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3 **CHAPTER 2**
4 **FUTURE LAND USE ELEMENT**
5 **GOALS, OBJECTIVES, AND POLICIES**
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7

8 Goals, objectives and policies are prepared, within the context of a comprehensive plan, to establish
9 the courses of action that the government will pursue to implement the plan. The following
10 future land use related goals, objectives and policies establish the basic framework for actions that the
11 City of Lake Helen will take to manage future growth and promote economic vitality.
12

13 **Goal 1.1:** Preserve the current quality of life, small town atmosphere, historical heritage, and
14 residential/rural character of the City through the establishment of a land use pattern reminiscent of
15 small towns of the past (i.e., one characterized by a central downtown mixed residential/commercial
16 core, with residential development exhibiting successively decreasing densities and successively
17 increasing open spaces progressing from the central core to the periphery of the City), while
18 providing for a mixture and diversity of commercial and residential land use types and
19 sizes, promote economic vitality, protecting neighborhoods and natural resources, and maintaining
20 open space.
21

22 **Objective 1.1.1:** The City's 2035 Future Land Use Map shall provide for: (1) a mixed
23 residential/commercial core comprised of interspersed, diverse retail, personal services,
24 professional services, governmental services and residential land uses in the City's downtown area; (2)
25 large scale workplace/employment center land uses on the east and west side of I-4; (3) limited
26 neighborhood commercial land uses located to provide neighborhood convenience services to
27 neighborhoods north of Main Street and south of Main Street; (4) commercial land uses in the
28 immediate vicinity of the east and west side of the I-4 interchange; (5) a broad range of non-retail
29 commercial/light industrial and limited multi-family land uses that act as a transitional buffer between
30 interstate adjacent commercial uses and residential areas in their immediate vicinity; (6) a progressive
31 succession of economically sustainable residential land uses that generally decrease in density
32 and increase in dwelling size from the urban core to the City's periphery; (7) a minimization of
33 potential conflicts between land uses; (8) a sensitivity to transportation system and environmental
34 constraints; and, (9) a maximization of open space.
35

36 **Policy 1.1.1.1: Allocation of Land.** In order to implement the City's vision, and to permit orderly, well-
37 planned development at appropriate locations, the City shall establish the land use districts, densities
38 and intensities listed below and further refined in the Land Development Regulations. The City shall
39 allocate a reasonable amount of land above the identified needs to avoid economic impacts which a
40 controlled supply of land placed on land values and market potential.
41

42 **Residential Land Use Districts**

43 (a) **Single Family Low Density** – Development in the Single Family Low Density category shall be limited
44 to detached single-family dwelling units and customary accessory uses. Agriculture, silviculture, and
45 equestrian uses that do not create conditions that are incompatible with neighboring residential areas

46 are permitted. Permitted Densities up to 3 units per acre. Mobile homes, multi-family, industrial or
47 commercial land uses will not be permitted; however, a mixed use PUD shall be allowed as outlined in
48 Policy 1.1.1.7 and Public Facilities shall be allowed as outlined in Policy 1.1.1.8.
49

50 (b) **Single-Family Residential - 1 du/1 ¼ ac. (R1)** -This land use district provides for single family (and
51 one accessory single-family dwelling) dwelling units at a maximum density of one (1) unit to 1 ¼ acres.
52 This district provides for suburban development immediately outside the City's central developed core
53 and is transitional to the RR land use district. .
54

55 (c) **Single-Family Residential- 2 du/ac. (R2)** - This land use district provides for single family (and one
56 accessory single-family dwelling) dwelling units at a maximum density of two (2) units to the acre. This
57 district is located primarily around Lake Macy and Lake Helen Lake and on the west side of the City and
58 provides for larger lot residential development immediately adjacent to the City's most densely
59 developed residential core. (d) **Single-Family Residential- 1 du/2 ½ ac. (RR)** - This land use district
60 provides for single family (and one accessory single family dwelling) dwelling units at a maximum
61 density of one (1) unit to 2 ½ acres in a rural residential setting, provides a transition from the R-1 to RE
62 land use district on the eastern periphery of the City and establishes a residential greenbelt in
63 other peripheral areas of the city.
64

65 (e) **Single-Family Residential - 1 du/5 ac. (RE)** - This land use district provides for detached single
66 family dwelling units and customary accessory uses at a maximum density of one (1) unit per 5 acres
67 and agricultural pursuits such as, but not limited to, grove care taking and maintenance, produce stands,
68 nursery, keeping and grazing of cattle and horses and production of field crops. Limited commercial
69 activities are permitted as further refined within the land development regulations such as, but not
70 limited to, bed and breakfast establishments, horseback riding facilities, and farm/ranch enterprises. .
71

72 (f) **Residential Manufactured Housing/Manufactured Building Community (RM)** - This land use
73 district provides for single family manufactured housing, single family manufactured buildings, and
74 conventional single family housing located within a planned development, with design standards as set
75 forth in the City's land development regulations, at a maximum density of six (6) units to the acre,
76 and located within the immediate vicinity of the City's established mobile home community.
77

78 (g) **Transitional** – Transitional land use category allows the transition of older residential areas to a
79 combination of residences and restricted professional business services and low intensity commercial
80 uses provided the change is compatible with the surrounding neighborhood. This land use designation
81 provides for limited transitional commercial uses in areas impacted by adjacent commercial use and
82 provides for an economic use of property while maintaining the general residential character.
83 Residential density shall not exceed 3 units per acre. Such development shall meet the following criteria:
84

- 85 1. Limiting commercial uses to business and professional office, low intensity commercial and
86 home occupations.
- 87 2. Limiting external lighting and signs to that which would normally be permitted in adjacent
88 residential districts.
- 89 3. Limiting the scale of commercial uses to that which would support adjacent residential
90 neighborhoods.
- 91 4. Limiting the scale of commercial uses to that which would have an off-street parking
92 requirement of eight spaces or less.

- 93
94 Development in this category shall be limited to the following land uses:
95 a) Professional office, small scale retail sales and service, deli/restaurant
96 b) Bed and breakfast Inn
97 c) Residential detached single family and customary accessory uses
98

99 **(h) Residential Mixed Use (RMU)** - Development shall consist of a mix of residential uses with
100 neighborhood scale commercial and office development to support the residential. Residential density
101 shall not exceed 4 dwelling units per acre. Development in this category shall be limited to the following
102 three use categories:
103

- 104 A. Residential townhomes/villas, multi-family residential, single family residential.
105 B. Commercial offices, personal care services, day care, restaurant/deli without drive through
106 facilities, and retail sales. Single occupant structures shall not exceed 25,000 square feet.
107 (Market study required, see performance and development standards)
108 C. Government, civic, institutional, or recreational
109

110 The uses within a site will be determined based on the following criteria:
111

Category A	Minimum 70%	Maximum 90%
Category B	Minimum 0%	Maximum 30%
Category C	Minimum 0%	Maximum 30%

112
113 **Performance and Development Standards**

- 114 • **Density:** Residential density shall not exceed 4 dwelling units acre.
115 • **ISR:** Maximum Impervious Surface Ratio (ISR): 0.60
116 • **FAR:** Maximum Floor Area Ratio (FAR) for non-residential uses: 0.2
117 • **Open Space:** Minimum 25% open space. Open space may consist of all undeveloped uplands. Open
118 space includes all recreation facilities, pedestrian plazas, dry retention ponds that are designed as
119 amenities, the land above the design water elevation on wet retention ponds, wetlands and
120 conservation areas.
121 • **Minimum Gross Acreage:** The minimum acreage requirement is twenty-five (25) acres. A lesser
122 minimum area may be approved if the City Commission determines that the intent and purpose of
123 the RMU district and expressed municipal development policy would be served in such case.
124 • **Vertical Mixed Use:** Residential dwellings shall be permitted above or attached to commercial,
125 office, or civic uses.
126 • **Zoning:** A Planned Development zoning must be obtained in order to utilize the RMU land use. A
127 conceptual development plan and development standards shall be incorporated into the PUD
128 approval.
129 • **Pedestrian Orientation:** The PD shall incorporate the following principles to guide development in
130 creating pedestrian friendly neighborhoods and communities:
131 • An open space system that compliments the development to include features such as public
132 gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation
133 amenities and areas, and natural open space.
134 • All developments shall provide for infrastructure and open space interconnectivity both
135 internally and externally with adjacent properties unless physical constraints are present such as

wetlands, environmental preservation areas or right-of-way that make interconnection detrimental to the public well being. For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

- **Commercial Uses:** A market study shall be provided which identifies the need for the proposed commercial uses.

Commercial Land Use Districts

(a) **Downtown Commercial (DC)** - This land use district is established to provide an area for a co-located mixture of single family, limited scale multi-family, and diverse retail, personal service and professional service commercial uses, located as an individual unit, or as multiple units in a “campus-like” manner as a planned development consistent with sound and generally accepted land use planning principles, in a centralized downtown setting. The district is designed to provide for the general retail and service needs of the community in a setting that is pedestrian oriented and aesthetically and functionally compatible with residential land uses that are located within, and adjacent to, the district. Existing light industrial uses in place and operating as of May 10, 2005, such as automobile repair garages, contractor’s yards, light manufacturing, storage and other similar uses located within the Downtown Commercial District shall be deemed as lawful conforming uses. New light industrial uses may be approved as a Special Exception Use.

The maximum floor area ratio in the DC land use district is .50. The maximum impervious surface ratio is .75.

(b) **Neighborhood Commercial (NC)** - This land use district provides for limited commercial uses so that such convenience commercial services can be provided individually to neighborhoods. . The NC land use district is established to provide limited commercial services that serve neighborhood needs within easy walking or biking distance without conflicting with residential neighborhood character, or being an attractant for traffic outside the neighborhood. Structures shall reflect a residential character in appearance. The maximum floor area ratio in the NC land use district is .30. The maximum impervious surface ratio is .70.

(c) **Transitional Commercial (TC)** - This land use district provides for a limited variety of non-retail commercial uses, such as financial institutions, professional offices, adult congregate living facilities, child care facilities, local service area eco-tourism transport services, medical and dental clinics, and multi-family dwelling units. This land use district serves as a transitional buffer between residential land uses on the west side of the City and commercial land uses located adjacent to New York Avenue. Structures shall reflect a residential character in appearance. The maximum floor area ratio in the TC land use district is .35 and the maximum impervious surface ratio is .70.

“(d) **Employment Center/Workplace (EC)** - This land use district provides for large volume traffic generating employment center/workplace land uses, and appropriate supporting land uses, that are incorporated into a planned development located on the west side of the I-4 interchange. Such development shall be governed by the June 1999 Victoria Park DRI Development Order, or any future amendments thereto.

(e) Commercial Support Intersections

182 Intersections appropriate for Commercial Support uses shall be limited to specific locations identified
183 within the Comprehensive Plan and depicted on the Future Land Use Map. Where located, a
184 Commercial Support Intersection shall be defined to exist within a distance of 330 feet measured
185 perpendicular to the road from the edge of the right of way extending a distance of 330 feet along the
186 right of way from the nearest corner of the intersection. Support land uses include professional office,
187 personal services, convenience retail, agriculture/equestrian related retail sales of goods and services,
188 child day care centers, grocery, drug store, financial services, and hardware stores or similar uses as
189 defined in the Land Development Regulations. Structures used for commercial purposes shall be limited
190 to a maximum aggregate floor area ratio of .50 within each property. The impervious surface ratio shall
191 not exceed .70. All development within the commercial support intersections shall be developed as a
192 Planned Development. New Commercial Support Intersections may only be located at the junction of
193 two roads classified as arterials or collectors.

194
195 Elements of compatibility shall be addressed in the Land Development Regulations, including but not
196 limited to signage, hours of operation, lighting, building orientation, height, façade, architectural design,
197 parking, landscaping and buffering.

198
199 The following Commercial Support Intersection is recognized:

- 200
201 ▪ Intersection of Macy Avenue (CR 4139) and Ohio Avenue

202
203 If the commercial support intersection is developed in conjunction with a mixed use community as a
204 planned development, the commercial square footage may be increased; however, big box retail is
205 prohibited. Residential units may be clustered and include a mix of housing; however density shall not
206 exceed the underlying land use. Residential setbacks and buffers shall be established during the planned
207 development phase. The Mixed Community shall accommodate a land use mix consistent with the
208 following table:

209

Use	Minimum	Maximum
Residential	40%	65%
Commercial	5%	25%
Parks & Open Space	35%	N/A

210

211

212 **(f) Gateway Employment District**

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214 The Gateway Employment District is created to encourage economic development through job creation
215 while maintaining the character of Lake Helen. This land use provides for a variety of retail commercial,
216 office and light industrial uses. The maximum Impervious Surface Ratio shall be 0.60 and the maximum
217 Floor Area Ratio shall be 0.50. The minimum open space shall be 25%. The open space system shall
218 compliment the development by providing features such as public gathering spaces and plazas,
219 landscaping, natural open space, wetlands, and conservation areas. All development shall be developed
220 as a Planned Development (PD). All development within this land use category shall adhere to the
221 following standards:

222

- 223 ▪ Landscaping shall comply with the Gateway Corridor standards as specified in the land
- 224 development regulations
- 225 ▪ Landscape buffers shall emulate natural vegetation on adjacent sites and provide 60% opacity
- 226 within 1 year of planting
- 227 ▪ All development shall provide for infrastructure and open space interconnectivity with adjacent
- 228 parcels where legally feasible. An internal road system shall be created to access Main Street
- 229 such that it aligns with the intersection of Industrial Center Drive and Goodwin Street where
- 230 legally feasible.
- 231 ▪ A 10' sidewalk shall be provided along W. Main Street
- 232 ▪ 2 Story buildings must have at least a 1 story for 25' then go to 2 stories
- 233 ▪ All development must comply with the architectural design standards
- 234 ▪ All parking areas shall be provided in the rear or side yards
- 235 ▪ The maximum square footage of retail establishments shall not exceed 25,000 square feet
- 236 ▪ A market study shall be submitted upon PD submittal for any proposed retail commercial uses

237
238 **Public Lands and Institutions Land Use District**

239
240 (a) **Public Lands and Institutions (PL)** – This land use district is created to provide for those lands, and
241 uses of land, that are appropriate to serve the community and may include health, religious, and civic
242 uses such as, but not limited to, fire stations, schools, police stations, public works and utilities facilities,
243 libraries, post offices, administrative centers, recreational facilities, religious institutions and
244 cemeteries, community theaters, and social/public service agencies. Public land use densities and
245 intensities shall be consistent with the land use districts to which the public uses are adjacent (.30-50
246 FAR, depending upon adjacent land use FAR).

247
248 **Conservation and Natural Resources Land Use District**

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250 (a) **Conservation and Natural Resources (CS)** – This land use designation provides for public and
251 private uses of land that require preservation and conservation of natural resources. Typically, such
252 lands would include wetlands, water bodies, conservation corridors and easements, wildlife refuges,
253 lake and wetland protection and buffer areas and similar properties that are dedicated to a public
254 entity.

255
256 **Policy 1.1.1.2:** The boundaries of the Future Land Use Districts depicted on the 2035 Future Land Use
257 Map are graphic representations of the location of future land use districts and, because of map scale
258 and other factors, may not be a finite indication of where one district stops and another starts. For
259 interpretation purposes, boundaries depicted on the map shall be considered to be flexible to the extent
260 necessary to protect the environment, to accommodate property lines and property ownership,
261 easements and rights-of-way, and to allow for a logical extension of boundaries based upon major
262 physical or man-made features.

263
264 **Policy 1.1.1.3: Density and Intensity Standards.** The Future Land Use Map shall designate areas for the
265 uses listed in Table 1-1 and shall not exceed the maximum density and intensity standards contained in
266 the table.

LAND USE DESIGNATION	PERMITTED RESIDENTIAL DENSITY	SPECIAL REQUIREMENTS	NON-RESIDENTIAL ALLOWABLE USES AND INTENSITIES
Single Family Low Density	3 Units/ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
R1	1 Unit/1.25 ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
RR	1 Unit/2.25 ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
R2	2 Units/ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
RM	6 Units/ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
RE	1 Unit/5 ACRES	50% Open Space	Limited Small scale commercial uses may be permitted as set out in Policy 1.1.1.1(b)
Residential Mixed Use	4 Units/ACRE	25% Open Space. PD zoning. Minimum & maximum percentages apply to each use category.	Public facilities/services as set out in Policy 1.1.1.8. Commercial sales/office, educational & civic uses. Max ISR .70. Max FAR .50.
Downtown Commercial	8 Units/ACRE	25 % Open Space	FAR - .50 ISR - .75 Public facilities/services as set out in Policy 1.1.1.8.
Transitional	3 Units/ACRE	35% Open	FAR - .30 ISR - .70 Public facilities/services as set out in Policy 1.1.1.8. Office & small scale retail services as set out in Policy 1.1.1.1(d)
Neighborhood Commercial		20% Open Space	FAR - .30 ISR - .70

Transitional Commercial	4 Units/ACRE	20% Open Space	FAR - .35 ISR - .70
Commercial Support Intersections	3 Units/ACRE if developed as a Mixed Community with PD zoning	20% Open Space	FAR - .50 ISR - .70 Commercial limited to 7,500 sf unless developed as a Mixed Community as set out in Policy 1.1.1.1(h)
Gateway Employment District		40% Open Space	FAR - .50 ISR - .60 Higher intensity commercial, office, and light industrial uses if developed as PD
Employment Center/Workplace (EC)			Governed by Victoria Park DRI Development Order, or any future amendments thereto
Public Lands & Institutions		20% Open Space	FAR - .30 - .50 ISR - .50 Educational, religious, public & private utilities, recreation facilities, and governmental land uses.
Conservation & Natural Resources			Wetlands and/or water bodies that are contained within easements dedicated to a public entity

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Policy 1.1.1.4: Zoning Districts. The City shall regulate land use activities within the land use categories shown on the Future Land Use Map through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity qualitative standards as set forth on the Future Land Use Map for the associated land use district.

Policy 1.1.1.5: Planned Developments. Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts and to protect environmentally, historically or archeologically significant sites.

Policy 1.1.1.6: Development Principles. Within mixed use development, the City shall promote a high quality of development that will create a sense of place and community through the area. Mixed use developments shall incorporate the following principles:

- a) The inclusion of a mixture of complimentary land uses that include housing, retail, office, commercial services, light industrial, education, civic, community and recreation uses.
- b) The creation of an attractive and high quality environment which is compatible with the scale and character of the surrounding community.
- c) The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
- d) The maximization of shared parking.

- 293 e) The provision of roadway and pedestrian connections to residential areas.
- 294 f) The provision of social and community facilities to serve the new development.
- 295 g) The provision of a network of open space in the form of squares, plazas, parks, greens and
- 296 similar open space design.
- 297 h) The provision of a mixture of housing types and price ranges to provide housing opportunities
- 298 for all residents of the City and benefit the area's economy.
- 299 i) The development of a diversity of housing styles, colors, materials and roof heights to create
- 300 variety in the streetscape.
- 301 j) The incorporation of landscaping into the overall design as a means of linking the development
- 302 areas with the open spaces, and mitigating incompatibilities between existing and new
- 303 development.
- 304

305 **Policy 1.1.1.7: Location of Planned Developments.** The City's land development regulations shall
306 include provisions that allow Planned Developments (PDs) in Residential and Commercial designated
307 areas of the Future Land Use Map. The minimum acreage requirement is ten (10) acres within all land
308 use categories with the exception that undeveloped lands consisting of a minimum of five (5) acres
309 adjacent to the Downtown Commercial land use category shall be required to be zoned PD. A lesser
310 minimum area may be approved if the City Commission determines that the intent and purpose of the
311 PD district and expressed municipal development policy would be served in such case.

312
313 Residential PDs shall be located within residentially designated areas, commercial PDs shall be located
314 within commercially designated areas of the Future Land Use Map. Light industrial uses may be allowed
315 within a commercial PD. A mixed use PD with a mix of housing types (i.e. single family and multi-family)
316 shall be allowed and the housing mix shall be flexible; however, multi-family dwelling units within the PD
317 in the single family designated areas shall not exceed 49% of the housing stock. The minimum open
318 space requirement for PDs shall be 25% of the gross acreage of the site. Commercial uses shall be
319 allowed within a PD located within residentially designated areas of the Future Land Use Map provided
320 the site is located adjacent to or in close proximity to the Downtown Commercial land use district and
321 that the commercial uses do not exceed 25% of the gross acreage of the site and are intended to serve
322 the principal use. Complimentary residential uses at a maximum of 25% of the gross acreage of the site
323 shall be allowed within a commercial PD. The maximum densities and intensities allowed within each PD
324 shall be restricted to the land use category (i.e. single family low density will allow up to 3 dwelling
325 units/acre).

326
327 **Policy 1.1.1.8: Public Facilities/Services.** The City's land development regulations shall include
328 provisions that allow Public Facilities/Services that best serve the health, safety, and welfare of citizens
329 in all land use categories except Conservation/Open Space. Public facilities/services shall include, but
330 not limited to, educational facilities, electrical substation, water plants, governmental facilities,
331 churches, community theaters, health facilities, and libraries. The proposed public facility/service must
332 comply with performance standards and development requirements set forth within the Land
333 Development Regulations.

334
335 **Policy 1.1.1.9: Residential Density.** Residential densities shall be compatible with available public
336 facilities and their capacity to serve development. Public facilities shall be in place concurrent with the
337 impacts of development.

338

339 **Policy 1.1.1.10: Maximum Gross Residential Density.** The City shall incorporate provisions within the
340 Land Development Regulations that define the maximum gross residential densities to represent the
341 maximum allowable dwelling units that may be constructed on the “gross land area”. Residential
342 densities shown on the Future Land Use Map shall be construed as the maximum gross residential
343 density permitted for development in that residential district. Gross land area shall be construed to
344 represent all land under common ownership proposed for residential development excluding
345 waterbodies.

346
347 **Policy 1.1.1.11: W. Main Street.** Adopt and implement land development regulations that encourage
348 and guide the development of W. Main Street as a scenic roadway that efficiently moves traffic and
349 presents an attractive, aesthetically pleasing appearance. New development shall adhere to the
350 following:

- 351
- 352 a) Allow high-intensity uses (such as commercial, office, hotels) within areas along W. Main
353 Street within the Gateway Employment District as identified on the Future Land Use
354 Map.
 - 355 b) Require new development to provide necessary service roads.
 - 356 c) Require new development to provide buffering.
 - 357 d) Require new development to provide landscaping, architectural treatments and other
358 improvements, in order to present an appearance along W. Main Street consistent with
359 the charm of Lake Helen.

360
361 **Policy 1.1.1.12: Commercial Development.** New commercial development shall comply with the
362 following principles:

- 363
- 364 a) Compliance with adopted standards for preventing or minimizing nuisance impacts, such
365 as the emission of air pollutants, noise, odor and generation of hazardous waste or
366 products.
 - 367 b) Minimizing the demand on existing and planned public services, utilities, and water
368 resources.
 - 369 c) Connecting to central sanitary sewer (where available) and water systems.
 - 370 d) The use of design to soften the massing of larger commercial buildings, ensure
371 compatibility with the design character of the area and support a safe and attractive
372 pedestrian environment.

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374
375 **GOAL. 1.2: MAINTAIN THE COMMUNITY'S QUALITY OF LIFE THROUGH PROTECTION AND**
376 **CONSERVATION OF THE CITY'S NATURAL RESOURCES**

377
378 **Objective 1.2.1:** The City shall manage growth such that the community's natural resources are available
379 for future generations.

380
381 **Policy 1.2.1.1:** Wetlands. There shall be no net loss of wetlands function or size as a result of a
382 development activity. Wetlands shall be protected through the implementation of the following
383 standards and guidelines:

384

- 385 a) Precise delineation of wetland areas shall be determined through site specific studies and field
386 determination.
- 387 b) Impacts to high quality wetland shall be avoided whenever possible. Where impacts cannot be
388 avoided, development shall be allowed at a minimum density/intensity and least disruptive type.
389 Mitigation of lost wetland resources will be required.
- 390 c) Permitted land uses include conservation and passive recreation.
- 391 d) Wetland protective measures shall include the use of setbacks and vegetative buffers. Setbacks
392 and buffer widths shall depend upon the nature and functional value of the wetlands to be
393 protected. The minimum upland buffer from the wetland line is twenty-five (25) feet.
- 394 e) All required permits from jurisdictional agencies shall be approved prior to, or concurrent with,
395 the City issuing a final development order.
396

397 **Policy 1.2.1.2:** Prohibited Development Activities. No development shall be permitted that will
398 result in the degradation of water quality of a surface or ground water body. Within 500' of a wellhead,
399 the following development activities are prohibited:

- 400 a) Landfills.
- 401 b) Facilities for bulk storage, handling or processing of materials on the Florida Substance List.
- 402 c) Activities that require the storage, use or transportation of restricted substances, agricultural
403 chemicals, petroleum products, hazardous toxic waste, medical waste, etc.
- 404 d) Feedlots of other commercial animal facilities.
- 405 e) Wastewater treatment plants, percolation ponds and similar facilities.
- 406 f) Mines.
- 407 g) Excavation of waterways or drainage facilities which intersect the water table.
408

409 **Policy 1.2.1.3:** Tree Plantings. Development shall incorporate street tree plantings, lot tree
410 plantings, and building foundation plantings into project site plans. Plantings shall consist of a
411 minimum of 75% indigenous vegetation species and plantings shall demonstrate compliance with water
412 wise landscaping principles.
413

414 **Policy 1.2.1.4:** Non-Residential Open Space. A minimum of 20% of a developed commercial or
415 industrial site shall be retained in its natural state or replanted in native vegetation and designated as
416 open space.
417

418 **Policy 1.2.1.5:** Stormwater Management Facilities Landscaping. Stormwater detention and retention
419 facilities shall be landscaped with indigenous tree species.
420

421 **Policy 1.2.1.6:** Stormwater Management. Development adjacent to natural or man-made
422 impoundments shall incorporate berms and swales into project design to direct stormwater
423 runoff away from the impoundment. Created or altered impoundments shall be designed, and planted
424 with appropriate herbaceous plants, such that a functional littoral shelf is created for fish propagation
425 and feeding as well as avian feeding. The City shall maintain stormwater management requirements in
426 the Land Development Regulations which provide specific standards for the design of on-site
427 stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.
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430

431 **Policy 1.2.1.7:** Clearing. Land shall not be cleared indiscriminately, but for a bona fide development or
432 agricultural purpose. The amount of land cleared shall be the minimum necessary to accomplish a
433 permitted development or agricultural activity. Clear cutting a development site shall not be
434 permitted, and only that portion of the site required for ingress/egress, parking, loading,
435 building footprint, waste management, utilities installation and stormwater management facilities shall
436 be permitted.

437
438 **Policy 1.2.1.8:** Flood Hazard Zones. Development within identified flood hazard zones shall be
439 regulated in accordance with the guidelines established by the Federal Emergency
440 Management Agency for participation in the National Flood Insurance Program.

441
442 **Policy 1.2.1.9:** Design Standards. Development shall be regulated in accordance with the
443 suitability of the soil to accommodate specific types, densities and intensities of development. The
444 City shall maintain provisions within in the Land Development Regulations which stipulate and define
445 performance standards for land use activities proposed to occur on soil types whole development
446 potential is limited in some form or manner.

447
448 **GOAL 1.3: MAINTAIN THE CITY'S RESIDENTIAL/RURAL CHARACTER THROUGH INFRASTRUCTURE**
449 **MANAGEMENT AND DEVELOPMENT DESIGN**

450
451 **Objective 1.3.1:** The City shall manage growth such that the necessity for providing new or
452 expanded infrastructure is minimized, while maintenance of open space is maximized. The City shall
453 assure that needed public services and facilities are developed concurrent with the impact of new
454 development.

455
456 **Policy 1.3.1.1: Public Facilities.** The City shall extend public facilities only to existing and proposed land
457 use activities, as shown on the Future Land Use Map, which shall require and demand such services.
458 Undeveloped land shall not be designated for development without the assurance through the
459 Comprehensive Plan that public facilities shall be available concurrently with the impacts of
460 development. The impacts of land uses, including their densities and intensities, shall be coordinated
461 with the City's ability to finance or require provision of necessary public facilities at conditions meeting
462 or exceeding the adopted minimum level of service standard.

463
464 **Policy 1.3.1.2: Development Orders.** Development Orders and permits shall not be issued unless the
465 necessary facilities and services are available concurrent with the impacts of development. Prior to
466 approval of a building permit or its functional equivalent, the local government shall consult with the
467 applicable water supplier to determine whether adequate water supplies to serve the new development
468 will be available no later than the anticipated date of issuance by the local government of a certificate of
469 occupancy or its functional equivalent. Future land use allocations, including their related densities and
470 intensities, shall not exceed the financial and legal ability of the City to provide public facilities to serve
471 those land uses delineated on the Future Land Use Map. The City's concurrency management system
472 shall determine whether adequate public facility capacities are available to meet the demands
473 generated by new development and redevelopment.

474
475 **Policy 1.3.1.3: Capital Improvements.** Existing infrastructure, where substandard, shall continue to be
476 upgraded. The timing and location of public facilities shall be coordinated through the Concurrency

477 Management System and Capital Improvement Program to ensure that development occurs in an
478 orderly and timely manner consistent with the availability of public facilities and services.
479

480 **Policy 1.3.1.4: Orderly and Compact Growth.** Land use patterns delineated on the Future Land Use
481 Map shall promote orderly, compact growth. The City shall encourage growth and development in
482 existing developed areas where public facilities and services are presently in placed and in those areas
483 where public facilities can provide the most efficient service. Land shall not be designated for growth
484 and development is abundant undeveloped land is already present within developed areas served by
485 facilities and services.

486 **Policy 1.3.1.5: Concurrency Management.** The City of Lake Helen shall issue no development order or
487 permit for development unless the applicant demonstrates that impacts associated with the proposed
488 development meet criteria set forth within the Concurrency Management System. Through principles
489 established within the Concurrency Management System, an applicant shall demonstrate through narrative
490 and graphic information that:

- 491
- 492 a) Necessary facilities and resources are in place and functional concurrent with the impacts of
493 development;
 - 494
 - 495 b) The subject development shall not reduce the levels of service (LOS) below the minimum adopted
496 standard established in policy for each applicable public facility.
 - 497
 - 498 c) For proposed developments that shall require public facilities or services provided by the City of
499 Lake Helen, no development order or permit for development shall be issued until a maximum
500 capacity for a public facility is assigned to and reserved for the subject development. The
501 reservation of capacity for a public facility shall be granted to an applicant of development only
502 upon satisfactory compliance with the Concurrency Management System. The City of Lake Helen
503 will not issue a final development order or Certificate of Occupancy if public facilities are not
504 available as specified in the Concurrency Management System.
 - 505

506 **Policy 1.3.1.6: Special Development Design.** Development design for projects located east of Orange
507 Avenue, south of Ohio Avenue or north of John Street shall incorporate strategies for minimizing the
508 provision of new infrastructure, maximizing open space, conserving natural resources, and
509 maintaining the rural character and open vistas of the area. Such strategies shall include clustering of
510 buildings, use of single- loaded streets, maintaining extensive open areas between buildings and the
511 roads surrounding the development, constructing planting islands within, and installing street trees
512 along the development's interior and ingress/egress roads, and utilizing broad, shallow, subtle
513 depressions for stormwater management.

514

515 **GOAL 1.4: MAINTAIN THE CITY'S SMALL TOWN CHARM THROUGH THOUGHTFUL,**
516 **MANAGEMENT OF GROWTH, PROVISION OF COMMUNITY AMENITIES AND DEVELOPMENT DESIGN**

517

518 **Objective 1.4.1:** The City shall manage growth such that it retains its character as a tree-shaded, quiet,
519 peaceful pedestrian, equestrian, bicyclist friendly community.

520

521 **Policy 1.4.1.1: Acquisition of Environmental Lands.** The City shall continue to pursue acquisition of
522 environmentally sensitive lands.

523

524 **Policy 1.4.1.2: Acquisition of Open Space Lands.** The City shall continue to pursue acquisition of lands
525 for open space.

526
527 **Policy 1.4.1.3: Trail Linkage.** The City shall support and assist in the development of greenway and trail
528 linkages. Private development shall be required to provide right-of-way and/or easements, plan for, and
529 assist in the development of greenway and trail linkages where such linkages will traverse land being
530 proposed for development.

531
532 **Policy 1.4.1.4: Levels of Service.** Development shall not be permitted that will degrade the actual
533 levels of service on the transportation network experienced within the City upon the adoption of this
534 Comprehensive Plan amendment.

535
536 **Policy 1.4.1.5: Sidewalks.** Sidewalks shall be required to be constructed on any new or redeveloped,
537 individual or subdivided, residential or non-residential development site. The City shall provide the
538 developer with the alternative of paying an "in lieu of" fee for sidewalk construction if it is determined
539 that a public purpose will be served by applying said fee to an existing, or planned, sidewalk linkage
540 rather than constructing the sidewalk on the development site. The City of Lake Helen shall prioritize
541 street segments with sidewalk gaps. The following criteria shall be used in prioritizing sidewalk gap
542 improvements:

- 543
- 544 a) Proximity to schools
 - 545 b) Proximity to major public parks or cultural facilities
 - 546 c) Proximity to residential and commercial areas, or any area exhibiting a high volume of walking
 - 547 d) Arterial and collector streets
- 548

549 **Policy 1.4.1.6: Traffic Calming.** Traffic calming measures shall be an integral part of, and
550 incorporated into, both public and private development design.

551
552 **Policy 1.4.1.7: Access.** In order to protect the City from the adverse impacts of a proliferation of
553 driveway or curb cuts along roads and streets within the City, and to maximize traffic mobility and
554 circulation within the City at a level consistent with the essential nature of the City, the City shall
555 continue to enforce access management provisions in its land development regulations to include, but
556 not be limited to, requiring cross-access or joint-use easements whenever practicable. Additionally,
557 the City, to the degree practicable, shall ensure that driveways or curb cuts along Prevatt Avenue are
558 separated by a minimum distance of three hundred feet.

559
560 **Policy 1.4.1.8: Schools.** The City of Lake Helen shall coordinate with the Volusia County School Board
561 to facilitate, to the extent that is practical and financially feasible to do so, the collocation of new
562 public schools with other public facilities such as parks, libraries, recreation facilities and community
563 centers.

564
565 **Policy 1.4.1.9: Future Roadways.** Future arterial and collector roadway construction, widening, or
566 reconstruction projects shall strive to accommodate bicycle travel, pedestrian needs and equestrian
567 paths.

568
569 **Policy 1.4.1.10: Equestrian Uses.** The City of Lake Helen is known as an equestrian friendly town.
570 Equestrian uses shall be recognized as a suitable use of property within all Future Land Use Categories.

571 **GOAL 1.5: MAINTAIN AND BUILD UPON THE CITY'S RICH HISTORICAL HERITAGE THROUGH HISTORIC**
572 **PRESERVATION AND DEVELOPMENT DESIGN**

573
574 **Objective 1.5.1:** The City shall continue to implement measures that will preserve its existing
575 historical architecture, while creating a sense of place for the future that links future development to
576 the City's historic past.

577
578 **Policy 1.5.1.1: Historic District.** The City shall continue to encourage owners of historical properties
579 to incorporate such properties into the City's Historic District.

580
581 **Policy 1.5.1.2: Site Design.** The City shall maintain site design requirements and subdivision
582 regulations in the Land Development Regulations which adequately address the impacts of new
583 development on adjacent properties in all land use categories and zoning districts.

584
585