issuance of a certificate of occupancy.

- c. For roads, at a minimum, the following Standards will satisfy the concurrency requirement:
- (1) the necessary facilities and services are in place at the time a final development order is issued; or
  - (2) a final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
  - (3) the necessary facilities are under construction at the time a final development order is issued; or
  - (4) at the time the final development order is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the construction of the required facilities or the provision of services within three years of the approval of the development order, or
  - (5) ~~The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the construction of the facilities or the provision of services within three years of the approval of the applicable development order as required in Chapter 163.3180, F.S. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or~~  
  
The necessary facilities are guaranteed through a proportionate share agreement which meets the requirements of Chapter 163.3180 F.S.
  - (6) the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of paragraphs 1-3 above. An enforceable development agreement may include, but is not limited to, a development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur; or



- (7) ~~the necessary facilities and services are in place or under construction no later than 3 years after issuance of a certificate of occupancy as required by Chapter 163.3180 F.S.~~  
Non-residential and mixed use projects in the Town Center Commercial Overlay District are exempt from traffic concurrency.
- d. For school facilities, the following standards will satisfy the concurrency requirement:
- (1) For district-wide concurrency service areas:
- a. at the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or
- b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.
- (2) For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide.
- e. In determining the availability of services or facilities, a developer may propose, and the Town Council may approve developments in stages or phases so that facilities and services needed for each phase shall be available.
- f. The latest point in the application process for the determination of concurrency is prior to the approval of a final development order or permit.

~~**POLICY 1.1.5: Roadways Concurrency Requirements and 5-Year CIP.** In addition to guidelines established in Policy 1.1.4, roadways facilities will be~~

~~deemed concurrent based on the adopted Five-Year Capital Improvements Program (CIP) as described in the following criteria:~~

- ~~1. The Five Year CIP and the Capital Improvements Element of the Town's Comprehensive Plan are financially feasible.~~
- ~~2. the Five Year CIP includes improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and permitted development.~~
- ~~3. The Five Year CIP is a realistic, financially feasible program based on currently available revenue sources and development orders will only be issued if the public facilities necessary to serve the development are available or included in the Five Year Schedule of Capital Improvements.~~
- ~~4. The Five Year CIP identifies whether funding is for design, engineering, consultant fees, or construction and indicates, by funded year, how the dollars will be allocated.~~
- ~~5. The Five Year CIP identifies the year in which actual construction of the roadway project will occur and only those projects scheduled for construction within the first three years of the Howey-in-the-Hills or Florida Department of Transportation five-year programs will be utilized for concurrency determination.~~
- ~~6. A plan amendment will be required in order to eliminate, defer, or delay construction of any roadway facility or service which is needed to maintain the adopted level of service standard.~~

**Chapter 10- Public Participation Element**

<b>Page</b>	<b>Section</b>	<b>Summary of Changes</b>
1	C	removed Florida Administrative Code reference
2	5	removed Florida Administrative Code reference

## PUBLIC PARTICIPATION ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

UPDATED APRIL 22, 2020

**PUBLIC PARTICIPATION ELEMENT  
TABLE OF CONTENTS**

A.	INTRODUCTION .....	1
B.	OVERVIEW OF COMPREHENSIVE PLAN .....	1
C.	ADOPTED PUBLIC PARTICPATION PROCEDURES AND POLICIES.....	1

## CHAPTER 10 PUBLIC PARTICIPATION ELEMENT

### A. INTRODUCTION

The purpose of the *Public Participation Element* is to ensure public participation in the Town's planning process. This *Element* is developed around the following goals:

1. Provide all residents of Howey-in-the-Hills the opportunity to participate in their government to the fullest extent possible to promote their health, safety, welfare and general well being.
2. Promote efficiency in the governmental process by streamlining actions involving public participation whenever possible.
3. Conform to all applicable local, state, and federal laws relative to public notice and citizen participation requirements.

These goals will be achieved by following the procedures provided within this *Element*.

### B. OVERVIEW OF COMPREHENSIVE PLAN

Public participation is actively encouraged in the comprehensive planning process. The *Local Government Comprehensive Planning and Land Development Regulation Act*, as amended from time to time, set forth minimum public participation procedures designed to provide effective public participation in the planning process and to provide real property owners with notice of all official actions that will regulate use of their property. The purpose of this "Citizen Participation Manual" is to inform the citizens of the public participation process in a nontechnical manner as it relates to the Town's *Comprehensive Plan*.

Among other goals, the *Local Government Comprehensive Planning and Land Development Regulation Act* states, "It is the intent of this Act that its adoption is necessary so that local governments can preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions".

### C. ADOPTED PUBLIC PARTICIPATION PROCEDURES AND POLICIES

As required by Ch. 163.3181 F.S., ~~and Rule 9J-5.004 F.A.C.~~, the following procedures are adopted to guide and assist the Town Council, Town Staff and the public during the preparation, public hearings, and other required steps in the development of the Town's *Comprehensive Plan*.

### **Public Participation Policies**

1. All plan and plan amendment preparation, modification, and adoption shall be advertised in accordance with Florida Statutes
2. The Town shall update the *Comprehensive Plan* or parts thereof as often as is deemed necessary by the Town Council and in accordance with Florida Statutes.
3. The Town shall utilize its Planning and Zoning Board as a public forum for citizen participation and to keep the general public informed.
4. Written comments from the public regarding planning issues shall be encouraged and entered into the public record.
5. The Town shall provide written responses to said citizen inquiries upon request regarding the *Comprehensive Plan*. The Town Council shall respond to any comments or suggestions regarding the *Plan* made to them at the public hearings.  
~~[9J-5.004(2)(d) and (2)(e), F.A.C.]~~
6. Prior to transmitting the amended *Comprehensive Plan* to the State Department of Community Affairs, the Local Planning Agency and Town Council shall hold transmittal hearings to transmit the amended *Plan* to the State.

A copy of the *Comprehensive Plan* and current drafts of the *Plan* and any proposed amendments to the *Plan* shall always be available at the Town Clerk's office during regular office hours for inspection by the public. Copies of any portions thereof may be purchased from the Clerk.

### **Monitoring and Evaluation Policies**

Given that the Town's adopted *Comprehensive Plan* dates to 1991, the *Plan* has been formally reviewed as required by State law. It is the purpose of this section to ensure the continuation of evaluation and appraisal efforts, and to set forth those actions that will be adopted as a part of this *Plan* that will measure future and ongoing monitoring and evaluation.

1. **Updating Baseline Data and Measurable Objectives:** During the annual update of the *Capital Improvements Element*, Town Staff shall prepare updated baseline data and measurable objectives as needed. The data will then be provided to the Local Planning Agency, which shall provide its recommendation to the Town Council.
2. **Assured, Continued Monitoring and Evaluation:** The annual updating of the *Capital Improvements Element*, and the involvement of the Town's Local Planning Agency are some methods by which the Town has assured that monitoring and evaluation will be continuous. In addition, as required by Chapter 163.3191, F.S.,

the Town will adopt an evaluation and appraisal report once every 7 years assessing the progress in implementing the Town's *Comprehensive Plan*.



**Chapter 11- Public School Facilities Element**

Page	Section	Summary of Changes
		no changes recommended

## PUBLIC SCHOOL FACILITIES ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

UPDATED APRIL 22, 2020

**PUBLIC SCHOOL FACILITIES ELEMENT  
TABLE OF CONTENTS**

A.	PURPOSE .....	3
B.	EXISTING CONDITIONS.....	3
1.	EXISTING SCHOOL ENROLLMENT .....	3
2.	LAKE COUNTY SCHOOL DISTRICT ENROLLMENT TO CAPACITY COMPARISON .....	3
3.	SCHOOL ATTENDANCE ZONES.....	4
4.	LEVEL OF SERVICE STANDARDS .....	4
a.	Target Level of Service Standard .....	4
C.	SCHOOL ENROLLMENT PROJECTIONS .....	5
1.	SCHOOL CONCURRENCY SERVICE AREAS (CSA) .....	5
2.	SCHOOL ASSIGNMENTS .....	5
D.	FUTURE NEEDS .....	5
E.	GOALS, OBJECTIVES AND IMPLEMENTING POLICIES .....	5

**APPENDICES**

APPENDIX A:	LAKE COUNTY SCHOOL ATTENDANCE ZONES
APPENDIX B:	LAKE COUNTY CONCURRENCY SERVICE AREA MAP

## CHAPTER 11

### PUBLIC SCHOOLS FACILITIES ELEMENT

#### A. PURPOSE

The purpose of the *Public School Facilities Element* is to function as a guiding document the Town will use to apply policies that will enable the Lake County School System to implement a financially feasible plan to provide sufficient capacity for public school facilities within the jurisdiction of the Town of Howey in the Hills. It is not intended to discuss or address curriculum requirements, administration of facilities, or other duties with which the Lake County School Board is tasked. While the Public Schools Facility Element is no longer a required element of the comprehensive plan, the Town has elected to retain the element as an optional element. The interlocal agreement between the Town and the Lake County School Board also remains in effect.

#### B. EXISTING CONDITIONS

##### 1. Existing School Enrollment

Existing student enrollments for elementary, middle, and high schools for the Town of Howey in the Hills and surrounding jurisdictions, which are required under interlocal agreements to share capacity as of October 15, 2005, are provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*.

##### 2. Lake County School District Enrollment to Capacity Comparison

The Lake County School Board uses the Florida Inventory of School Houses (FISH) capacity information for each school, based on Florida Department of Education (FDOE) formulas. FISH Capacity is the number of students that may be housed in a facility at any given time based on a utilization percentage of the number of existing satisfactory student stations, based on FDOE formulas. It is a product of the number of classrooms at a school and the student stations assigned to each room type. The capacity of some spaces is modified for actual square footage of the teaching space.

The School Enrollment to Capacity Comparison is used to determine the percent utilization of a school facilities capacity; and includes the number of portables on campus and portable capacity; the total capacity that includes portables and the permanent facility; dining capacity; and media capacity.

The school enrollment to capacity comparison is a major indicator of school overcrowding. Using the ratio of enrollment to permanent FISH capacity, an analysis can be conducted to determine which schools in Lake County are over capacity. An analysis can also be done

to determine capacity utilization using portable capacity and/or dining and media capacity. An enrollment to Capacity Comparison for schools located in the Town of Howey in the Hills and surrounding jurisdictions required under interlocal agreements to share capacity is provided by the Lake County School Board in its adopted *Five-Year Facilities Master Plan / Capital Improvement Program*.

### **3. School Attendance Zones**

Existing district-wide school attendance zones for each school facility are provided by school type (Elementary, Middle, and High) on the School Attendance Zone Maps (Appendix A figures 1, 2, and 3, respectively).

### **4. Level of Service Standards**

An analysis of the adequacy of the existing level of service for each public school facility has been conducted, using three different LOS scenarios, in order to develop appropriate level of service standards based on a school's current physical condition. The final option chosen by the School Concurrency Committee is described below in Section E, item 1. The analysis and results are provided by the Lake County School Board in its adopted *Five-Year Facilities Master Plan / Capital Improvement Program*.

#### **a. Target Level of Service Standard**

The Interlocal Agreement has established an agreed upon level of service standard. A consensus has been reached between the County, School Board, and municipalities as to what the level of service should be for Lake County public schools.

The agreed upon Level of Service calculation will be:

- The level of service for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.
- Elementary: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

The Level of Service Standard for public schools as they relate to the Town of Howey in the Hills and surrounding jurisdictions required under interlocal

agreement to share capacity is provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*.

## C. SCHOOL ENROLLMENT PROJECTIONS

### 1. School Concurrency Service Areas (CSA)

Lake County Concurrency Service Areas have been defined and are depicted in Appendix B of this *Element*. The map identifies fifteen (15) concurrency service areas where a combination of adjacent service areas includes at least one of each school type: elementary, middle, and high school. Additionally, four (4) lake areas have been identified which are naturally occurring water bodies between certain CSAs which would cause undue travel for both the student and/or our transportation services if concurrency with adjacent service areas were literally interpreted and usage were permitted.

### 2. School Assignments

Detailed information regarding the schools within individual service areas, with respect to student enrollment projections, and new construction and additions to our existing facilities over the next five years of our capital plan is provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*.

Details of projected school facility surpluses-deficiencies over the long range planning period by school type along with the proposed general locations of the additional facilities needed to mitigate deficiencies are provided by the Lake County School Board in its adopted *Five Year Facilities Master Plan / Capital Improvement Program*. Future Needs

Based on enrollment projections as shown in the Lake County School Board's adopted *Five Year Facilities Master Plan*, various capital improvements will be needed during the 5-year planning period. These projected capital improvements and estimated revenues for the Lake County School Board are reviewed and revised on an annual basis using the process specified in the interlocal agreement on school concurrency.

## D. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

**GOAL 1:** It is the goal of the Town of Howey-in-the-Hills to work with the Lake County School Board and provide for the future availability of public school facilities in a manner consistent with the adopted level of service standard. the implementation of school concurrency will be accomplished by adhering to and recognizing the Town's authority in land use decisions, which include the authority to approve or deny comprehensive plan amendments, re-zonings, or other development orders that generate students and impact the Lake County School System; and the Lake County School Board's statutory and constitutional responsibility to provide adequate public schools.

**OBJECTIVE 1.1:**        *Adoption of Level of Service Standards.* Level of Service (LOS) standards shall be adopted in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long-term planning horizon.

**POLICY 1.1.1:**        *School Enrollment Level of Service.* The LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Lake County School District. The LOS for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.

Elementary: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

**POLICY 1.1.2:**        *Schools Operating in Excess of LOS and Issuance of Development Orders.* Individual schools are discouraged from operating in excess of the established LOS. Moreover, the issuance of development orders and building permits shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted LOS.

**POLICY 1.1.3:**        *Sufficiency of Five-year CIP.* The LOS standards will be used to determine whether sufficient school capacity exists to accommodate future development projects and evaluate the sufficiency of the *Five-Year Schedule of Capital Improvements*. The *Five-year Schedule of Capital Improvements* shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing deficiencies, and to meet future needs based upon our adopted level of service standards, are adequately planned for. Furthermore, coordination with the Lake County School Board's *Five Year District Facilities Work Plan*, the plans of other local governments, and as necessary, updates to the Concurrency Service Area map is required to ensure that the adopted Level of Service

Standards for Concurrency Service Areas will be achieved and maintained.

**POLICY 1.1.4:** *Future Amendments to Concurrency Service Area.* In coordination with Section 5.3 of the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, future amendments to the Concurrency Service Areas (CSA's) may be accomplished by the School Board only after review and comment by the County and other municipalities within Lake County as provided in Section 5.1.1 of the Interlocal Agreement. Amendments to the CSA's shall be established to maximize available school capacity, taking into account transportation costs, desegregation plans, diversity policies, and the extent to which development approvals have been issued by a local government based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued. Amendments to the CSA's and attendance zones shall be designed to make efficient use of new and existing public school facilities in accordance with the Level of Service Standards set forth in the Interlocal Agreement.

**OBJECTIVE 1.2:** *Comprehensive Plan Amendments and Other Land Use Decisions.* Ensure that comprehensive plan amendments and other land use decisions are simultaneously evaluated with school capacity availability within the Town.

**POLICY 1.2.1:** *Consideration of Adequate School Capacity.* School Board findings and comments on the availability of adequate school capacity shall be considered when evaluating the decision to approve comprehensive plan amendments and other land use decisions.

**POLICY 1.2.2:** *Student Generation Impacts and School Capacity.* The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students from the property seeking development approval and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The Town may use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

**OBJECTIVE 1.3:** *Educational Facilities Planning and Construction Coordination.* Ensure that the planning and construction of educational facilities are coordinated so that the timing is proper, the selected location is compatible with the surrounding area, the construction is



concurrent with necessary services and infrastructure and the proposal is consistent with the comprehensive plan.

**POLICY 1.3.1:**     ***Consistency with Land Use Designations and Comprehensive Plan.*** The Town shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the *Comprehensive Plan*. Pursuant to Section 235.193, F.S., the Town will consider each site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The Town will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:

- Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the Lake County School Board and the Town.
- Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.
- Preferences for urban and urbanizing areas; and
- Provide for allowances for rural sites as deemed necessary and appropriate under certain circumstances.

**POLICY 1.3.2:**     ***Co-location of Schools with Other Public Facilities.*** The Town shall coordinate with the School District to evaluate and locate potential sites where the co-location of schools with other public facilities, such as parks, libraries, and community centers can be selected.

**OBJECTIVE 1.4:**     ***Community Design and Compatible Surrounding Land Use.***  
Enhance community design through effective school facility design and siting standards.  
Encourage the siting of school facilities so that they are compatible with the surrounding land use.

**POLICY 1.4.1:**     ***Comprehensive Plan and School Facility Programs Consistency.***  
The Town shall closely coordinate with the School Board in order to provide consistency between the Town's *Comprehensive Plan* and public school facilities programs, such as:

- Greater efficiency for the School Board and the Town by locating schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems.
- Improved student access and safety by coordinating the construction of new and expanded schools and sidewalk construction programs.
- The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities.
- The expansion and rehabilitation of existing schools to support neighborhoods.

**POLICY 1.4.2:** *Emergency Preparedness Coordination.* Local governments and the school district shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.

**POLICY 1.4.3:** *Bicycle and Pedestrian Access.* Public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the Town and County. Parking and sidewalks at public schools will be provided consistent with the *Comprehensive Plan*.

**POLICY 1.4.4:** *Design and Location of Proposed Facilities.* Schools shall be designed consistent with the *Comprehensive Plan*. Land uses in which schools will be an allowable use will be directed by the Town's *Comprehensive Plan* and any subsequent zoning and land development codes must be consistent with the *Comprehensive Plan*. Existing and proposed facilities shall be located proximate to proposed residential areas.

**GOAL 2:** It is the goal of the Town to establish a process for the implementation of school concurrency by providing for capacity determination standards, availability standards, applicability standards, and proportionate share mitigation.

**OBJECTIVE 2.1:** *Capacity Determination Standards.* Establish capacity determination standards.

**POLICY 2.1.1:** *School Capacity and Proposed Development.* The School Board shall determine whether adequate school capacity exists for a proposed development based on LOS standards.

**POLICY 2.1.2:** *Concurrency Review and Proposed Development.* The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the Town consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations.

**OBJECTIVE 2.2:** *Availability Standards.* Establish availability standards.

**POLICY 2.2.1:** *Denying Subdivision Plat or Site Plan.* The Town shall not deny a subdivision plat or site plan for the failure to achieve and maintain the adopted level of service for public school capacity where:

- Adequate school facilities will be in place or under construction within three (3) years after the issuance of the subdivision plat or site plan according to the School Boards 5-year *Capital Improvement Plan* at the time of approval.
- Adequate school facilities are available, and the capacity impacts of development can be satisfied by utilizing available capacity in an adjacent Concurrency Service Area or;
- The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.

**POLICY 2.2.2:** *Issuance of School Concurrency Determination.* If the School District determines that adequate capacity will not be in place or under construction within three (3) years after the issuance of final subdivision or site plan approval according to the Lake County School Boards 5 year *Capital Improvement Plan* at the time of approval and mitigation is not an acceptable alternative, the School District shall issue a School Concurrency Determination stating that capacity is not available. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation is an option, the development will remain active pending the conclusion of mitigation negotiations.

**OBJECTIVE 2.3:** *Proportionate Share Mitigation Alternatives.* Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board's financially feasible *Capital Improvement Plan*.

**POLICY 2.3.1:**     ***Mitigation as Alternative to Offset Impacts.*** In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted LOS standards would otherwise be exceeded, the following options listed below, for which the School District assumes operational responsibility through incorporation in the adopted School Board’s financially feasible *Capital Improvements Program* and which will maintain the adopted LOS standards, shall include but not be limited to:

- The donation, construction, or funding of school facilities created by the proposed development.
- The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

**POLICY 2.3.2:**     ***Proposed Mitigation and Permanent Capacity Improvement.*** Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board’s financially feasible 5-Year *Capital Improvement Program*. Consideration may be given by the School Board to place an additional improvement required for mitigation on its *Capital Improvement Program*. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted *Capital Improvement Program*. Portable classrooms will not be accepted as mitigation.

**POLICY 2.3.3:**     ***Proposed Mitigation and Development Agreement.*** Mitigation shall be directed to projects on the School Board’s financially feasible *Capital Improvement Program* that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the relevant local government, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the school agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its *Capital Improvement Program*. This development agreement shall include landowner’s commitment to continuing renewal of the development agreement upon its expiration.

**POLICY 2.3.4:**     ***Proportionate-share Mitigation Obligation.*** The applicant’s total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve

the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

**Step 1: Determine the number of students to be generated by the development**

Number of Dwelling Units in the proposed development (by unit type)

**MULTIPLIED BY**

Student Generation Rate (by type of DU and by School Type)

**EQUALS**

Number Students Stations needed to serve the proposed development

**Step 2: Comparing the available capacity to the number of student stations calculated in Step 1 to assess the need for mitigation**

Available Capacity

**MINUS**

The Number of new Students Stations needed to accommodate the proposed development

**EQUALS**

The shortfall (negative number) or surplus (positive number) of capacity to serve the development

**Step 3: Evaluating the available capacity in contiguous service areas**

If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.

**Step 4: Calculating proportionate share mitigation**

Needed additional Student Stations from Step 3

**MULTIPLIED BY**

Average cost per Student Station

**EQUALS**

Proportionate-Share Mitigation Obligation

**OBJECTIVE 2.4:** *Student Generation Rates.* The student generation rates used to determine the impact of a particular development application on public schools shall be consistent with Lake County School Board and Florida Department of Education Standards. The student generation rates shall be reviewed and updated every two (2) years in accordance with professionally accepted methodologies.

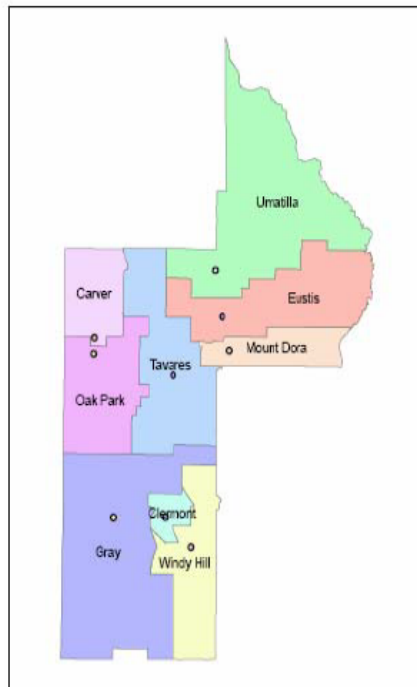
## **APPENDIX A: Map of School Attendance Zone**

### Lake County Schools Attendance Zones

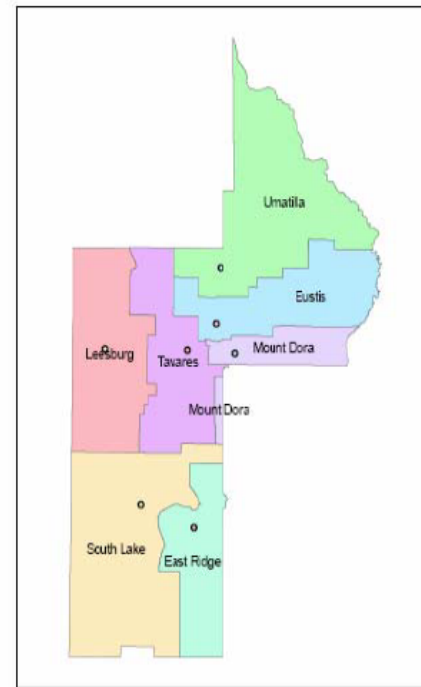
Elementary Schools



Middle Schools



High Schools





**Chapter 12- Property Rights Element**

Page	Section	Summary of Changes
		no changes recommended

## PROPERTY RIGHTS ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON

**PROPERTY RIGHTS ELEMENT  
TABLE OF CONTENTS**

A. INTRODUCTION .....1  
B. PROPERTY RIGHTS GOALS, OBJECTIVES AND POLICIES.....1

## CHAPTER 12 PROPERTY RIGHTS ELEMENT

### A. INTRODUCTION

The purpose of the *Property Rights Element* is to ensure that specific property rights as enumerated by the Florida legislature are considered in the decision-making process for preparing and implementing the Town's comprehensive plan. These property rights are specified in Florida Statutes 163.3177(6)(i) adopted in 2021. These property rights are required to be addressed in a separate element.

The Town intends that its planning process be open and transparent with regard to any decision making that applies to amendments to the comprehensive plan and the land development code. Chapter 10 of the comprehensive plan provides a detailed program for public participation including a set of goals, objectives and policies. The public participation process is also guided by a set of standards adopted in the Town's land development regulations that require a level of public notice that in many cases exceeds the requirements of State law.

### B. PROPERTY RIGHTS GOALS, OBJECTIVES AND POLICIES

As required by Ch. 163.3177 F.S., the following procedures are adopted to guide and assist the Town Council, Town Staff and the public in addressing property rights in the planning and development regulatory process..

**GOAL 12** The Town of Howey-in-the-Hills will make planning and development decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

**OBJECTIVE 12.1:** *Property Rights*. The Town of Howey-in-the-Hills will respect judicially acknowledged and constitutionally protected private property rights.

**POLICY 12.1.1:** *Right to Possess and control Property*. The Town of Howey-in-the-Hills will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

**POLICY 12.1.2** *Right to Use and Improve Property*. The Town of Howey-in-the-Hills will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

**POLICY 12.1.3**      ***Right to Privacy.*** The Town of Howey-in-the-Hills will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**POLICY 12.1.4**      ***Right to Dispose of Property.*** The Town of Howey-in-the-Hills will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.