

SHAPING LAKE COUNTY'S FUTURE, TOGETHER

LAKE COUNTY

COMPREHENSIVE PLAN 2050

Chapter 1
Future Land Use
Draft
May 2026

TABLE OF CONTENTS

CHAPTER 1: Future Land Use Element 4

PLANNING HORIZON 2050 4

GOAL I-1 PURPOSE OF THE FUTURE LAND USE ELEMENT 4

OBJECTIVE I-1.1 PLANNING FRAMEWORK 4

OBJECTIVE I-1.2 FUTURE LAND USE 6

OBJECTIVE I-1.3 URBAN FUTURE LAND USE SERIES 16

OBJECTIVE I-1.4 RURAL FUTURE LAND USE SERIES 28

OBJECTIVE I-1.5 PUBLIC BENEFIT FUTURE LAND USE SERIES 31

OBJECTIVE I-1.6: SUB-AREA POLICIES. COORDINATE LAND USE WITH THE ELEMENTS OF THE COMPREHENSIVE PLAN THROUGH FUTURE LAND USE ELEMENT SUB-AREA POLICIES APPLICABLE TO A SPECIFIC GEOGRPAHIC AREA 32

GOAL I-2 SPECIAL COMMUNITIES 37

OBJECTIVE I-2.1 MOUNT PLYMOUTH-SORRENTO COMMUNITY 37

OBJECTIVE I-2.2 SUNNYSIDE COMMUNITY 40

OBJECTIVE I-2.3 FERNDALE COMMUNITY 41

GOAL I-3 WEKIVA AREA 45

OBJECTIVE I-3.1 DESIGNATION OF THE WEKIVA RIVER PROTECTION AREA AND WEKIVA STUDY AREA 45

OBJECTIVE I-3.2 FUTURE LAND USE CATEGORIES WITHIN THE WEKIVA RIVER PROTECTION AREA (WRPA) AND WEKIVA STUDY AREA (WSA) 47

OBJECTIVE I-3.3 WEKIVA RIVER PROTECTION AREA 49

OBJECTIVE I-3.4 WEKIVA STUDY AREA 56

GOAL I-4 GREEN SWAMP 61

OBJECTIVE I-4.1 DESIGNATION OF THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN 61

OBJECTIVE I-4.2 FUTURE LAND USE CATEGORIES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN 66

OBJECTIVE I-4.3 PROTECTION OF WATER RESOURCES IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN 70

OBJECTIVE I-4.4 SPECIFIC REGULATED ACTIVITIES AND USES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN 71

GOAL I-5 LAKE COUNTY RURAL PROTECTION AREAS 75

OBJECTIVE I-5.1 RURAL PROTECTION AREA FRAMEWORK 75

OBJECTIVE I-5.2 WEKIVA-OCALA RURAL PROTECTION AREA 77

OBJECTIVE I-5.3 EMERALDA MARSH RURAL PROTECTION AREA 78

OBJECTIVE I-5.4 YALAHA-LAKE APOPKA RURAL PROTECTION AREA 78
GOAL I-6 OVERLAY DISTRICTS 79
OBJECTIVE I-6.1 SCENIC ROADWAY OVERLAY DISTRICTS 79
OBJECTIVE I-6.2 LAKE APOPKA BASIN OVERLAY DISTRICT 80
OBJECTIVE I-6.3 PINECASTLE MILITARY OPERATIONS AREA OVERLAY DISTRICT 82
OBJECTIVE I-6.4 NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES OVERLAY DISTRICT 84
GOAL I-7 IMPLEMENTATION 85
OBJECTIVE I-7.1 NONCONFORMITIES AND VESTED RIGHTS 85
OBJECTIVE I-7.2 PROTECTION OF NEIGHBORHOODS 85
OBJECTIVE I-7.3 MINIMIZE HAZARDS. 87
OBJECTIVE I-7.4 PROTECTION OF RURAL LIFESTYLES 87
OBJECTIVE I-7.5 COORDINATION OF LAND USE WITH ENVIRONMENTAL PROTECTION 89
OBJECTIVE I-7.6 GREENHOUSE GAS REDUCTION 92
OBJECTIVE I-7.7 RETENTION OF AGRICULTURAL LANDS 92
OBJECTIVE I-7.8 PLANNED UNIT DEVELOPMENTS 93
OBJECTIVE I-7.9 PUBLIC FACILITIES AND SERVICES 94
OBJECTIVE I-7.10 UTILITIES 94
OBJECTIVE I-7.11 COMPREHENSIVE PLAN AMENDMENT STANDARDS OF REVIEW 94
OBJECTIVE I-7.12 PLANNED UNIT DEVELOPMENT FUTURE LAND USE SERIES 96
GOAL I-8 WELLNESS WAY AREA PLAN 98
OBJECTIVE I-8.1 ECONOMIC DEVELOPMENT 99
OBJECTIVE I-8.2 LAND USE, HIERARCHY OF PLACE AND WELLNESS CORRIDORS 101
OBJECTIVE I-8.3 MOBILITY 108
OBJECTIVE I-8.4 NATURAL AND SCENIC RESOURCES 111
OBJECTIVE I-8.5 PUBLIC FACILITIES 120
OBJECTIVE I-8.6 INTERGOVERNMENTAL COORDINATION 123
OBJECTIVE I-8.7 URBAN SERVICE AREA IMPLEMENTATION 124
OBJECTIVE I-8.8 FINANCING 129

CHAPTER 1: FUTURE LAND USE ELEMENT

PLANNING HORIZON 2050

The Future Land Use Element provides the framework to guide growth within Lake County for the planning horizon of 2050. The Future Land Use establishes the location, type, and intensity of new development and redevelopment to accommodate projected growth while preserving the rural character and natural spaces of the County. The Goals, Objectives, and Policies within this Plan serve as the foundation for planning and managing public facilities, municipal services, housing, and natural resources in coordination with the other elements of this Plan.

GOAL I-1 PURPOSE OF THE FUTURE LAND USE ELEMENT

The goal of the Future Land Use Element is to protect the unique assets, character, and quality of life in Lake County through the implementation of land use policies and regulations that accomplish the following:

- Promote the conservation and preservation of Lake County's natural and cultural resources;
- Provide for the efficient allocation of public facilities and services concurrent with the impacts of development and in compliance with adopted Levels of Service;
- Strengthen and diversify the economy to benefit residents of the County;
- Direct compact development to established urban areas to prevent sprawl and the loss of rural land;
- Promote the use of clustering to create large contiguous expanses of common open space and the protection of natural resources;
- Ensure compatibility between adopted densities and intensities of development that are established within the Future Land Use Map and implementing policies, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas;
- Protect public health, safety and welfare; and
- Guide the general distribution, location, density, intensity and compatibility of development to ensure the availability of public facilities consistent with adopted level-of-service standards.

OBJECTIVE I-1.1 PLANNING FRAMEWORK

Lake County shall establish a planning framework to provide for the efficient provision of services, use of innovative planning techniques, a variety of transportation, employment and housing options, the protection of the environment, and a sustainable, diversified economy.

Policy I-1.1.1 Elements of Innovative Planning

The Comprehensive Plan embodies strategies designed to protect and enhance the rural character of the County while balancing the need to support economic viability and a growing residential population. The Plan emphasizes long-term community value, discourages urban sprawl, and ensures that public facilities and services are provided in the most cost-effective and efficient manner. The County shall develop and enforce Land Development Regulations that protect community character, support business and employment opportunities, promote mixed-use, walkable neighborhoods, ensure the efficient use of infrastructure, and preserve natural resources. The Comprehensive Plan and Land Development Regulations shall guide growth in a way that maintains quality communities, safeguards public lands and natural resources, expands access to parks and trails, and preserves important viewscapes, gateways, and rural lifestyles.

Policy I-1.1.2 Economic Development

The County shall strengthen existing businesses and industry sectors and leverage new opportunities to diversify the economy through strategic partnerships, incentive programs, and coordinated community engagement, with a focus on the County's target industry sectors: logistics and distribution, manufacturing, aviation and aerospace, and agribusiness/agri-tech.

Policy I-1.1.3 Direct Orderly, Compact Growth

Land use patterns delineated on the Future Land Use Map shall direct orderly, compact growth. The County shall discourage urban sprawl and direct growth and development to urban areas where public facilities and services are presently in place or planned.

Policy I-1.1.4 Direct Density to Existing Urban Centers

The County shall direct growth to existing urban areas where public facilities and services are already available, or can be efficiently expanded. Including, through cooperative provisions by private developers and partnering municipalities. Growth within rural areas shall be discouraged in order to conserve rural land, as well as maintain rural character. Higher intensity commercial and higher density residential infill development shall be encouraged within municipalities and existing urbanized areas of the County in order to maintain vibrant, compact communities, whilst preserving the rural character of Lake County. Urban infill and redevelopment shall be encouraged within the Urban Future Land Use Series, where adequate public facilities, including central water and sewer facilities, are available, or can be provided through coordinated public-private or intergovernmental partnerships.

Policy I-1.1.5 Urban Infill and Redevelopment Strategies

Within the Urban Future Land Use Series, the County shall identify, evaluate, and recommend appropriate implementation strategies to encourage urban infill and redevelopment. The County may utilize statutorily recognized programs such as Florida Main Streets, Community Redevelopment Areas, Sustainable Communities, Brownfield Areas, Enterprise Zones, or Neighborhood Improvement Districts, where appropriate, to benefit established communities in the Urban Future Land Use Series. The County shall explore strategies such as density bonuses and Transfer of Development Rights (TDRs) to encourage infill and redevelopment in target urban areas.

Policy I-1.1.6 Evaluation of Facilities and Services

The County shall require that an applicant requesting an amendment to the Future Land Use Map demonstrate that all facilities or service capacities are currently available, or will be available after the implementation of scheduled capital improvements to meet the general needs of the proposed land use at the time of development and Level of Services will not be adversely impacted. A future land use amendment shall not constitute a reservation of capacity for any public facility, unless specifically approved through the Lake County concurrency system.

The County shall require the issuance of a certification of level of service compliance prior to the approval of any of the following Development Orders:

- Planned Unit Development (PUD);
- Site Plan; and
- Subdivision Plat.

Policy I-1.1.7 Policy Authority

If there is a conflict between policies within this plan, the more stringent Policy shall apply.

Policy I-1.1.8 Adopt Land Development Regulations

The County shall adopt and maintain a set of specific and detailed Land Development Regulations that implement and are consistent with the goals, objectives and policies of the Comprehensive Plan. The Land Development Regulations at a minimum shall address the following:

- Zoning and subdivision of land;
- Standards for development including, but not limited to, permitted uses, density, floor area, building height, architecture, setbacks, parking, access, lighting, landscaping, signage, sidewalks, tree protection, open space, buffers, walls, and screening;
- Transfer of development rights;
- Development and site design standards to ensure preservation of natural resources including but not limited to surface waters, wetlands, wildlife, sensitive natural habitat, aquifer recharge, springsheds, and karst features;
- Tree preservation or replacement of native vegetation;
- Dedication of land or facilities for active and passive recreation;
- Floodplain management and regulation of areas vulnerable to flooding;
- Land disturbance activities, including but not limited to grading, stockpiling and filling;
- Stormwater, drainage, erosion and sedimentation control;
- Water conservation measures and Florida Friendly (right plant in the right place) landscaping;
- Extraction of natural resources;
- Provision of adequate, sufficient, and readily available public facilities including but not limited to potable water, sanitary sewer, reclaimed water, gas and electric utilities, and emergency services;
- Minimum standards for water wells and septic tanks;
- Circulation, access, and parking for various modes of transportation;
- Implementation and enforcement of the Concurrency Management System, including level of service standards, prior to issuance of a development order or permit;
- Clustering of development to create large tracts of common open space protected by conservation easement or similar recorded and legally binding instrument, as allowed by law;
- Littoral protection zones for lakefront areas and wetlands;
- Provision of gateway and landmark features to announce entrances and transitions within the County and to facilitate community identity;
- Low Impact Development techniques;
- Protection of historically significant structures and sites which merit protection; and
- Development and site design standards for development susceptible to wildfire risk exposure.

Policy I-1.1.9 Protection of Private Property Rights

The County shall comply with all constitutional and statutory requirements governing the protection of property rights when enacting its Land Development Regulations.

OBJECTIVE I-1.2 FUTURE LAND USE

Lake County hereby establishes Future Land Use Categories that reflect the grouping of compatible land uses, provide sufficient acreage to meet projected population growth, designate suitable land for development and redevelopment, recognize existing land uses, and provide guidance in the preparation and updating of the Land Development Regulations.

To implement this objective, the County shall seek to:

- Achieve an appropriate balance between public and private interests;
- Discourage the proliferation of urban sprawl;
- Provide for compatibility of adjacent land uses;
- Protect natural and historic resources;
- Coordinate future land uses with the appropriate topography and soil conditions;
- Encourage the redevelopment and renewal of blighted areas;
- Eliminate or reduce uses inconsistent with the community's character and proposed future land uses;
- Create favorable economic conditions;
- Provide adequate housing;
- Provide adequate services and facilities and ensure the availability of suitable land for such facilities;
- Maintain established residential neighborhoods;
- Promote compact growth through the use of innovative Land Development Regulations including, but not limited to, planned unit development, clustering, Traditional Neighborhood Development, Form-Based Codes, and mixed land use development techniques;
- Encourage walkable neighborhoods with a mix of uses and housing choices in proximity to job centers.
- Support multiple modes of transportation, including public transit, walking, and biking.
- Preserve rural and agricultural areas;
- Protect private property rights; and
- Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the County determines to be appropriate.

(Ord. No. 2018-35, § 2, 7-24-2018)

Policy I-1.2.1 Future Land Use Map Series

The framework plan for future land use within Lake County shall be depicted through the adoption of the Future Land Use Map (FLUM) series. The FLUM series shall be comprised of the following exhibits:

Table FLUE 1 - Future Land Use Map Series Exhibits

EXHIBIT	TITLE
1	Future Land Use Map
2	Road Transportation Network
3	Rivers and Lakes, (100-Year Flood Plain)
4	General Soils (Soils Classification)
5	Adopted Joint Planning Areas
6	Floridan Aquifer Recharge Map/Permitted Public Potable Water Wells
7	Green House Gas Map
8	Public and Private Conservation Lands

EXHIBIT	TITLE
9	Wetlands (Wetlands Classification Map)
10	Military Operations Areas
11	Trails Master Plan
12	Wekiva River Protection Area-Wekiva Study Area Most Effective Recharge
13	Wekiva Study Area Sensitive Habitat
14	Wekiva Study Area-Wekiva River Protection Area Karst Features
15	Wekiva Study Area-Wekiva River Protection Area Relative Aquifer Vulnerability
16	Wekiva Study Area-Wekiva River Protection Area Springs Land Cover
17	Wekiva Study Area-Wekiva River Protection Area Wetlands
18	Active Public Supply Consumptive Use Permit and Wellhead Protection Areas
19	Outstanding Florida Waters and Outstanding Lake Waters

Policy I-1.2.2 Consistency between Future Land Use and Zoning

The County shall regulate land use activities within the Future Land Use Categories and overlay areas illustrated on the Future Land Use Map and described within the Comprehensive Plan through the implementation of zoning districts. Zoning districts shall be defined within the Land Development Regulations, and a zoning map produced that depicts the demarcation of each zoning district. The maximum density and intensity of zoning districts shall not exceed the density and intensity allowed by the Future Land Use Category. The Future Land Use Categories are summarized in Table FLUE-2, as follows:

Table FLUE 2 - Future Land Use Categories Table

FUTURE LAND USE CATEGORY	DENSITY (1)	FLOOR AREA RATIO (FAR)
Urban Low Density	4 d.u./1 acre	0.25 – 0.35
Urban Medium Density	7 d.u./1 acre	0.35 – 0.50
Urban High Density	Min. 4 d.u./1 acre Max 12 d.u./1 acre	1.0
Urban Transition	Note (2)	2.0 (2)

FUTURE LAND USE CATEGORY	DENSITY (1)	FLOOR AREA RATIO (FAR)
Cagan Crossings (486.1 acres) (3)	3,892 d.u.	700,000 s.f.
Bella Collina	866 d.u.	500,000 s.f.
Bella Collina Helipad-Open Space	.60 acre	N/A
Summer Bay (351 acres)	2,040 d.u.	N/A
Regional Office & Commercial	1 multi-family du per 10,000 sq. ft. of commercial space (Note (4))	3.0
Mixed-Use	Note (2)	1.0 (2)
Industrial	NS	1.0
Public Service Facilities and Infrastructure (10)	1 caretaker unit per parcel	1.0
Mt. Plymouth-Sorrento Main Street	5.5 d.u./1 acre	0.30
Mt. Plymouth - Sorrento Neighborhood	2 d.u./1 acre	0.20 to 0.30
Rural	1 d.u./5 acres	NS
Rural Transition	1 d.u./5 acres 1 d.u./3 acres 1 d.u./1 acre	NS
Recreation	NS	0.10
Conservation (7)	NS	NS
Planned Unit Development	Note (8)	Note (12)
Hansen	1 d.u.	NS
APPLICABLE ONLY IN THE WEKIVA RIVER PROTECTION AREA		
Wekiva River Protection Area A-1-40 Sending Area (Sending Area Number One)	1 d.u./40 acres 1 d.u./10 acres	NS
Wekiva River Protection Area A-1-20 Sending Area (Sending Area Number Two)	1 d.u./10 acres 1 d.u./5 acres	NS
Wekiva River Protection Area A-1-20 Receiving Area (Receiving Area Number One)	1 d.u./20 acres 1 d.u./5 acres 1 d.u./1 acre	NS

FUTURE LAND USE CATEGORY	DENSITY (1)	FLOOR AREA RATIO (FAR)
Mt. Plymouth Sorrento Receiving Area (Receiving Area Number Two)	5.5 d.u./1 acre	0.30
APPLICABLE ONLY IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN		
Green Swamp Ridge	4 d.u./1 acre	0.25 to 0.35
Green Swamp Rural	1 d.u./5 acres	NS
Green Swamp Rural-Conservation	1 d.u./10 acres	NS
Green Swamp Core-Conservation	1 d.u./20 acres	NS
Green Swamp Interlachen (6)	35 d.u.	NS
Green Swamp South Lake Regional Park	NS	0.35
Green Swamp Yacht Club at Lake Susan	15 dwelling units	Note (9)
Green Swamp Rubin Groves	6 d.u./1 acre	65,000 s.f.

FUTURE LAND USE CATEGORY	CAPACITY(5)	M.A.F.A.R. (INTENSITY)
APPLICABLE ONLY IN THE WELLNESS WAY AREA PLAN		
Neighborhood	3.6 d.u./1 acre	0.30
US 27	5.75 d.u./1 acre	0.25
Multi-Use (W&L)	8.00 d.u./1 acre	0.20
Conservation Subdivision	2.70 d.u./1 acre	NS
Wellness Way North 1	3.08 d.u./1 acre	0.33
Wellness Way North 2	2.67 d.u./1 acre	0.25
Wellness Way North 3	2.25 d.u./1 acre	0.17
Conserv II	NS	NS

ABBREVIATION	FULL TERM
NS	Not Specified
d.u.	Dwelling Unit
s.f.	Square Feet
F.A.R.	Floor Area Ratio
M.A.F.A.R.	Minimum Average Floor Area Ratio

NOTES:

Should there be any discrepancy between entries in this summary table and the more detailed text of the Comprehensive Plan, the more stringent provision shall govern.

All density and intensity standards refer to Net Density or Net Buildable Area, which excludes wetlands and water bodies.

Please refer to the specific policies pertaining to each Future Land Use Category for details on allowed density, Floor Area Ratio, Impervious Surface Area, and open space requirements.

(1) Within all residential Future Land Use categories, additional dwelling units may be built within the net buildable area of a parcel based upon a transfer from wetland areas. Please refer to Policy I-1.2.4 Calculation of Residential Densities for details.

(2) The maximum density and intensity will match that of the highest adjacent Future Land Use Category, up to 12 dwelling units per acre and 1.0 FAR.

(3) Applies only to the Cagan Crossings FQD as described in Policy I-1.3.5 Cagan Crossings Future Land Use Category.

(4) The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of gross leasable area of commercial space and the allowed FAR shall not be applied to such residential areas. Residential uses are excluded on parcels in this category located within Mount Dora joint planning area first authorized by the Board of County Commissioners on September 28, 2004.

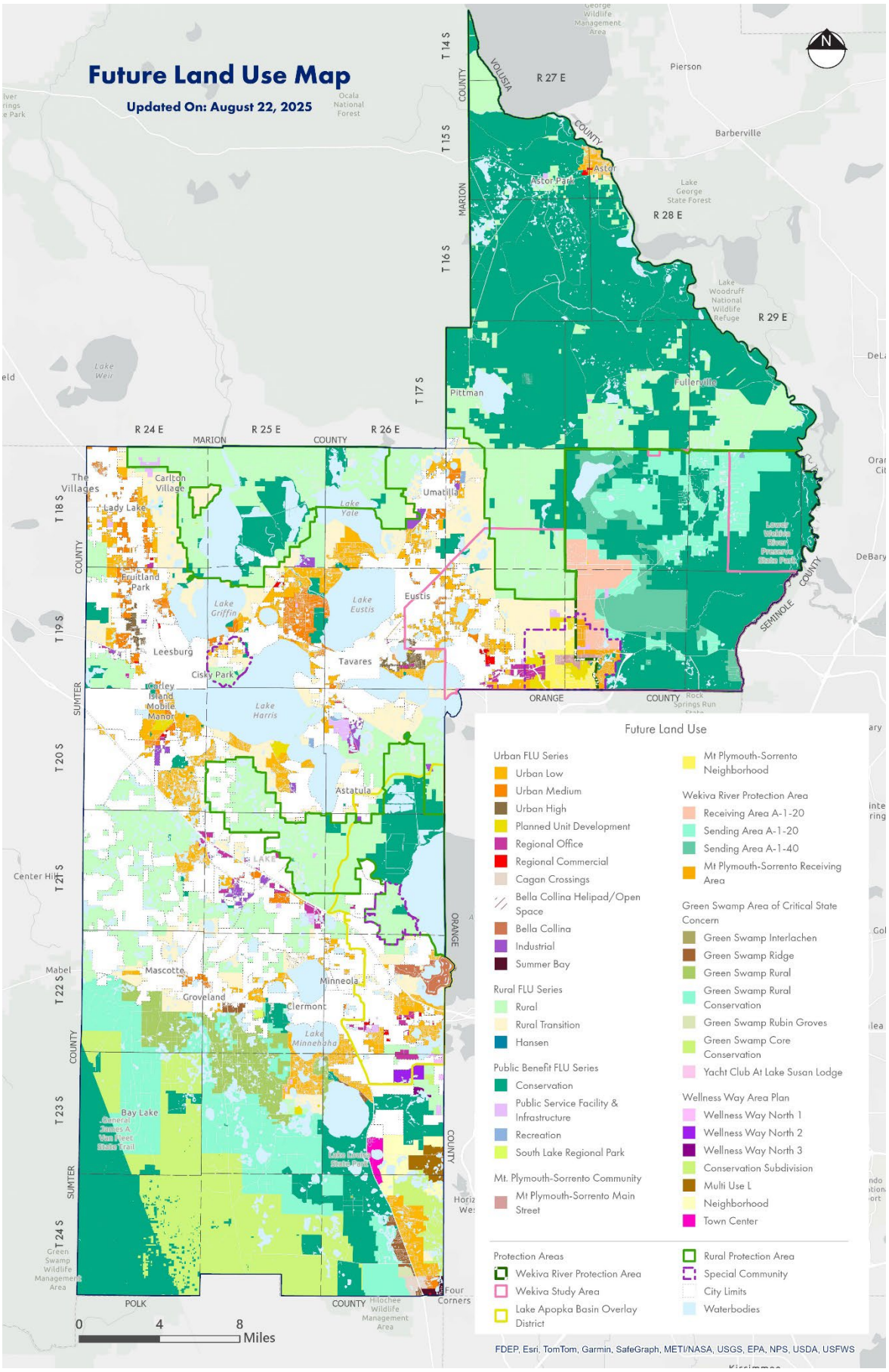
(5) Refer to Policy I-8.2.1.1 and I-8.2.1.2, for Minimum to Maximum Density and Maximum Capacity of Dwelling Units (d.u.) per Net Acre.

(6) Refer to Policy I-4.2.6 entitled Green Swamp Interlachen Future Land Use Category for development criteria specific to this Future Land Use Category.

(7) The ISR and Open Space requirements established for the Conservation Future Land Use Category only apply to properties lawfully developed with existing single family dwelling units.

(8) Development standards for the Planned Unit Development Future Land Use Category shall be established within each respective development order, pursuant to Objective I-7.14, *Planned Unit Development Future Land Use Series*, and supporting policies.

(9) Properties designated with a Public Service Facilities and Infrastructure Future Land Use Category located within the Green Swamp Area of Critical State Concern shall be given a site-specific maximum impervious surface ratio. (Note #7 per Ord. 2014-47) *(Ordinance #2017-39).*


Future Land Use Map
Updated On: August 22, 2025
Future Land Use
Urban FLU Series
Urban Low
Urban Medium
Urban High
Planned Unit Development
Regional Office
Regional Commercial
Cagan Crossings
Bella Collina Helipad/Open Space
Bella Collina
Industrial
Summer Bay
Rural FLU Series
Rural
Rural Transition
Hansen
Public Benefit FLU Series
Conservation
Public Service Facility & Infrastructure
Recreation
South Lake Regional Park
Mt. Plymouth-Sorrento Community
Mt Plymouth-Sorrento Main Street
Mt Plymouth-Sorrento Neighborhood
Wekiva River Protection Area
Receiving Area A-1-20
Sending Area A-1-20
Sending Area A-1-40
Mt Plymouth-Sorrento Receiving Area
Green Swamp Area of Critical State Concern
Green Swamp Interlachen
Green Swamp Ridge
Green Swamp Rural
Green Swamp Rural Conservation
Green Swamp Rubin Groves
Green Swamp Core Conservation
Yacht Club At Lake Susan Lodge
Wellness Way Area Plan
Wellness Way North 1
Wellness Way North 2
Wellness Way North 3
Conservation Subdivision
Multi Use L
Neighborhood
Town Center
Protection Areas
Wekiva River Protection Area
Wekiva Study Area
Lake Apopka Basin Overlay District
Rural Protection Area
Special Community
City Limits
Waterbodies
0 4 8 Miles
FDEP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS
R 24 E
R 25 E
R 26 E
R 27 E
R 28 E
R 29 E
T 14 S
T 15 S
T 16 S
T 17 S
T 18 S
T 19 S
T 20 S
T 21 S
T 22 S
T 23 S
T 24 S
MARION COUNTY
LAKE COUNTY
SUMTER COUNTY
ORANGE COUNTY
SEMINOLE COUNTY
VOLUSIA COUNTY
POLK COUNTY
Ocala National Forest
George Wildlife Management Area
Pierson
Barberville
Astor
Astor Park
Lake George State Forest
Lake Woodruff National Wildlife Refuge
Pittman
Fullerville
DeLand
DeBary
The Villages
Carlton Village
Lady Lake
Umatilla
Lake Yale
Fruitland Park
Lake Griffin
Lake Eustis
Eustis
Leesburg
Tavares
Cisky Park
Okahumpka
Mobile Manor
Lake Harris
Astatula
Center Hill
Mascotte
Minneola
Groveland
Clermont
Lake Minnehaha
Mabel
Bay Lake
General James A. Van Fleet State Trail
Lake Louisa State Park
Green Swamp Wildlife Management Area
Hilochee Wildlife Management Area
Four Corners
Rock Springs Run
Lake Weir
Lake Norris
Lower Wekiva River Preserve State Park

Policy I-1.2.3 Calculation of Residential Density

Maximum residential density, expressed as "dwelling units per net acre," shall be defined as the total allowable number of dwelling units that may be constructed on the "net buildable area" of a parcel. "Net buildable area" shall be defined as the total area of a parcel, or combination of parcels, proposed for development, less wetlands and water bodies. In addition to the aforementioned allowance, one (1) additional dwelling unit may be built within the net buildable area of a parcel for every five (5) acres of wetlands on the entire subject parcel. Additional density may be granted through the transfer of wetlands. The term "net acre" shall be synonymous with the term "net buildable acre."

Within the Green Swamp Area of Critical State Concern only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every twenty (20) acres of wetlands on the subject parcel.

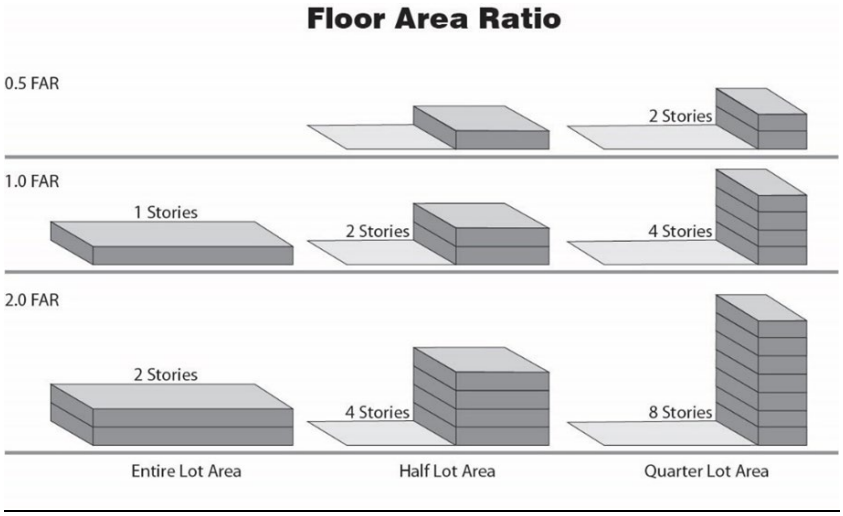
Within the Wekiva River Protection Area Sending Area 1, only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every forty (40) acres of wetlands of the subject parcel. Within the Wekiva River Protection Area Sending Area 2 and Wekiva River Protection Area Receiving Area 1, only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every twenty (20) acres of wetlands of the subject parcel.

Any subdivision of land or lot split shall not create densities greater than that allowed by the assigned Future Land Use Category specified in this Comprehensive Plan, unless created for a family member as described in Policy I-1.2.10 Creation of Parcels for Family Members.

(Ord. No. 2011-47, § 1, 7-26-2011; Ord. No. 2017-40, § 1, 10-10-2017)

Policy I-1.2.4 Calculation of Intensity

Intensity shall be defined as the total square feet of gross floor area on a property, divided by the total square feet of net buildable area comprising the lot, parcel or building site. Intensity computations shall include all fully enclosed nonresidential uses on the lot, parcel or site. Parking structures shall not count as part of the floor area, but shall be counted when computing building height and number of stories. For the purposes of this policy, the term "property" shall include lots, parcels or building sites, including aggregated development of contiguous parcels under common ownership or having shared facilities. Floor Area Ratio (FAR) shall be synonymous with Intensity. Floor Area Ratio (Intensity) shall not apply to residential development.



Policy I-1.2.5 Calculation of Density and Intensity in Mixed-Use Development

Within a mixed-use development, the maximum residential density shall be up to 100 % and the maximum non-residential intensity shall be up to 100% for development within the following Future Land Use Categories:

- Urban Low Density;
- Urban Medium Density;
- Urban Transition;
- Urban High Density;
- Regional Office;
- Regional Commercial;
- Mixed-Use;
- Industrial;
- Cagan Crossings;
- Mt. Plymouth-Sorrento Main Street;
- Green Swamp Ridge;
- Public Service Facilities and Infrastructure;
- Bella Collina;
- Summer Bay; and
- Green Swamp Rubin Groves

Residential density may be calculated over the entire net acreage of the site, and the non-residential intensity may be calculated over the entire net acreage of the site.

Example: A parcel consisting of 50-net acres with a density of seven dwelling units per net acre and an intensity of 0.35 could potentially develop 350 dwelling units and 762,300 square feet of non-residential development.

Calculations:

Residential

7 du X 50 net acres = 350 du

Non-Residential

0.35 X 50 net acres X 43,560 square feet in one acre = 762,300 square feet

In all other Future Land Use Categories, the *sum* of the residential density and the non-residential intensity shall not exceed a combined total of 100% calculated as follows:

$$\frac{\text{Residential density}}{\text{Maximum allowed density}} + \frac{\text{Non-residential Floor Area Ratio}}{\text{Maximum allowed Floor Area Ratio}} \leq 100\%$$

Residential density shall be calculated over the net acreage of the site that is used for residential development, and non-residential intensity shall be calculated over the net acreage of the site that is used for non-residential development.

Example: A parcel consisting of 50-net acres with a density of four dwelling units per net acre and an intensity of 0.25, with residential development on one-half of the parcel (25-net acres) and commercial

development on one-half (25-net acres) of the parcel you could potentially develop 100 dwelling units and 272,250 square feet of non-residential development.

Calculations:

Residential

4 du X 25 net acres = 100 du

Non-Residential

0.25 X 25 net acres X 43,560 square feet in one acre = 272,250 square feet

(Ord. No. 2014-47, § 2, 7-22-2014; Ord. No. 2020-13, § 2, 4-27-2021)

Policy I-1.2.6 Interpretation of Density and Intensity Allocations

The maximum density or intensity provided within a Future Land Use Category shall not be construed as a guaranteed right or entitlement. The application of the goals, objectives, and policies within the Comprehensive Plan and zoning, subdivision, and site plan review criteria and procedures contained within the Land Development Regulations shall assure that the specific density or intensity assigned to a development project or parcel of land is compatible with established development patterns and protects natural resources. Criteria to be considered in allocating the specific density and intensity through zoning shall include, but not be limited to, the following:

- Presence of onsite and adjacent natural resources or environmentally sensitive features such as surface waters, wetlands, tree canopy, upland habitat, listed species, wildlife corridors, and karst features;
- Floodplain and flood hazards;
- Neighborhood compatibility, cohesiveness and stability of established community character;
- Compatibility to abutting land uses such as residential development or public conservation land;
- Availability of infrastructure and services; and
- Zoning overlay policies or special criteria contained within the Comprehensive Plan or Land Development Regulations specific to the area.

Policy I-1.2.7 Agricultural and Equestrian Uses

Agricultural and equestrian uses shall be permitted in accordance with F.S. 823.14. Agricultural uses within the Public Benefit Future Land Use Series shall be limited to uses existing prior to public acquisition or consistent with the management plan and the protection of natural resources.

Policy I-1.2.8 Ecotourism and Agri-tourism Uses

Ecotourism and Agri-tourism uses, as defined in Chapter X, Comprehensive Plan, shall be recognized as an allowed use within all Rural and Public Benefit Use Future Land Use Categories.

Ecotourism and Agri-tourism support uses are intended to provide minimal public services and facilities necessary, in proximity to natural resources, agricultural, and archeologist sites. Such uses shall be designated in such a manner as to complement the character of the particular destination. Support uses shall meet the requirements of the Land Development Regulations.

Policy I-1.2.9 Creation of Parcels for Family Members

It is the intent of this Plan, to permit the development of tracts of land in the rural areas for the use of family members as their primary residences. Creation of individual parcels of land by sale, gift, or testate or intestate succession, out of lawful parcels of record at time of the adoption of this policy, between or among the owner and his or her family members shall be allowed without regard to density restrictions of this Plan, provided that the creation of such parcel meets the requirements of the Land Development Regulations. For

purposes of this Policy, a family member is defined by a grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the owner.

This policy shall not apply to properties located within the Green Swamp Area of Critical State Concern (GSACSC), as described within Rule Chapter 28-28, FAC or properties within the Urban Future Land Use Series. In addition, this policy shall not apply to properties designated with a Future Land Use Category of Urban Low Density, Urban Medium Density, Urban Transition, Urban High Density, Cagan Crossings, Regional Office, Regional Commercial, Mixed-Use, Industrial, Bella Collina, Summer Bay, Green Swamp South Lake Regional Park, Summer Bay, and Green Swamp Yacht Club at Lake Susan.

OBJECTIVE I-1.3 URBAN FUTURE LAND USE SERIES

The Urban Future Land Use Series is established to identify areas within the County that are suitable for urban development. Future Land Use Categories within the Urban Future Land Use Series include: Urban Low Density, Urban Medium Density, Urban Transition, Urban High Density, Cagan Crossings, Regional Office, Regional Commercial, Mixed-Use, Industrial, Bella Collina, and Summer Bay. Lands within this series require a full range of services, utilities and facilities.

Policy I-1.3.1 Traditional Neighborhood Development

Within the Urban Future Land Use Series, Traditional Neighborhood Development is preferred over conventional design. This form of development provides the framework within which one or more planned communities achieve a functional mix of land uses in a livable and sustainable manner. Traditional Neighborhood Development is intended to foster infill and redevelopment, deter urban sprawl, encourage a mix of housing options, and reduce vehicular trips. To meet the needs of different incomes, ages, and preferences, the Traditional Neighborhood Development supports a range of housing types such as single-family homes, accessory dwelling units, townhomes, multiplexes, apartments, and transitional housing. Development should improve connectivity through efficient circulation patterns, enhanced pedestrian and traffic safety, and alternative modes of transportation. Traditional Neighborhood Development encourages mixed-use, compact design which is sensitive to environmental characteristics of the land, facilitates efficient use of services, enables the preservation of land by reducing sprawl, and provides for diversification and integration of land uses including residential, commercial, office, recreation, and civic within close proximity to each other.

Traditional Neighborhood Development integrates residential uses with:

- Commercial and office uses that serve the community;
- Recreation and Open Space;
- Civic and Public Facility uses; and
- A coordinated multi-modal transportation system for automobiles, bicycles, pedestrians, and mass transit.

Policy I-1.3.1.1 Applicability

Principles of Traditional Neighborhood Development shall be generally encouraged within the Urban Future Land Use Series for projects with a residential component. All new residential or mixed-use development within the Urban Future Land Use Series shall be required to demonstrate compliance with the principles of Traditional Neighborhood Design, described by policies of the Comprehensive Plan contained herein and the Land Development Regulations.

Policy I-1.3.1.2 Guiding Principles of Traditional Neighborhood Development

Traditional Neighborhood Development shall be guided by the following principles:

- Provide a range of housing types for various ages, incomes, and lifestyles;

- Ensure compatibility with established neighborhoods and with rural or transitional areas that may be adjacent to the Traditional Neighborhood through buffering and massing when adjacent uses differ in density and intensity;
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods to support multiple modes of transportation and reduce reliance on automobiles, access the Neighborhood Core and promote connectivity throughout the Traditional Neighborhood;
- Minimize isolating features including gated communities and cul-de-sac design, and encourage block structures that support connectivity;
- Create a sense of place by implementing pedestrian-oriented design standards such as wide sidewalks and active storefronts, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the Traditional Neighborhood; and
- Provide for environmentally responsible development through the minimization of land disturbance in order to maintain existing topography and natural amenities, Low Impact Development practices to manage stormwater and improve water quality, and implementation of building standards such as Leadership in Energy and Environmental Design (LEED), Florida WaterStar and Energy Star, unless there is a conflict with Florida building code, in which case Florida Building Code prevails.

Densities and Intensities within the Neighborhood Core, Neighborhood Proper and Neighborhood Edge shall be consistent with and not exceed the maximum densities and intensities set for the applicable Urban Future Land Use Category.

Policy I-1.3.1.3 Functional Areas

Traditional Neighborhood Developments in excess of 750 dwelling units and greater than 200 net buildable acres shall be comprised of three functional areas, including at least one mixed-use Neighborhood Core, a Neighborhood Proper and a Neighborhood Edge, which are described as follows. A proposed development project may contain multiple Traditional Neighborhoods.

- Neighborhood Core

Each Traditional Neighborhood shall be organized around one or more mixed-use centers that contain neighborhood-serving shops and services, civic uses such as libraries, schools or religious institutions, and appropriately located public spaces such as squares, greens, parks and conservation areas. Each Neighborhood Core shall be located within a comfortable walking distance (up to one-half mile) from a majority of the housing units located within the supporting Neighborhood Proper. The Neighborhood Core shall also contain the highest density of residential development within the Traditional Neighborhood, such as multi-family homes, duplexes, and condominiums. Upper-story residences or office space located above ground-level shops shall be encouraged.

If Neighborhood Core development is located adjacent to the arterial or collector roadway, Neighborhood Cores shall be internally oriented and designed to avoid strip commercial developments for this Neighborhood category.

- Neighborhood Proper

Each Neighborhood Core shall serve an adjoining Neighborhood Proper that is comprised primarily of various types of housing units, but may also contain appropriately placed and compatible services such as child and senior care facilities, bed and breakfast inns and other similar uses. The Neighborhood Proper serves as an area of transition from the higher intensity Neighborhood Core to the Neighborhood Edge.

- Neighborhood Edge

The Neighborhood Edge is intended to provide the final means of transition from the Traditional Neighborhood to adjoining properties and Future Land Use Categories. Characteristics of the Neighborhood Edge shall ensure compatibility with existing and planned development on adjacent land.

Policy I-1.3.1.4 Commercial and Office Uses to Serve Traditional Neighborhoods

Commercial and other non-residential uses shall be provided to serve the needs of residents within the Traditional Neighborhood. Specific criteria shall be defined and included in the Land Development Regulations, consistent with the underlying Future Land Use Category. Such criteria shall maintain consistency with the commercial criteria below.

Commercial and non-residential uses shall be located primarily within the Traditional Neighborhood Core, with specific standards for placement contained in the Land Development Regulations. These standards shall place the front of buildings close to primary access streets, or common areas such as parks and plazas, with parking provided to the rear of the site or within shared pools of parking strategically located within the Neighborhood Core. Commercial and office uses shall be limited in scale and size through a combination of site and architectural design standards contained in the Land Development Regulations that address elements including but not limited to maximum ground floor area, building height and facade design. Nonresidential uses developed pursuant to this Policy shall not be subject to the locational criteria specified under Policy I-1.3.10 *Commercial Activities within the Urban Future Land Uses Series*.

Policy I-1.3.1.5 Civic Uses and Public Space

Civic uses and public spaces play an important role in the place making process within Traditional Neighborhood Development. Strategic sites for civic uses, public spaces, and activities that they support shall be planned and reserved based on the hierarchy of streets, proximity to and walkability from residential units, the form and character of functional areas, and compatibility with property inside and adjoining the neighborhood. Specific criteria shall be defined and included in the Land Development Regulations.

Policy I-1.3.1.6 Open Space within Traditional Neighborhood Developments

Open space shall be provided consistent with the applicable Future Land Use Category or Categories in which the Traditional Neighborhood Development is located. Open space within Traditional Neighborhoods shall be designed to enhance community aesthetics, provide common areas for passive recreation, and promote community trails and pedestrian connections. The following criteria for open space design within Traditional Neighborhoods apply:

- Where feasible, the internal open space system shall be connected to open space within adjacent properties and the County-wide system of public lands;
- Open space buffers and landscaping shall be used to maximize compatibility between existing and proposed land uses based on the intensity of proposed uses;
- Open space shall be planned to ensure the protection of natural resources including but not limited to wildlife and habitat, wildlife corridors, wetland buffers, karst features, and aquifer recharge areas. Wetland impacts shall be limited to the greatest extent possible. Where impacts cannot be avoided, mitigation shall be required. All wetlands, wetland buffers, and open space shall be protected by Conservation Easement or similar recorded and legally binding instrument, to the extent allowed by law.

Policy I-1.3.1.7 Active Recreation

In addition to passive recreation afforded through the provision of open space, active recreation shall be a required component of Traditional Neighborhood Development. A minimum of one (1) percent of the net buildable area of a Traditional Neighborhood shall be dedicated to active recreation.

Policy I-1.3.1.8 Transportation Access and Circulation

Traditional Neighborhood Development shall be designed to provide an internally connected hierarchy of streets, pedestrian paths, and bicycle trails within each neighborhood, and connectivity with adjoining

functional areas. A detailed plan for transportation access and circulation shall be required. It shall be the intent of the access and circulation system to serve the needs of pedestrians and motorists in a manner that functionally integrates the various uses and activities within the project and does not negatively impact adjoining local or regional transportation networks. Provisions for mass transit shall be included, consistent with County and Lake Sumter Metropolitan Planning Organization (LSMPO) plans.

In order to limit vehicular traffic, standards and requirements necessary to achieve a minimum internal trip capture rate of 20% shall be established. These standards and requirements shall consider the mix of residential, commercial and office land uses within the project, phasing of development within functional areas, and programs linking housing development and job creation.

Policy I-1.3.1.9 Public Facilities and Services

Public Facilities and Services including but not limited to roads, schools, utilities, and emergency services shall be addressed for all Traditional Neighborhood Development projects. Adopted levels of service shall be maintained as specified in the Comprehensive Plan, and all services must be available concurrent with the impacts of development. Central water and sewer services shall be required for new development, and stormwater management systems shall be planned, designed and phased for the entire project.

Policy I-1.3.2 Urban Low Density Future Land Use Category

The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, office uses at an appropriate scale and intensity to serve this category. Nonresidential uses shall be neighborhood serving in scale and shall comply with maximum intensity established by this plan.

This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities.

The maximum intensity in this category shall be 0.25. The maximum Impervious Surface Ratio shall be 0.60. Development shall comply with adopted level of service standards.

Policy I-1.3.3 Urban Medium Density Future Land Use Category

The Urban Medium Density Future Land Use Category provides for a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Nonresidential uses shall be neighborhood serving in scale and shall comply with maximum intensity established by this plan.

This category shall be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities.

This category may serve as an effective transition between more intense and less intense urban land uses.

Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 20% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.35. The maximum Impervious Surface Ratio shall be 0.70. Development shall comply with adopted level of service standards.

Policy I-1.3.4 Urban High Density Future Land Use Category

The Urban High Density Future Land Use Category provides for a range of residential development at a minimum density of four (4) dwelling units and a maximum density of twelve (12) dwelling units per net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Nonresidential uses shall be neighborhood serving in scale and shall comply with maximum intensity established by this plan.

This category shall be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This category shall

be restricted to urban core areas that are substantially surrounded by and adjacent to one or more municipalities and likely to be annexed within the planning horizon.

Within this category, any residential development in excess of 10 dwelling units shall be required to provide a minimum 15% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 2.0. The maximum Impervious Surface Ratio shall be 0.80. Development shall comply with adopted level of service standards.

Policy I-1.3.5 Cagan Crossings Future Land Use Category

This Future Land Use Category shall consist solely of the uses, densities and intensities on the property within the Southlake Development, also known as Cagan Crossings, approved by the Cagan Crossings FQD Development Order as recorded in Book 4942 Page 765 of the Official Records of Lake County, incorporated herein by reference. This category shall exist and apply solely on the property identified in the above-referenced development order.

Policy I-1.3.6 Regional Commercial/Office Future Land Use Category

The Regional Commercial/Office Future Land Use Category provides for a variety of commercial uses concentrated within or in proximity to a large planned project, large scale commercial, office, employment center and/or mixed-use development. This category is intended to accommodate commercial development, which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian friendly gathering areas. Retail and office uses may be permitted in this category if they provide a regional serving scale. This category shall be located on collectors, arterial roadways or major intersections to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. Developments within this Category are not subject to Commercial Location Criteria.

Zoning applications within the Regional Commercial/Office Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses.

Limited residential use may be allowed as part of a vertically or horizontally mixed use development; single-family dwellings shall not be allowed. Lawfully existing single-family dwellings and accessory structures may be expanded, renovated or replaced provided they meet all other requirements within this Comprehensive Plan. Existing lots lawfully developed with single-family dwellings may not be further subdivided for residential purposes. Multi-family residential development shall be constructed only after or simultaneously with construction of commercial or office uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of gross leasable area of commercial or office space and the allowed FAR shall not be applied to such residential areas. Residential uses are excluded on parcels in this category located within Mount Dora joint planning area first authorized by the Board of County Commissioners on September 28, 2004.

Design standards shall be provided in the Land Development Regulations that ensure that commercial/office development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A FAR up to 3.0 shall be allowed. The maximum Impervious Surface Ratio shall be 0.75.

Policy I-1.3.7 Mixed-Use Future Land Use Category

The goal of the Mixed-Use designation is to provide for a broader range of uses, including a variety of housing types, integrated with commercial, office, and civic, and recreational uses. The intent of this district is to:

1. Support higher densities and intensities, with a maximum of 12 units per net acre and a maximum FAR of 1.0.
2. Promote compact, walkable, and connected communities through improved multimodal connections including roadway, bicycle, and pedestrian networks.
3. Allow for creative site design through flexible development standards which support walkability, integrate greenspace, and create pedestrian-friendly streetscapes.
4. Create opportunities for small businesses, retail, and employment center to boost economic vitality.
5. Coordinate development where public facilities and services, including transportation, utilities, schools, and emergency services are available or planned in coordination with the County's Capital Improvements Program.

Policy I-1.3.8 Industrial Future Land Use Category

The Industrial Future Land Use Category is intended for industrial uses with nuisance or hazardous characteristics which, by the nature of their normal operations and activities as well as for reasons of health, safety, environmental effects or welfare, are best segregated from other uses.

This category consists of uses that may have significant potential impacts on the environment or adjacent uses including but not limited to noise, hazards, emissions, vibration and odors.

This category shall be located with direct access to rail systems, collector roadways or arterial roadways. No more than ten percent (10%) of the floor area shall be allocated to commercial uses and office uses. Offices that are an integral part of the operation shall not be subject to this limitation. Only commercial and office uses that support this category shall be allowed, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an industrial park or industrial building. Industrial parks may utilize these allocations within the boundary of industrial park. It is the express intent of this provision to restrict highway-oriented commercial and office uses. Developments within this Category are not subject to Commercial Location Criteria.

The maximum intensity in this category shall be 1.0, except for office/manufacturing uses which shall be 2.0.

Policy I-1.3.9 Allocation and Compatibility of Industrial Land Uses

Potentially incompatible land uses should be avoided adjacent to the Industrial Future Land Use Category, to the greatest extent feasible. Proposed future land use changes from the Industrial Future Land Use Categories to other Future Land Use Categories shall be evaluated for potential impacts to the long-term economic viability of the County, and consistency with the character of existing development; options to address potential incompatibilities include but are not limited to a reduction in density and/or intensity, reduction or stepping down of building heights, increased setbacks, and increased buffering and opacity standards. New buildings and infill development shall relate to the context of the neighborhood and community with regard to building placement, height, and design. Adequate land shall be maintained for industrial uses to serve projected market demand in order to enhance job creation and the economy of Lake County.

Land Use Compatibility Review procedures: Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

A. Land use density and intensity.
B. Building heights and setbacks.
C. Character or type of use proposed.

D. Site and architectural mitigation design techniques.

Considerations for determining compatibility shall include, but are not limited to, the following:

A. Protection of single-family neighborhoods from the intrusion of incompatible uses.

B. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

C. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

D. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

A. Providing open space, perimeter buffers, landscaping and berms.

B. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage area.

C. Locating road access to minimize adverse impacts.

D. Adjusting building setbacks to transition between different uses.

E. Applying step-down or tiered building heights to transition between different uses.

F. Lowering density or intensity of land uses to transition between different uses.

Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series

Within the Urban Future Land Use Series, Lake County shall allocate sufficient land area to accommodate commercial activities that provide goods and services, with consideration to economic benefits and environmental impacts to the County. For the purposes of this Objective, the term "Commercial" shall include commercial, retail, office, limited light industrial uses and other uses commonly associated with these activities. The location and distribution of commercial land uses within Lake County shall be guided by information contained in the Data Inventory and Analysis for the Future Land Use and Economic Elements. The policies below shall apply to commercial development within the Urban Future Land Use Series, except when developed as a traditional neighborhood consistent with Policy I-1.3.1 *Traditional Neighborhood Development*.

Policy I-1.3.11.1 Commercial Service Areas

Commercial Centers and Commercial Corridors shall be planned within utility service areas, and located to prevent the overlapping of new utility service areas with existing utility service areas.

Policy I-1.3.11.2 Commercial Site Design and Compatibility with Adjacent Land Uses

All commercial development shall require a unified master site plan. This site plan shall include an internal circulation system that maintains or enhances the integrity of adjacent uses.

Policy I-1.3.11.3 Availability of Facilities to Support Commercial Development

The provision and intensity of commercial uses shall be compatible with the availability of public facilities adequate to meet adopted level of service standards, in accordance with the Public Facilities Element.

Policy I-1.3.11.4 Criteria for Commercial Corridors

It shall be the express intent of Lake County to discourage strip commercial uses along roadways. However, it is recognized that certain roadway corridors within the County have become established over time as significant corridors for commercial development. In order to prevent the further proliferation of this development pattern, the County shall designate these established Commercial Corridors on the Future Land Use Map and restrict strip commercial to these areas. Infill development shall be encouraged within Commercial Corridors.

Commercial Corridors may be permitted within the Urban Low Density, Urban Medium Density, Urban Transition, and Urban High Density Future Land Use Categories, provided that the criteria below relating to location, size, and function are satisfied, and conformance with other applicable policies of this Comprehensive Plan is demonstrated. The intensity of commercial corridors shall be limited to a maximum Floor Area Ratio of the underlying Future Land Use Category.

Other relevant factors that may also be considered by the County include but are not limited to principles of sound planning and input from the public and municipalities. Developments within Commercial Corridors are not subject to Commercial Location Criteria. The County may adopt Land Development Regulations that further limit the location, intensity, size, and function of Commercial Corridors.

1. Major Commercial Corridors

Major Commercial Corridors are intended for designated roadways with typically four or more travel lanes, where an existing development pattern of comparable intensity has been established and is consistent with community character.

The following Major Commercial Corridors are hereby identified and depicted on the Future Land Use Map:

Table FLUE 3 - Major Commercial Corridors

MAJOR COMMERCIAL CORRIDORS	LOCATION
US 441	Entire corridor
Old Highway 441	From State Road 19 to the junction with Eudora Road and State Road 19A
State Road 19	From US Highway 441 north to County Road 44 and County Road 44A
US 27	Within the following segments: From Sumter County line south to County Road 48; From Independence Boulevard south to Hartwood Marsh Road; and Outside of the Green Swamp Area of Critical State Concern from 600 feet north of Superior Boulevard south to the Polk County Line
State Road 50	From US 27 east to the Orange County line
US 192	Entire corridor
State Road 19A	From US Highway 441 south to Old Highway 441

2. Minor Commercial Corridors

Minor Commercial Corridors are intended for designated roadway corridors with two or more travel lanes, where an existing development pattern of comparable intensity has been established and is consistent with community character.

The following Minor Commercial Corridors are hereby identified and depicted on the Future Land Use Map:

Table FLUE 4 - Minor Commercial Corridors

MINOR COMMERCIAL CORRIDORS	LOCATION
State Road 19	From Baker Road (Altoona) south to County Road 44 and County Road 44A.
State Road 40 (Astor)	From the eastern boundary of the Wekiva-Ocala Rural Protection Area east to the Volusia County line

Policy I-1.3.12 Bella Collina Future Land Use Category

This category shall exist and apply solely on the property describe as:

BELLA COLLINA EAST DESCRIPTION

A PORTION OF BELLA COLLINA AS RECORDED IN PLAT BOOK 51, PAGES 31-49, A PORTION OF BELLA COLLINA EAST AS RECORDED IN PLAT BOOK 53, PAGES 95-98, ALL OF BELLA COLLINA NORTH ENTRANCE AS RECORDED IN PLAT BOOK 53, PAGE 31, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST LYING IN SECTIONS 1, 11, 12, 13, 14 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EASTLAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF SOUTH LINE OF NORTH HALF (N1/2) OF NORTHWEST QUARTER (NW1/4) OF NORTHEAST QUARTER (NE 1/4) WITH WEST LINE OF NORTHEAST QUARTER (NE 1/4) OF NORTHEAST QUARTER (NE 1/4) OF AFORESAID SECTION 14-22-26; THENCE SOUTH 89°27'21" WEST, A DISTANCE OF 706.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 455; THENCE NORTH 41°15'24" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,527.98 FEET; THENCE NORTH 41°46'07" EAST, A DISTANCE OF 246.53 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 89°51'49" EAST, A DISTANCE OF 880.36 FEET; THENCE NORTH 01°20'39" EAST, A DISTANCE OF 270.95 FEET; THENCE SOUTH 89°51'49" WEST, A DISTANCE OF 661.08 FEET TO A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE ALSO BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 764.20 FEET A CENTRAL ANGLE OF 22°58'23" AND A CHORD DISTANCE OF 304.36 FEET WHICH BEARS NORTH 25°09'15" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 306.41 FEET; THENCE NORTH 13°40'04" EAST, A DISTANCE OF 114.01 FEET; THENCE NORTH 89°56'32" EAST, A DISTANCE OF 4.85 FEET; THENCE NORTH 13°40'04" EAST, A DISTANCE OF 184.73 FEET; THENCE NORTH 12°44'49" EAST, A DISTANCE OF 901.32 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 979.00 FEET A CENTRAL ANGLE OF 02°09'02" AND A CHORD DISTANCE OF 36.74 FEET WHICH BEARS NORTH 57°52'18" EAST; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.75 FEET; THENCE NORTH 56°47'47" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATRUE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 918.50 FEET, A CENTRAL ANGLE OF 20°18'00" AND A CHORD DISTANCE 323.73 FEET WHICH BEARS NORTH 66°56'47" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 325.43 FEET; THENCE NORTH 77°05'47" EAST, A DISTANCE OF 249.70 FEET; THENCE NORTH 89°34'25" EAST, A DISTANCE OF 1,433.32 FEET; THENCE NORTH 62°52'10" WEST, A DISTANCE OF 210.15 FEET; THENCE NORTH 89°51'10" WEST, A DISTANCE OF 281.00 FEET; THENCE NORTH 00°50'16" EAST, A DISTANCE OF 1,146.61 FEET; THENCE SOUTH 89°38'56" EAST, A DISTANCE OF 1,340.99 FEET; THENCE NORTH 01°14'28"

EAST, A DISTANCE OF 5.55 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 314.34 FEET A CENTRAL ANGLE OF 22°45'09" AND A CHORD DISTANCE OF 124.01 FEET WHICH BEARS NORTH 77°38'39" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 124.83 FEET; THENCE NORTH 23°43'54" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 66°16'06" EAST, A DISTANCE OF 42.77 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,204.47 FEET A CENTRAL ANGLE OF 03°18'06" AND A CHORD DISTANCE OF 69.40 FEET WHICH BEARS NORTH 68°44'46" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.40 FEET; THENCE NORTH 70°23'49" EAST, A DISTANCE OF 6.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 271.31 FEET, A CENTRAL ANGLE OF 10°10'38" AND A CHORD DISTANCE 48.13 FEET WHICH BEARS NORTH 75°29'08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.19 FEET TO A POINT OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 217.59 FEET, A CENTRAL ANGLE OF 12°33'44" AND CHORD DISTANCE OF 47.61 FEET WHICH BEARS NORTH 86°51'19" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.71 FEET; THENCE NORTH 03°08'11" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 86°51'49" EAST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 86°56'51" EAST, A DISTANCE OF 1.58 FEET; THENCE NORTH 01°29'23" EAST, A DISTANCE OF 5.01 FEET; THENCE SOUTH 87°04'56" EAST, A DISTANCE OF 535.48 FEET; THENCE SOUTH 76°46'51" EAST, A DISTANCE OF 50.05 FEET; THENCE SOUTH 65°10'08" EAST, A DISTANCE OF 56.55 FEET; THENCE SOUTH 57°59'33" EAST, A DISTANCE OF 50.83 FEET; THENCE SOUTH 55°08'02" EAST, A DISTANCE OF 37.17 FEET; THENCE NORTH 05°51'46" EAST, A DISTANCE OF 254.96 FEET; THENCE NORTH 32°48'36" EAST, A DISTANCE OF 126.37 FEET; THENCE NORTH 43°29'37" EAST, A DISTANCE OF 572.75 FEET; THENCE NORTH 02°54'58" EAST, A DISTANCE OF 683.35 FEET TO THE TO A POINT ON THE NORMAL HIGH WATER LINE OF LAKE APOPKA HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN ALONG SAID NORMAL HIGH WATER LINE SOUTHERLY; THENCE WESTERLY; THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N1/2) OF NORTHWEST QUARTER (NW1/4) OF NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14 BEING THE POINT OF BEGINNING, BEING SOUTH 43°24'59" WEST, 8259.31 FEET FROM AFORE SAID POINT "A". CONTAINING 1,489.684 ACRES, MORE OR LESS.

BELLA COLLINA WEST. ALL OF BELLA COLLINA WEST, LESS TRACT A AND TRACT P, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19, SITUATED IN SECTIONS 10, 11 AND 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 10

THENCE SOUTH 89°30'14" WEST ALONG SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,638.52 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.56 FEET A CENTRAL ANGLE OF 37°26'35" AND A CHORD DISTANCE OF 337.38 FEET WHICH BEARS NORTH 09°31'20" EAST; THENCE DEPARTING SOUTH LINE OF SAID SECTION 10 AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 343.46 FEET; THENCE SOUTH 89°30'27" WEST, A DISTANCE OF 18.17 FEET; THENCE NORTH 01°02'40" WEST, A DISTANCE OF 493.61 FEET; THENCE NORTH 01°24'11" WEST, A DISTANCE OF 1,040.53 FEET; THENCE NORTH 01°00'22" WEST, A DISTANCE OF 727.40 FEET; THENCE NORTH 44°33'24" EAST, A DISTANCE OF 35.01 FEET; THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 583.36 FEET; THENCE NORTH 89°09'19" EAST, A DISTANCE OF 737.82 FEET TO A POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 26°54'40" AND A CHORD DISTANCE 134.96 FEET WHICH BEARS NORTH 75°41'59" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.21 FEET; THENCE NORTH 89°11'40"

EAST, A DISTANCE OF 1,142.89 FEET; THENCE NORTH 88°43'38" EAST, A DISTANCE OF 2,637.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF AFORESAID SECTION 11; THENCE SOUTH 00°34'01" EAST ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 461.82 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,920.00 FEET A CENTRAL ANGLE OF 13°09'42" AND A CHORD DISTANCE OF 440.08 FEET WHICH BEARS NORTH 80°45'37" EAST; THENCE DEPARTING SAID EAST LINE OF SOUTHWEST QUARTER (SW1/4) OF SECTION 10 AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 441.05 FEET; THENCE NORTH 87°20'28" EAST, A DISTANCE OF 892.80 FEET; THENCE SOUTH 00°17'41" EAST, A DISTANCE OF 974.73 FEET; THENCE SOUTH 89°47'12" EAST, A DISTANCE OF 711.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 455; THENCE SOUTH 11°20'15" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.96 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 458.84 FEET A CENTRAL ANGLE OF 28°39'48" AND A CHORD DISTANCE OF 227.16 FEET WHICH BEARS SOUTH 25°40'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 229.54 FEET; THENCE SOUTH 40°00'02" WEST, A DISTANCE OF 1,671.98 FEET; THENCE SOUTH 39°44'20" WEST, A DISTANCE OF 568.74 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°06'09" WEST, A DISTANCE OF 794.85 FEET; THENCE SOUTH 00°35'48" EAST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 89°06'16" WEST, A DISTANCE OF 324.48 FEET; THENCE NORTH 01°05'10" WEST, A DISTANCE OF 9.51 FEET; THENCE SOUTH 88°54'50" WEST, A DISTANCE OF 521.18 FEET; THENCE NORTH 45°51'43" WEST, A DISTANCE OF 200.03 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF AFORESAID SECTION 14; THENCE NORTH 00°38'17" WEST ALONG SAID EAST LINE, A DISTANCE OF 512.75 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 88°48'56" WEST, A DISTANCE OF 1,317.66 FEET TO THE POINT OF BEGINNING. CONTAINING 425.674 ACRES, MORE OR LESS.

This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- A total of 866 single-family dwelling units (maximum);
- 100-unit lodge/hotel with a freestanding restaurant and bar;
- Clubhouse with spa, pool, gym facility, tennis courts, and other recreational facilities and/or equipment;
- Banquet hall;
- Docks and boathouses, in accordance with a permit issued by the St. Johns River Water Management District (SJRWMD);
- Eighteen (18) hole golf course and ancillary buildings/structures;
- Water and sewer facility buildings/structures; and
- Commercial activities that are directly associated with the structures listed above.
- Neighborhood Commercial uses on designated Neighborhood Commercial (NC) Tracts.
- Helicopter Landing Pad

The maximum density shall be 866 single-family dwelling units. The maximum floor area ratio (FAR) shall be 500,000 square feet.

Policy I-1.3.13 Green Swamp South Lake Regional Park Future Land Use Category

This category shall exist and apply solely on the property described as alternate key number 1103231. The development program shall meet the requirements set forth in Ordinance No. 2016-63, § 3, 12-6-2016.

Policy I-1.3.14 Summer Bay Future Land Use Category

This category shall consist solely of the uses, densities, and intensities on the properties located within the Summer Bay DRI, approved by the Summer Bay DRI Amended and Restated Development Order as Recorded in Book 4885, Page 330 of the Official Records of Lake County, incorporated herein by reference.

This category shall exist solely and apply solely on the property identified in the above-referenced development order.

Policy 1-1.3.15 Green Swamp Yacht Club at Lake Susan Future Land Use Category

This category shall exist and apply solely on the properties described as Alternate Key Numbers: 1587662 and 1587654, also identified as Parcel Number: 01-23-25-000100000200 and Parcel Number: 01-23-25-000100000300.

The development program shall meet requirements set forth in PUD Ordinance #2005-86.

Policy I-1.3.16 Bella Collina Helipad-Open Space Future Land Use Category

This category shall exist and apply solely on the property described as:

COMMENCE AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 11, RUN NORTH 88-DEG. 24-MIN. 11-SEC. EAST A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY OF TRIVOLI CIRCLE, AS RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING ALSO THE POINT OF BEGINNING; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 02-DEG. 29-MIN. 53-SEC. EAST A DISTANCE OF 124.74 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39-DEG. 08-MIN. 18-SEC., A CHORD BEARING OF SOUTH 72-DEG. 55-MIN. 44-SEC. EAST AND CHORD DISTANCE OF 40.19 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 40.99 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 36-DEG. 38-MIN. 25-SEC. EAST A DISTANCE OF 140.50 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 59-DEG. 31-MIN. 17-SEC., A CHORD BEARING OF NORTH 06-DEG. 52-MIN. 46-SEC. EAST AND CHORD DISTANCE OF 39.71 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 41.55 FEET TO THE POINT OF TERMINATION OF SAID CURVE; THENCE RUN NORTH 22-DEG. 52-MIN. 52-SEC. WEST A DISTANCE OF 105.13 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 69-DEG. 37-MIN. 01-SEC., A CHORD BEARING OF NORTH 57-DEG. 41-MIN. 22-SEC., WEST AND CHORD DISTANCE OF 22.83 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 24.30 FEET TO THE POINT OF TERMINATION OF SAID CURVE; THENCE RUN SOUTH 87-DEG. 30-MIN. 07-SEC. WEST A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 90-DEG. 00-MIN. 00-SEC., A CHORD BEARING OF SOUTH 42-DEG. 30-MIN. 07-SEC., WEST AND CHORD DISTANCE OF 9.90 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 11.00 FEET TO THE POINT OF TERMINATION OF SAID CURVE; THENCE RUN SOUTH 02-DEG. 29-MIN. 53-SEC. EAST A DISTANCE OF 114.53 FEET TO THE POINT OF BEGINNING.

This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- Helicopter Landing Pad
- Open Space

OBJECTIVE I-1.4 RURAL FUTURE LAND USE SERIES

The Rural Future Land Use Series is established to identify areas within Lake County where rural character and agricultural potential shall be preserved and enhanced; a reduced level of investment for public facilities is required due to rural patterns of development and levels of service; and environmental qualities shall be protected by limiting density and intensity. Except for vested development, urban land uses shall not be permitted within this series. The "Rural Future Land Use Series" shall include the following future land use categories: Rural, Rural Transition, and Hansen.

Policy I-1.4.1 Elements of Rural Character

The character of future development within the Rural Future Land Use Series shall be compatible and consistent with rural characteristics described below.

- Smaller parcels clustered in a configuration that provides contiguous common open space to maintain rural densities over the net buildable area of the development site while minimizing habitat fragmentation and protecting the integrity of natural systems.
- A predominance of sites wherein a limited number of principal and accessory structures are surrounded by substantial areas of undeveloped land.
- An emphasis on agriculture, silviculture, agritourism, eco-tourism, equestrian-related activities, and conservation areas.
- A system of rural roads intended to provide access to widely spaced home-sites and farms with substantial building setbacks from adjoining roadways.
- Naturally occurring or informal vegetative patterns protective of the environment.
- Commercial and civic land uses limited in distribution, scale and scope to serve the basic and special needs of rural areas and to ensure compatibility with the character of rural areas.

  Lake County's Land Development Regulations shall include rural planning and design standards that address, at a minimum, each of the elements of rural character defined above and to regulate features including, but not limited to, the type, size, height, and location of uses and structures, fencing, signage, lighting, landscaping and viewscapes. These regulations shall include requirements to minimize the hazards of wildland fire risks for rural developments. Risk exposure shall follow the National Fire Protection Act (NFPA) Standards or similar ignition potential risk reduction standards for wildfires.

Policy I-1.4.2 Purpose of the Rural Future Land Use Series

The Rural Future Land Use Series is intended to accomplish the following:

- Maintain the rural character by permitting new single-family homes at a rural density and intensity, by encouraging large areas to remain in a natural or open state, by reducing road congestion, and by limiting commercial and civic uses to the needs of a rural community;
- Limit the number of road access locations from parcels as a means to preserve road capacity, minimize vehicle conflicts and accidents, promote safety of pedestrians, bicyclists and motorists, and minimize disturbance of the vegetative and visual qualities of the road corridor;
- Minimize conflicts with agricultural operations (such as traffic congestion, noise, odor and visual conflicts) and non-agricultural land uses through the application of buffering and use separation standards;
- Minimize planned and programmed expenditures for public facilities (such as roadway improvements, schools, fire and law enforcement protection);
- Control the scale, appearance and operation of public and private uses to ensure compatibility with rural character. This shall be accomplished through rural planning and design standards and guidelines that shall be developed and incorporated within the Land Development Regulations. These standards and

guidelines should specifically address public and private uses that tend to draw people from outside of rural areas to ensure that such uses minimize conflict with rural character and the perpetuation of rural functions;

- Maintain existing wildlife habitat, wildlife corridors and environmentally sensitive resources including but not limited to wetland and upland habitat types, karst features, and groundwater recharge areas; and
- Maintain levels of service that reflect the characteristics of a rural density and intensity of use.

Policy I-1.4.3 Rural Future Land Use Category

The Rural Future Land Use Category is intended to protect rural lifestyles represented by single-family homes on large lots and to accommodate agricultural pursuits.

This Future Land Use Category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural operations, civic uses compatible with a rural community, and Rural Support functions where appropriate.

An extension of central services for either reason shall not justify an increase in density or intensity on the site being served, or any property adjoining the extended utility or lines.

Policy I-1.4.5 Rural Transition Future Land Use Category

The Rural Transition Future Land Use Category is intended to address "edge" conditions where Rural Future Land Use Categories abut Urban Future Land Use Categories. These "edges" represent areas where lower rural densities may be increased for Rural Conservation Subdivisions that utilize clustering techniques.

This Future Land Use Category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural operations, civic uses compatible with a rural community, and Rural Support functions where appropriate.

Alternatively, residential development not to exceed a maximum density of one (1) dwelling unit per three (3) net buildable acres may be permitted provided that the subdivision shall be developed either (i) as a clustered Rural Conservation Subdivision, or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To obtain this density, at least 35% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-1.4.6. The property must contain at least fifteen (15) net buildable acres in order to be considered for this alternate density.

As a third alternative, residential development not to exceed a maximum density of one (1) dwelling unit per one (1) net buildable acre may be permitted provided that the subdivision shall be developed either (i) as a clustered Rural Conservation Subdivision, or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To obtain this density, at least 50% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-1.4.6. The property must contain at least fifteen (15) net buildable acres in order to be considered for this alternate density.

Policy I-1.4.6 Preservation of Open Space within Rural Conservation Subdivisions

Open space shall be shown on all plats as a common area, which shall be owned by a homeowners' association created under Chapter 720, Florida Statutes. Both the plat and restrictive covenants shall provide for the open space to be maintained in perpetuity. The cost and responsibility of maintaining open space shall be borne by the homeowners' association. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildlife mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the

County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.

A conservation or open space easement may be required by the County to ensure that the open space is protected. If required, a conservation or open space easement shall run in favor of a:

- Conservation agency such as the Florida Department of Environmental Protection or water management district;
- Non-profit conservation organization or land trust; or
- Lake County, subject to County approval.

Open space within a Rural Conservation Subdivision shall be clustered. Clustering shall mean that the built area of the development site is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. At least 50% of required open space shall be configured in a single contiguous tract. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible and configured to ensure compatibility with adjacent rural properties.

Policy I-1.4.6.1 Density Bonus in Rural Conservation Subdivisions

The maximum number of building lots or dwelling units in a rural conservation subdivision shall not exceed the number that could otherwise be developed by the application of the minimum lot width requirement and/or density standard of the future land use category in which the parcel is located, unless the Board of County Commissioners determines that the applicant has met one of the bonus criteria. Such discretionary bonuses shall not exceed, in total, more than a twenty-five (25) percent increase in the density allowed under the applicable future land use category.

Density Bonus Category 1: To Encourage Additional Open Space. A density increase is permitted where more than the minimum required open space is provided. The amount of the density bonus shall be based on the following standards:

- For each additional acre of protected, unconstrained (buildable), open space land provided in the subdivision, two (2) additional building lots or dwelling units are permitted.
- In lieu of providing such additional open space within the proposed development, additional property may be purchased in fee simple or less than fee (e.g. development rights) land separate from the subdivision which is comprised of buildable land. Land purchased for conservation purposes in fee may be dedicated to a unit of local government, the State of Florida, or a private nonprofit land conservancy.
- For land purchased in less than fee, a conservation easement shall be recorded which restricts the development potential of the land. The conservation easement shall be dedicated to a unit of local government, the State of Florida, or a private non-profit land conservancy.

Density Bonus Category 2: To Encourage Public Access. Dedication of land for public use (including trails, active recreation, municipal spray irrigation fields, etc.), in addition to any public land dedication authorized under Florida law, may be eligible for a density bonus. This density bonus, for open space that would be in addition to what is required under this Comprehensive Plan or under Florida law, shall be computed based on two (2) dwelling units for every acre of publicly accessible land. The decision whether to accept an applicant's offer to dedicate open space for public access shall be at the discretion of the Board of County Commissioners.

Policy I-1.4.7 Yalaha Rural Support Corridor

The corridor for rural support uses shall be limited to an area south of CR 48, encompassing the following described parcels in their entirety: Alternate Key Numbers 3441605, 1815096, 2946890, 3814758, 1712891, 1746361, and 1082323, located within Sections 16 and 20, Township 21, Range 25. Parcels located within this corridor with direct access to CR 48 may be developed with rural support uses utilizing

a planned commercial zoning district. The Yalaha Rural Support Corridor shall be limited to the uses serving the surrounding residents.

The entire Yalaha Rural Support Corridor shall be limited to a maximum of 50,000 square feet.

Policy I-1.4.8 Ports and Marinas in the Rural Future Land Use Series

All ports and marinas shall comply with environmental siting and regulatory requirements of agencies with jurisdiction, the Land Development Regulations, and best management practices of the Florida Department of Environmental Protection Clean Marina program. Pursuant to the major program policy directive of the FDEP Wekiva River Aquatic Preserve Management Plan, new marinas within Class 1 or 2 Resource Protection Areas shall be prohibited.

Policy I-1.4.9 Hansen Future Land Use Category

This category shall exist and apply solely on the property described as: Tract A of the Lake Emma Ridge Phase One Subdivision, as recorded in Plat Book 33, page 4, Public Records of Lake County, Florida.

The property shall only be used for residential uses.

OBJECTIVE I-1.5 PUBLIC BENEFIT FUTURE LAND USE SERIES

The Public Benefit Future Land Use Series is established to identify lands that benefit the public or general welfare such as conservation, recreation, and public facilities or infrastructure. Land within this series may be located in rural or urban areas. Property within this series is generally held by governmental entities, but may be privately owned if it serves a public benefit such as natural resource protection or community infrastructure. Future Land Use Categories within this series include Conservation, Recreation, and Public Service Facilities and Infrastructure.

Policy I-1.5.1 Conservation Future Land Use Category

The Conservation Future Land Use Category is intended to consist of property managed for the permanent protection of natural resources, including but not limited to open water bodies, wildlife habitat, wetlands, aquifer recharge areas, and other environmentally sensitive features. Lands within the Conservation Future Land Use Category shall be, to its furthest extent, maintained in a natural state to support ecosystem health, biodiversity, and habitat connectivity.

The Conservation Future Land Use Category includes public resource lands such as federal, state, and locally managed parks, reserves, preserves, forests and wildlife management areas. Water management areas held by the St. Johns River Water Management District or Southwest Florida Water Management District for conservation purposes may also be included within this category.

The Conservation Future Land Use Category may include privately-owned property only if such land is protected in perpetuity by conservation easement held by a public agency or private non-profit conservation entity. At a minimum, this conservation easement shall contain provisions for the management of natural resources and environmentally sensitive features specific to the subject property, restrict activities that are inconsistent with the protection of said resources, preclude future development, and provide for enforcement of the easement. Wetland or upland mitigation banks subject to the aforementioned conditions may be included in this category.

Permitted uses within the Conservation Future Land Use Category are limited to activities that are compatible with conservation objectives. These include resource-based passive recreation, including but not limited to hiking, horseback riding, wildlife observation, fishing, hunting, ecological restoration, and land management practices that maintain or enhance natural systems. Lawfully existing single-family

dwellings and accessory structures may continue and be expanded, renovated or replaced in accordance with applicable regulations, but no new residential development is allowed.

Sustainable silviculture and limited grazing operations may be permitted within this category only if performed under the direction and oversight of a public land management agency such as the Florida Department of Environmental Protection, United States Forest Service, Lake County Water Authority or the County's Public Lands Section, or pursuant to a conservation easement that requires the use of Best Management Practices and limits such operations as consistent with purposes of the Conservation Future Land Use Category.

Policy I-1.5.2 Recreation Future Land Use Category

The intent of is to recognize areas with significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and active recreational amenities.

The Recreation Future Land Use Category consists of County-wide public or private recreational facilities, park lands and open space preservation areas. Active or passive uses are appropriate within the Recreation Land Use Category, subject to conditions established for the particular facility. The maximum intensity in this category shall be 0.10.

Policy I-1.5.3 Public Service Facilities and Infrastructure Future Land Use Category

This Public Service Facilities and Infrastructure Future Land Use Category consists of uses needed to address public facility or infrastructure needs.

The maximum intensity in this category shall be 1.0.

OBJECTIVE I-1.6: SUB-AREA POLICIES. COORDINATE LAND USE WITH THE ELEMENTS OF THE COMPREHENSIVE PLAN THROUGH FUTURE LAND USE ELEMENT SUB-AREA POLICIES APPLICABLE TO A SPECIFIC GEOGRPAHIC AREA

These sub-area policies identify Future Land Use Map amendments for parcels based upon data and analysis that assumes a development potential less than the maximum development potential allowed by the future land use category. A sub-area policy for the amendment parcel may be appropriate in order to establish the land use, development potential and facilities necessary that are supported by data and analysis. If a sub-area policy adopts a document verbatim or by reference, a plan amendment is required to change the content or language of that portion of the document that is contained in the adopted sub-area policy. Settlement Agreements with the Florida Department of Commerce and the Florida Division of Administrative Hearings shall be incorporated herein, as needed.

(Ord. No. 2018-35, § 7, 7-24-2018)

Policy I-1.6.1 Specific Limitations on the Center Lake Properties

The Future Land Use Map designation on the subject property (Center Lake Properties, LTD, Lake County Property Appraiser Alternate Key Numbers 3809254, 3809251, 1724813, and 2873752), totaling about 122 acres, shall be Urban Low Density (four dwelling units per one acre-4 du/net ac). Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan and in accordance with Ordinance 2007-58.

Policy I-1.6.2 Specific Limitations on the Corbett Property

The Future Land Use Map designation of the following three parcels, totaling about 18 acres, shall be Urban Low Density (four dwelling units per one acre, 4 du/net ac) and Community Commercial Center Overlay. The development program shall meet the requirements set forth in Ordinances 2004-98 and 2008-46. The parcels are:

- Alternate Key no. 3704690 (parcel no. 07-21-25-000200002000 further described as the W 1/2 of Govt. Lot 2, in S7, T21S, R25E, lying E of US Hwy 27 & lying N of Turnpike); and
- Alternate Key no. 3869416 (parcel no. 07-21-25-000200002300 further described as the W 1/2 of Govt Lot 2, in S7, T21S, R25E, lying W of Hwy 27 & N of the Turnpike); and
- Alternate Key no. 3869417 (parcel no. 07-21-25-000200002400 further described as the W 1/2 OF Govt. Lot 2, in S7, T21S, R25E, lying E of Hwy 27 & S of the Turnpike).

Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the commercial land use and development potential of the above three parcels is hereby limited to, and shall not exceed, a cumulative total of two hundred and fifty thousand (250,000) square feet. The Future Land Use Map shall contain a note stating this limitation.,

Policy I-1.6.3 Specific Limitations on the Hart Property

The Future Land Use designation for the approximately one hundred and forty-two (142)-acre subject property (Lake County Property Appraiser Alternate Key Number 1070082) shall be Urban Low Density (four dwelling units per one acre-4 du/net ac). The development program shall meet the requirements set forth in Ordinances 2004-90 and 2009-32.

Policy I-1.6.4 Specific Limitations on the Vrablik Property

The Future Land Use designation for the approximately four hundred and sixty (460) acre subject property (Lake County Property Appraiser Alternate Key Numbers 1024501, 1390770, 1390761, 1390745, 1024471, 1587026 and 1390753) shall be Urban Low Density (four dwelling units per one acre-4 du/net ac). The development program shall meet the requirements set forth in Ordinances 2004-99 and 2009-31.

Policy I-1.6.5 Specific Limitations on the Gray's Airport Road Property

In order to resolve all outstanding issues related to that portion of the DOAH Case No. 10-8880GM, Lake County DCA Docket#10-1ER-NOI-3501-(A)-(1) challenging the Lake County Comprehensive Plan adopted on May 25, 2010 by Ordinance 2010-25 applicable to an approximately sixty-five (65) acre property located east of Gray's Airport Road, generally described as:

- NW 1/4 of SW 1/4 of NE 1/4, AND S 3/4 of S 1/2 of NW 1/4; LESS E 525 FT of S 400 FT of SE 1/4 of NW 1/4 all in Section 11 Township 18 South Range 24 East (Lake County Property Appraiser Alternate Key Number 1238846)

The approximately sixty-five (65) acre property located east of Gray's Airport shall be assigned the Rural Transition Future Land Use Category and development shall meet the requirements set forth in Ordinance 2010-25 and 2011-42.

Policy I-1.6.6 Specific Limitations on the Thrill Hill Road Property

In order to resolve all outstanding issues related to that portion of the DOAH Case No. 10-8880GM, Lake County DCA Docket#10-1ER-NOI-3501-(A)-(1) challenging that portion of the Lake County Comprehensive Plan adopted on May 25, 2010 by Ordinance 2010-25 applicable to an approximately twenty-nine (29) acre subject property located to the east of East El Dorado Lake Drive generally described as:

- Lot 178, Eldorado Height Subdivision, as record in Plat Book 3 Page 7 as recorded in the public records of Lake County, Florida in Section 33, Township 18 South, Range 27 East

The twenty-nine (29) acre property located to the east of East El Dorado Lake Drive shall be assigned the Rural Transition Future Land Use Category and development within this property shall meet the requirements as set forth in Ordinance 2010-25 and 2011-41.

Policy I-1.6.7 Specific Limitations on the Long and Scott Family Farms Property

In order to resolve all outstanding issues related to that portion of the DOAH Case No. 10-8958GM, challenging the Lake County Comprehensive Plan adopted on May 25, 2010 by Ordinance 2010-25 applicable to approximately 700 acres of land generally located east and southeast of County Road 48, generally described as:

- That portion of lands lying within Township 20 South, Range 26 East, Lake County, Florida, described as follows: All of Sections 36, 25, 24, and 13; all of Section 12 south of Lake Beauclair; all of Sections 11 and 14 lying east of Lake Beauclair Canal and north of CR 448 legally described in Attachment 2 “Legal Description”.

In addition to the uses included in Policy I-1.4.4 for the Rural Future Land Use Category, the property shall be allowed a paved airstrip, as set forth in Ordinance 2011-45.

Policy I-1.6.8 Specific Limitations on the Sorrento Commons Property

The approximately 27-acre parcel of land generally located south of State Road 46 at Hunter Road/CR437 shall be developed in accordance with Ordinance 2010-25 and 2011-43 which amended the settlement agreement on the property generally described as:

Parcel 1:

- Lots 1, 2, 3 and 4, Block 3, CARONEL ACRES, according to the map or plat thereof as recorded in Plat Book 6, Page 4, of the Public Records of Lake County, Florida;

Parcel 2:

- The North 417.44 feet of the East 313.28 feet of the South 1/2 of the Southwest 1/4 of Section 30, Township 19 South, Range 28 East, Lake County, Florida; AND The North 417.44 feet of the West 208.72 feet of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 19 South, Range 28 East, Lake County, Florida;

Parcel 3:

- That part of the East 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 28 East, in Lake County. Florida, lying South of the South line of the Right-of-Way of State Road #46; LESS that part of the foregoing described parcel lying within 50 feet South of the North line of the Southwest 1/4 of Section 30, Township 19 South, Range 28 East, Lake County, Florida; LESS a strip of land of equal width 28 feet wide off of the entire East side of such foregoing described parcel; LESS the South 5 acres of the East 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 28 East, Lake County, Florida.
- Also referred to as Lake County Alt Key Numbers 2856742, 1789150, 3519221, 2930004, 3894788, and 2507012, as set forth in Ordinance 2011-43.

The owner of the property is hereby allowed to develop, and shall not exceed the following criteria:

- Primary Structures.
    a. The Petitioner shall be allowed to develop three (3) primary structures to serve the needs of the Mount Plymouth-Sorrento Planning Area.
    b. Each primary structure shall not exceed 15,000 square feet of floor area.
    c. The structures shall be setback and screened from Main Street/SR46 to minimize their impact.
    d. The structures shall be designed with architectural and design features compatible with the character of the Mount Plymouth-Sorrento Community as specified in the Settlement Agreement for DOAH Case No. 10-8960GM.

2. Other structures, except Primary Structures. Structures, other than the Primary Structures shall not exceed 8,000 square feet of floor area for new development.
3. Open Space. The minimum open space shall be consistent with the future land use category.

- Floor Area Ratio. The Maximum floor area ratio for each development site is 0.30.

The Future Land Use Map shall contain a note stating this limitation.

Policy I-1.6.9 Specific Limitations on the Nola Land Company Property

In order to resolve all outstanding issues related to that portion of the DOAH Case No. 10-8959GM, challenging the Lake County Comprehensive Plan adopted on May 25, 2010 by Ordinance 2010-25 applicable to the approximately 541-acre parcel of land generally located south of State Road 50 at Emil Jahna Road, shall be developed in accordance with Ordinance 2010-15 and 2014-42. terms of the settlement agreement were amended through Ordinance 2014-42, the property described as:

- Section 27, Township 22, Range 26, PINE VALLEY INDUSTRIAL PARK BEG AT SE COR OF LOT 5 RUN N 0-55-27 E ALONG E LINE OF SAID LOT 5 FOR A DIST OF 696.49 FT, S 53-23-08 W 100.90 FT, S 08-50-46 W 57.13 FT, S 33-58-56 W 31.61 FT, S 04-49-02 E 40.96 FT, S 02-58-52 E 93.11 FT, S 08-48-35 W 60.57 FT, S 20-20-22 W 82.37 FT, S 05-30-28 W 59.91 FT, S 10-59-05 W 70.76 FT, S 18-19-44 E 68.63 FT, S 32-06-31 E 46.35 FT, S 44-29-07 E 31.79 FT, S 61-25-49 E 40.03 FT, S 75-03-48 E 26.77 FT TO S LINE OF SAID LOT 5, S 88-41-58 E ALONG SAID S LINE 15.41 FT TO POB, BEING PART OF LOT 5 PB 29 PG 70, ORB 4081 PGS 808-812, AND Govt Lot 1, LESS begin at NW cor of Govt Lot 1, run E 660 ft, S to N'ly r/w line of Hartle Rd & Pt A, return to POB, run S 660 ft, E 510 ft, S to N'ly r/w line of Hartle Rd, NE'ly along said road r/w to Point A, NW 1/4 of SW 1/4 of NW 1/4, begin 50.25 N of SE cor of NW 1/4, run W 1305 ft., S 8.3 ft, W of SW cor of NW 1/4, N to NW cor of S 1/2 of SW 1/4 of NW 1/4, E to NE cor of S 1/2 of SE 1/4 of NW 1/4, S to POB, LESS Hartle Rd 66 ft r/w, Sec 35 twp. 22S Range 26E, AND E 3/4 of S 1/2 of Sec 27 Township 22S Range 26E, N 1/2 – LESS W 1660 ft of Section 34 Township 22S Range 26E (also described by Lake County Property Appraiser Alternate Key Number 1095964, 1095972, 2717874, and 3882911).

The property shall be assigned the Urban Low Density Future Land Use Category (maximum density 4 du/1 net acre). The owner of the property is hereby allowed to develop, and shall not exceed, 894 residential units.

The Future Land Use Map shall contain a note stating this limitation.

Policy I-1.6.10 Specific Limitations on Lake County Fire Rescue Station #109

In order to bring the property currently developed with the Lake County Fire Rescue Station #109 into compliance with the 2030 Comprehensive Plan, the property described below shall be assigned the Public Service Facilities and Infrastructure Future Land Use Category:

- FROM INT OF SE'LY R/W LAKE SHORE DRIVE & E LINE OF W 1/2 OF SW 1/4 OF NE 1/4, RUN S ALONG SAID E LINE 350 FT, W 235.91 FT TO SE'LY R/W LAKE SHORE DRIVE, NE'LY TO POB.

In order to bring the property currently developed with the Lake County Fire Rescue Station #110 into compliance with the 2030 Comprehensive Plan, the property described below shall be assigned the Public Service Facilities and Infrastructure Future Land Use Category:

- FROM SE COR OF SW 1/4 OF SW 1/4, RUN N 0DEG 37MIN 26SEC W 1208.44 FT TO POB, CONT N 0DEG 37MIN 26SEC W 356.92 FT TO A POINT ON SE'LY R/W OF CO RD 561 & BEING POINT "A", RETURN TO POB & RUN W PARALLEL WITH THE S LINE OF SEC 240.17 FT TO THE SE'LY R/W CO RD 561, NE'LY ALONG SAID R/W 428.04 FT TO POINT "A".

In order to bring the property currently developed with the Lake County Fire Rescue Station #111 into compliance with the 2030 Comprehensive Plan, the property described below shall be assigned the Public Service Facilities and Infrastructure Future Land Use Category:

- THE SOUTH 369.50 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 ESTA, LAKE COUNTY, FLORIDA, LAYING WETERLY OF BAY LAKE ROAD.

The properties are hereby allowed to develop as allowed within the Public Service Facilities and Infrastructure Future Land Use Category, and shall not exceed 0.50 percent impervious surface ratio.

The Future Land Use Map shall contain a note stating this limitation.

GOAL I-2 SPECIAL COMMUNITIES

Lake County contains historically established communities with unique character that warrant special attention and planning approaches to ensure their distinctive qualities are retained. The County shall protect the integrity and long-term viability of these communities through Comprehensive Plan policies and Land Development Regulations prepared specifically for these areas that address characteristics including but not limited to land use, scale, form, infrastructure, and amenities.

OBJECTIVE I-2.1 MOUNT PLYMOUTH-SORRENTO COMMUNITY

The County shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the lifestyle and charm presently enjoyed in the Mount Plymouth-Sorrento Community, and thereby ensure that these qualities are available to future residents. The County recognizes that it is the intent of the Mount Plymouth-Sorrento Community to discourage annexations.

Policy I-2.1.1 Recognition of the Mount Plymouth-Sorrento Community

The Land Development Regulations for the Mount Plymouth-Sorrento Planning Area, established pursuant to Ordinance No. 2004-67 and depicted on the Future Land Use Map, recognize the Mount Plymouth-Sorrento Community as a part of Lake County with unique character and charm. It shall be the policy of the County that this area requires approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and the enforcement of Land Development Regulations consistent with the community's character.

Policy I-2.1.2 Guiding Principles for Development

The County shall ensure that new development within the Mount Plymouth-Sorrento Community is of high quality while maintaining community character and protecting property rights. Consideration of proposals for development within the Mount Plymouth-Sorrento Planning Area shall be guided by the following principles:

- Provide a range of housing types for all ages, incomes, and lifestyles while focusing the highest density and intensity of new development within the Main Street Future Land Use Category;
- Maintain Mt. Plymouth-Sorrento as an equestrian-friendly community;
- Ensure compatibility with established neighborhoods and rural lifestyles;
- Ensure compatibility with rural and transitional uses adjacent to the Planning Area;
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods and provide access to the Main Street and throughout the planning area, and minimizing isolating features, including new gated communities that prevent existing or future roadway interconnections;
- Create a sense of place by implementing design standards, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the Mount Plymouth-Sorrento Community; and

- Provide for environmentally-responsible development and design appropriate within the Wekiva Study Area.

Policy I-2.1.3 Mt. Plymouth-Sorrento Future Land Use Categories

The County shall adopt Land Development Regulations containing design standards for new development, including but not limited to parking, lighting, signage, open space, architectural guidelines, building scale, and landscaping to preserve the character of the Mount Plymouth-Sorrento Community and define the community. Future Land Use Categories located within the Mount Plymouth-Sorrento Community include: Mt. Plymouth-Sorrento Main Street, Mt. Plymouth-Sorrento Neighborhood, Rural Transition, Regional Office, Wekiva River Protection Area (WRPA) Mt. Plymouth-Sorrento Receiving Area, and part of WRPA A-1-20 Receiving Area. In addition, Future Land Use Categories within the Public Benefit Future Land Use Series may be located within the Mount Plymouth-Sorrento Community.

Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category

Land Development Regulations for the Main Street Future Land Use Category shall emulate a traditional community feel, with elements such as:

- Multi-family and non-residential structures, consistent with the Main Street Future Land Use Category;
- Infill housing to preserve the character of the historic Sorrento neighborhood;
- A traditional storefront face and entrance to the Main Street; Wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and shading; Canopy trees (such as Live Oaks, Sweet Gum, and Winged Elms) at regular intervals along Main Street to provide shade, contribute to stormwater management, and reduce surface temperatures;
- Parking located in the rear of building structures facing Main Street, with the exception of on-street angle or parallel parking. Pervious parking is encouraged;
- Encourage upper-story residences or office space located above ground-level shops, and provide for multi-family homes, including town homes, duplexes, and condominiums along and near the Main Street corridor;
- Encourage variation in building height and rooflines.

Policy I-2.1.5 Rural Compatibility

The County shall provide for a rural transitional area within the Mount Plymouth-Sorrento Community outside of the Neighborhood Category. This area shall utilize the Rural Transition Future Land Use and Mixed-Use Future Land Use Categories defined within the Comprehensive Plan and adhere to all open space requirements pertaining to the category. The intent of this Future Land Use Category is to ensure compatibility with established rural residential neighborhoods in the Wolf Branch Road corridor and to provide for the protection of environmentally sensitive lands.

Policy I-2.1.6 Gateway/Landmark Features

The County shall allow for the placement of gateway/landmark features to define the Mount Plymouth-Sorrento Community on County Road 437 (north and south entrance), County Road 435 (south entrance), Wolf Branch Road (west entrance), and on the segment of State Road 46 described as the Main Street District (east and west entrance). Gateway/landmark features shall be used to announce entrances and transitions to and through the Mount Plymouth-Sorrento Community and to facilitate community identity.

Policy I-2.1.7 Environmental Design Standards

The County shall require compliance with environmental design standards established for the Wekiva Study Area within the Mount Plymouth Sorrento Planning Area. The County shall require environmentally responsible development and design appropriate within the Wekiva Study Area consistent with Objective

I-3.2 Future Land Use Categories within the Wekiva River Protection Area (WRPA) and Wekiva Study Area (WSA), including but not limited to the protection of aquifer recharge areas, wetlands, karst features, wildlife, trees and native vegetation; the use of drought-tolerant landscaping; the use of reclaimed water for irrigation where appropriate, and the promotion of energy efficient "green-building".

Policy I-2.1.8 Preservation of Tree Canopy

The County shall require that mature native trees and tree canopies be protected within Mount Plymouth-Sorrento, to the maximum extent feasible. Where mature native tree stands exist, land use and design requirements shall minimize the impact to the existing trees and tree canopies. Within Mount Plymouth-Sorrento, Lake County shall emphasize the protection of mature native trees and promote the use of trees along roadways and within all new development.

Policy I-2.1.9 Protection of Dark Skies

Lake County shall adopt an exterior lighting ordinance for the Mount Plymouth-Sorrento Planning Area to preserve dark skies, based on recommendations of the International Dark Sky Association.

Policy I-2.1.10 Signage and Advertisement

The Land Development Regulations shall limit the location, height, size, and illumination of signs and advertisement structures within Mount Plymouth-Sorrento in order to enhance community character and limit the visual intrusion of commercial features.

Policy I-2.1.11 Transportation Network in the Mount Plymouth-Sorrento Community

It shall be a priority of Lake County to preserve two lane roads while improving connectivity within and through the Mount Plymouth-Sorrento Community. In order to accomplish this effort and meet the needs of current and future residents, the County shall require new developments to reserve land for transportation routes that connect to existing and planned roads in the network. Provisions shall also be made for roads, bicycling, walking, equestrian, or golf cart trails, if feasible.

A community transportation vision and preferred transportation network shall be established for the Mount Plymouth-Sorrento Planning Area that identifies the functional type, cross-sections for different streets, and recreational trail connectivity. Site development plans/plats shall incorporate the applicable transportation vision and network for streets, trails, and their connections. This transportation vision and network shall anticipate the coordination and integration of roads with other modes of transportation where appropriate, such as bicycle, walking, equestrian, and golf cart trails.

In order to protect the long-term integrity of the Mount Plymouth-Sorrento Community, it shall be the expressed intent of the County to maintain State Road 46 within the Mt. Plymouth-Sorrento Main Street Future Land Use Category as a two-lane facility, herein referred to as "Main Street", and to coordinate with the Florida Department of Transportation to achieve this purpose. This capacity limitation shall have primacy in the review of all proposed development within the Main Street Future Land Use Category and Mount Plymouth-Sorrento Planning Area.

The County shall establish rural scenic road and community road guidelines that define the functional type and cross-sections for these roads. Further, in order to maintain the scenic quality of rural roadways and limit traffic through established residential areas, the County shall designate Wolf Branch Road and Adair Road within the boundaries of the Planning Area as local Scenic Roadways that shall remain as two-lane facilities and be treated with traffic calming techniques (i.e. chicanes, bulb outs, and other traffic calming mechanisms). The County shall develop land use, landscaping, and design standards protective of the unique character of these roadway corridors.

Policy I-2.1.12 Parking in the Mount Plymouth Sorrento Community

In an effort to create a pedestrian area and storefront activity on Main Street, parking lots shall be located behind the buildings that front Main Street, with the exception of on-street angle or parallel parking. The Main Street Future Land Use Category shall encourage the use of parking in the form of individual small lots. All parking lots shall be required to extensively use trees, landscaping, and utilize full-cutoff lighting with traditional-style fixtures in accordance with the Land Development Regulations. Design of the Main Street corridor shall accommodate on-street parallel or angled parking. Calculations for shared parking spaces are encouraged for lots that serve mixed-use buildings.

Policy I-2.1.13 Traffic Calming

The use of traffic calming measures such as round-a-bouts, speed tables, bulb outs, chicanes, and similar measures shall be encouraged to reduce the speed of traffic within all districts within the Mount Plymouth and Sorrento Planning Area.

Policy I-2.1.14 Mount Plymouth and Sorrento Finance Mechanism

The County shall explore mechanisms to fund plans, construction, maintenance, or improvements to roads and community amenities.

OBJECTIVE I-2.2 SUNNYSIDE COMMUNITY

The County shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle and charm presently enjoyed in the Sunnyside Community, and thereby ensure that these qualities are available to future residents.

Policy I-2.2.1 Recognition of Sunnyside Community

The County shall develop and enforce Land Development Regulations for the Sunnyside Planning Area consistent with the Sunnyside Task Force Study Report adopted in June 2004 that recognizes the unique rural character and charm of the Sunnyside Community. It shall be the policy of the County that this area requires approaches to land use intensities and densities, rural roadway corridor protection and enhancement, the provision of services and facilities, and environmental protection consistent with the community's character. Land Development Regulations shall apply to new development and redevelopment within the Sunnyside Community and shall address both rural and urban development patterns. These regulations shall include, but are not limited to parking, lighting, signage, open space, architecture, building scale and landscaping.

Policy I-2.2.2 Guiding Principles for Development

The County shall ensure that new development within the Sunnyside Community is of high quality while maintaining community character and protecting property rights. Consideration of proposals for future development and redevelopment within the Sunnyside Planning Area shall be guided by the following principles:

- The Sunnyside Planning Area should include a variety of residential densities. There should be a transition between high intensity development and low intensity development, with higher intensity development occurring closer to US 441 and transitioning to lower intensity development occurring closer to Lake Harris.
- Wetland areas shall be delineated as part of any development application. Wetlands within the property proposed for development shall be placed under a conservation easement, to the extent allowed by law, and dedicated or deeded to an approved governmental or non-governmental conservation agency.
- Utilities and government services should be provided in a planned, coordinated and efficient manner. Annexation/developer agreements shall reflect these requirements.

- Centralized utilities shall be required for areas with a density exceeding one (1) dwelling unit per net acre.
- Existing roads shall be upgraded to serve new development, including substantial redevelopment concurrent with its impacts. New development shall provide for an integrated network of sidewalks, bus stops, local two travel-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods.

Policy I-2.2.3 Densities within the Sunnyside Community

Within the Sunnyside Community, the County shall assign Urban Low Density, Urban Medium Density, Urban High Density, and Rural Transition Future Land Use Categories to establish a density reducing gradient of residential development from US 441 to Lake Harris.

Policy I-2.2.4 Sunnyside Commercial Uses

The County shall establish standards and guidelines for commercial and office uses to preserve a sense of place and identity for the Sunnyside Community. Significant buffers shall be required for commercial and office development adjacent to residential uses, consistent with findings of the Sunnyside Task Force.

Commercial and office uses within the Sunnyside Community shall be restricted to the US 441 corridor. This area is located on the east side of Sleepy Hollow Road with landscape buffer requirements and on the east side of Fern Drive.

OBJECTIVE I-2.3 FERNDALE COMMUNITY

Lake County shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle and charm presently enjoyed in the Ferndale Community, and thereby ensure that these qualities are available to both present and future residents. The County recognizes that it is the intent of the Ferndale Community to discourage annexations.

Policy I-2.3.1 Annexation Agreements

The County shall maintain the Annexation Agreements with the Town of Montverde and City of Minneola in order to preserve the integrity of Ferndale as a rural community within unincorporated Lake County.

Policy I-2.3.2 Recognition of the Ferndale Community

Within 12 months of the effective date of this Comprehensive Plan, the County shall develop Land Development Regulations for the Ferndale Community, depicted on the Future Land Use Map that recognizes Ferndale as a part of Lake County with unique rural character. It shall be the policy of Lake County that this area requires approaches to land use, rural roadway corridor protection, environmental protection and the enforcement of Land Development Regulations consistent with the community's character.

Policy I-2.3.3 Guiding Principles for Development

Lake County shall ensure that new development within Ferndale is of high quality, while maintaining community character and protecting property rights. Consideration of proposals for future development and redevelopment within Ferndale shall be guided by the following principles:

- Maintain rural densities of development while providing for commercial, office and civic uses located within a central corridor district, appropriately scaled to serve the needs of the Ferndale Community;
- Ensure compatibility with established neighborhoods, rural uses and rural lifestyles;
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths;
- Create a sense of place by implementing design standards using traditional architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of Ferndale;

- Provide for environmentally responsible development and design appropriate with the Green Mountain Scenic Byway Corridor and Yalaha-Lake Apopka Rural Protection Area; and
- Maintain Ferndale as an equestrian-friendly community.

Policy I-2.3.4 Residential Land Use

Within the Ferndale Community, all residential development shall be consistent with the Rural Future Land Use Category of one (1) dwelling unit per five (5) net buildable acres; provided that a lot for which a final Lot of Record determination was completed and approved by Lake County existing on or before the effective date of this policy that is smaller than five (5) acres in size may be permitted one dwelling unit, consistent with all other provisions of this Comprehensive Plan and the Land Development Regulations. Within the Ferndale Center District, one (1) dwelling unit may coexist with a commercial or office use on a lot for which a final Lot of Record determination was completed and approved by Lake County. This may be a detached single-family dwelling or an upper-story residence within the same structure.

Policy I-2.3.5 Ferndale Center District

The County shall establish standards and guidelines for a Rural Support Corridor, herein referred to as the Ferndale Center District, to preserve a sense of place and shared identity for the Ferndale Community. Commercial and office development within the Ferndale Center District shall be designed and scaled to serve the Ferndale community. The Ferndale Center District is hereby defined to include only land within a parcel 330 feet from the centerline of County Road 455 from the intersection of County Road 561A to Trousdale Street. The purpose of this district shall be to provide for a mix of uses including commercial, office, civic, and limited residential. Commercial and office uses shall not be permitted outside of the Center District. Land Development Regulations for the Ferndale Center District shall be developed to emulate a traditional rural community, including but not limited to the following requirements:

- Design standards should ensure that the size and architecture of residential and nonresidential structures is consistent with the Ferndale Center District;
- Building structures should present a traditional storefront face and entrance to CR 455 or side streets, and provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and shading;
- Canopy trees should be planted at regular intervals along roads within the Ferndale Center District, with lamps utilizing full-cutoff lighting with traditional-style fixtures;
- Parking should be located in the rear of building structures facing the main street corridor, with the exception of on-street angle or parallel parking;
- Encourage upper-story residences or office space located above ground-level shops; and
- Provide for one or more areas within the Ferndale Center District that shall serve as a community park or civic space, which shall be designed with appropriate landscaping and amenities that enhance the public realm and community identity.

Policy I-2.3.6 Development Plan Approval

In addition to Comprehensive Plan amendment standards of review, development applications in the Ferndale Center District shall be required to submit as a condition for approval:

- A narrative describing how the proposed development will maintain and protect the existing rural and historic integrity of Ferndale;
- An inventory and analysis of nearby existing and approved uses in order to demonstrate compatibility of the proposed development;
- Transportation information describing the existing road network, the current conditions of the adjacent and feeder road(s), and projected additional traffic levels resulting from the proposed development; and
- A graphic illustration of the existing development conditions in proximity to the proposed site.

Policy I-2.3.7 Rural Conservation Subdivisions in the Ferndale Community

Within the Ferndale Community, residential subdivisions containing ten (10) or more dwelling units shall be developed as either (i) a Rural Conservation Subdivision, or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 50% of the net buildable area of the entire site shall be preserved as open space in the same manner as set forth in Policy I-1.4.6. It is the intent of this policy to encourage equestrian and similar uses.

Policy I-2.3.8 Potable Water and Sanitary Sewer

New development within Ferndale and outside of the Ferndale Center District shall generally not be designed nor constructed with central water or sewer systems. Public and private central systems may be permitted in the future only if it is clearly and convincingly demonstrated that a potential or actual health problem exists for which there is no other feasible solution.

Policy I-2.3.9 Development Entrances

Entrances to residential developments should complement the rural and historic character of Ferndale by using architectural design and landscaping features that are natural, rustic, or equestrian in appearance. Solid fences and walled developments shall be prohibited within Ferndale.

Policy I-2.3.10 Architectural Standards

The Land Development Code shall incorporate architectural design and landscape guidelines and regulations as appropriate for all commercial and Rural Support uses within the Ferndale Center District.

Policy I-2.3.11 Agriculture

Lake County shall encourage sustainable agriculture that uses Best Management Practices within Ferndale. Consistent with this, the County shall recognize the primacy of agriculture within Ferndale. This determination shall be construed in favor of existing agricultural operations relative to issues of compatibility with residential or commercial development, including but not limited to odor and noise. High intensity livestock operations such as feedlots shall be discouraged within Ferndale.

Policy I-2.3.12 Environmental Design Standards

The County shall require environmentally responsible development and design consistent with the protection of wetlands, natural upland habitat, wildlife, trees and native vegetation, and aquifer recharge in the Lake Apopka Basin. Development standards shall also be compatible with the Green Mountain Scenic Byway. The filling of wetlands within Ferndale shall be prohibited, except as necessary to provide legal ingress and egress to buildable areas.

Policy I-2.3.13 Viewscape

Lake County shall place high priority on the protection of viewscape from roadway corridors within Ferndale as a positive reinforcement of the rural and historic character of the area. These viewscapes include Sugarloaf Mountain, forested and agricultural lands, pastures, water views and rural estates. The Land Development Regulations shall limit topographic cuts and fill. The intent of these regulations is to limit site alterations that negatively impact unique vistas, including limitations on changes that would alter ridges and hillsides or building structures which obstruct the view.

Policy I-2.3.14 Historic Structures and Sites

Lake County shall place high priority upon the preservation of historic structures and sites to preserve the identity and character of Ferndale. Lake County shall support and promote a survey within Ferndale to identify historic structures and sites. The Ferndale cemetery and other appropriate archeological sites shall be protected as historic landmarks.

Policy I-2.3.15 Preservation of Tree Canopy

Lake County shall require that mature native trees and tree canopies be protected within Ferndale. Where mature native tree stands exist, land use and design requirements are intended to minimize the impact to the existing tree canopy. Within Ferndale, Lake County shall require the protection of mature native trees along roadways and within all new development. Lake County shall encourage tree trimming operations to adhere to National Tree Care Industry Association Standards in order to preserve existing tree canopies throughout Ferndale.

Policy I-2.3.16 Underground Utilities

In order to protect community aesthetics and preserve the character of Ferndale, Lake County shall encourage the installation of underground utilities.

Policy I-2.3.17 Protection of Dark Skies

The County shall encourage the Ferndale Community to participate in the development of lighting standards consistent with the Conservation Element to preserve dark skies, based on recommendations of the International Dark Sky Association.

Policy I-2.3.18 Signage and Advertisement

The Land Development Regulations shall limit the location, height, size, and illumination of signs and advertisement structures within Ferndale in order to enhance community character and limit the visual intrusion of commercial features.

Policy I-2.3.19 Fencing

The County shall require that fencing within Ferndale maintain a rustic, rural appearance. Examples of this include but are not limited to livestock fences, wood rail fences, board fences, and field fences. Barbed wire fences shall be discouraged except where necessary to contain livestock. Solid fences and walls shall be prohibited in all front yards and in side-yards facing major roads. Privacy fences and walls shall be permitted in rear yards.

Policy I-2.3.20 Transportation Network

It shall be a priority of Lake County to preserve two-lane roads within Ferndale while improving local connectivity. In order to protect the long-term integrity of Ferndale as a historic rural community, the County shall designate the Green Mountain Scenic Byway segment of C.R. 455 as a local Scenic Roadway. The County shall pursue the designation of C.R. 561A within the boundaries of Ferndale as a local Scenic Roadway. Local Scenic Roadways shall be constrained as two-lane roadways. The County shall develop landscaping and design standards protective of the unique character of these roadway corridors. If financially feasible, Lake County shall develop and implement plans for paved shoulders or trails suitable for bicycles along the Green Mountain Scenic Byway segment of County Road 455 and along County Road 561A within the boundaries of Ferndale.

Policy I-2.3.21 Economic Value of the Green Mountain Scenic Byway

Lake County shall recognize the state designated Green Mountain Scenic Byway as both a treasure to protect and an economic opportunity for Ferndale. As use of the byway by casual and recreational users grows, the County shall encourage the development of small retail or commercial businesses within the Ferndale Center District that are oriented towards the needs of Ferndale residents or the casual traveler. Lake County shall adopt Land Development Regulations for the Ferndale Center District specifically intended to emphasize the rural atmosphere, history, and lifestyle of the Ferndale Community and to ensure that all new development within the district shall be of a scale and form that is consistent with these values.

These regulations shall be compatible with the Green Mountain Scenic Byway Roadside and Corridor Overlay Districts.

Policy I-2.3.22 Traffic Calming

The use of traffic calming measures such as roundabouts, speed tables, bulb outs, chicanes, and similar measures shall be encouraged to facilitate the reduction of the speed of traffic within Ferndale.

Policy I-2.3.23 Trails

Consistent with maintaining the rural character of Ferndale, Lake County shall work to establish an integrated network of trails within the community for pedestrian, biking, and equestrian use. It shall be the intent of the County to link this trail system with the Ferndale Preserve and proposed trails planned for the Hills of Minneola, Sugarloaf Mountain, the Lake Apopka North Shore Restoration Area, and The Green Mountain Scenic Byway.

Policy I-2.3.24 Ferndale Finance Mechanism

Lake County shall explore mechanisms to fund plans, construction, maintenance, or improvements to the roads and community amenities.

GOAL I-3 WEKIVA AREA

The Wekiva basin and springshed, including the Wekiva River and its tributaries, springs, aquifer recharge areas, wetland and upland habitats, sensitive natural habitats, wildlife, and wildlife corridors, are natural resources of irreplaceable value. Furthermore, the Wekiva basin and springshed are essential components of a larger ecosystem of public and private lands that extends into the Ocala National Forest. Lake County shall maintain the long-term viability of these natural resources through a comprehensive and holistic approach to land use, land preservation, water resource protection, and wildlife and habitat needs within the Wekiva Basin and Wekiva Springshed.

OBJECTIVE I-3.1 DESIGNATION OF THE WEKIVA RIVER PROTECTION AREA AND WEKIVA STUDY AREA

Lake County shall, through the implementation of the Comprehensive Plan, preserve and protect the Wekiva River Protection Area and Wekiva Study Area as natural resources of critical state and regional importance. The Wekiva River Protection Area and Wekiva Study Area are shown on the Future Land Use Map.

Policy I-3.1.1 Definitions Applicable to Wekiva River Protection Area and Wekiva Study Area

The purpose of this Policy is to eliminate ambiguity by providing a full definition of certain words and phrases which are used within the Wekiva River Protection Area and Wekiva Study Area. Should the definitions contained under this Policy conflict with the definitions contained elsewhere in the Lake County Comprehensive Plan, or in the Lake County Code, or in the Land Development Regulations, the following definitions shall apply to the Wekiva River Protection Area and Wekiva Study Area, as defined in Florida Statutes.

Open space – Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Area shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area, and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of buildable area remain preserved, which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights of way, parking lots,

impervious surfaces, and active recreation areas. Minimum required open space may include permeable stormwater management areas if enhanced as amenities utilizing native vegetation. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application, may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net buildable area of a parcel, which is defined as the total area of a parcel less wetlands and water bodies. Non-buildable areas, including wetlands and water bodies are recognized as protected features but shall not be credited toward the minimum open space requirement.

Receiving Area – An area designated for potential development beyond its base density through the transfer of development rights from a designated sending area. Receiving Area Number One and Receiving Area Number Two, located within the Wekiva River Protection Area, are defined and described in the Future Land Use Element of the Lake County Comprehensive Plan.

Sending Area – An area designated as environmentally sensitive and therefore suitable for the reduction of development potential through the transfer of development rights to a designated receiving area. -Sending Area Number One and Sending Area Number Two located within the Wekiva River Protection Area, are defined and described in the Future Land Use Element of the Lake County Comprehensive Plan.

Wekiva River Protection Area – Means those lands defined by 369.303 F.S. within Township 18 South, Range 28 East; Township 18 South Range 29 East; Township 19 South Range 28 East, less those lands lying west of a line formed by County Road 437, State Road 46, and County Road 435; Township 19 South Range 29 East; Township 20 South, Range 28 East, less all lands lying west of County Road 435; and Township 20 South Range 29 East, less all those lands east of Markham Woods Road.

Wekiva Study Area - The Wekiva Study Area is defined by 369.316 F.S. to include the following land: Begin at the northwest corner of Section 6, Township 18 South, Range 28 East, Lake County, Florida, said corner lying on the north line of Township 18 South; thence Easterly along said north line of Township 18 South to the northeast corner of Section 5, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 5 to the northeast corner of Section 8, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 8 to the northeast corner of Section 17, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 17 to the northeast corner of Section 20, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 20 to the northeast corner of Section 29, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 29 to the northeast corner of Section 32, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 32 to the southeast corner thereof, said corner lying on the south line of Township 18 South; thence Easterly along the south line of said Township 18 South to an intersection with the east line of Range 29 East; thence Southerly along the east line of said Range 29 East to the southeast corner of Section 24, Township 21 South, Range 29 East; thence Westerly along the south line of said Section 24 to the southeast corner of Section 23, Township 21 South, Range 29 East; thence Westerly along the south line of said Section 23, to an intersection with the centerline of Interstate Highway No. 4; thence generally Southerly along the centerline of Interstate Highway No. 4 to an intersection with the south line of Section 13, Township 22 South, Range 29 East; thence Westerly along the south line of said Section 13 to the southeast corner of Section 14, Township 22 South, Range 29 East; thence Westerly along the south line of said Section 14 to the southeast corner of Section 15, Township 22 South, Range 29 East; thence Westerly along the south line of said Section 15 to the northeast corner of Section 21, Township 22 South, Range 29 East; thence Southerly along the east line of said Section 21 to an intersection with the centerline of State Road No. 50; thence Westerly along the centerline of said State Road No. 50 to the northeast corner of Section 30, Township 22 South, Range 28 East; thence Southerly along the east line of said Section 30 to the northeast corner of Section 31, Township 22 South, Range 28 East; thence Southerly along the east line of said Section 31 to the southeast corner thereof, said corner lying on the south line of Township 22 South; thence Westerly along said south line of Township 22 South to the northeast corner of Section 2, Township 23 South, Range 27 East; thence Southerly along the east line of said Section 2 to the northeast corner of Section 11, Township 23 South, Range 27 East; thence Southerly along the east line of said Section 11 to the southeast corner thereof; thence Westerly along the south line of said Section 11 to the

southeast corner of Section 10, Township 23 South, Range 27 East; thence Westerly along the south line of said Section 10 to the southeast corner of Section 9, Township 23 South, Range 27 East; thence Westerly along the south line of said Section 9 to the southeast corner of Section 8, Township 23 South, Range 27 East; thence Westerly along the south line of said Section 8 to the southeast corner of Section 7, Township 23 South, Range 27 East; thence Westerly along the south line of said Section 7 to the southwest corner thereof, said corner lying on the line of demarcation between Orange County and Lake County; thence generally Northerly and along said county line to the northeast corner of Section 12, Township 20 South, Range 26 East, said corner lying on the east line of Range 26 East; thence generally Northerly and along said east line of Range 26 East to the southeast corner of Section 24, Township 19 South, Range 26 East; thence Westerly along the south line of said Section 24 to the southeast corner of Section 23, Township 19 South, Range 26 East; thence Westerly along the south line of said Section 23 to the southwest corner thereof; thence Northerly along the west line of said Section 23 to the southwest corner of Section 14, Township 19 South, Range 26 East; thence Northerly along the west line of said Section 14 to the southwest corner of Section 11, Township 19 South, Range 26 East; thence generally Northeasterly to the southwest corner of Section 1, Township 19 South, Range 26 East; thence generally Northeasterly to the southwest corner of Section 31, Township 18 South, Range 27 East; thence generally Northeasterly to the southwest corner of Section 29, Township 18 South, Range 27 East; thence generally Northeasterly to the northwest corner of Section 28, Township 18 South, Range 27 East; thence Easterly along the north line of said Section 28 to the northwest corner of Section 27, Township 18 South, Range 27 East; thence Easterly along the north line of said Section 27 to the northwest corner of Section 26, Township 18 South, Range 27 East; thence Easterly along the north line of said Section 26 to the northwest corner of Section 25, Township 18 South, Range 27 East; thence Easterly along the north line of said Section 25 to an intersection with the west line of Range 28 East; thence Northerly along the west line of said Range 28 East, to the northwest corner of Section 6, Township 18 South, Range 28 East, and the Point of Beginning.

OBJECTIVE I-3.2 FUTURE LAND USE CATEGORIES WITHIN THE WEKIVA RIVER PROTECTION AREA (WRPA) AND WEKIVA STUDY AREA (WSA)

Lake County shall continue to protect natural resources of the WRPA and WSA through application of Future Land Use Categories specific to the WRPA and WSA. The following policies are deemed necessary in order to protect and enhance the natural resources contained therein.

Policy I-3.2.1 Wekiva River Protection Area A-1-40 Sending Area Future Land Use Category

The Wekiva River Protection Area A-1-40 Sending Area Future Land Use Category is intended to apply to land within the Wekiva River Protection Area, inside the Wekiva River Hydrologic Basin Protection Zones established pursuant to the Florida Statutes as depicted on the future land use map.

Unless otherwise vested, a maximum base density of one (1) dwelling unit per forty (40) net acres may be allowed. A residential subdivision may increase density to a maximum of one (1) dwelling unit per ten (10) net buildable acres provided that the subdivision shall be developed either (i) as a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To obtain this density, at least 50% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-3.4.2.

Land within this Future Land Use Category is hereby designated as *Sending Area Number One* for transferable development rights.

Policy I-3.2.2 Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category

The Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category is intended to apply to land within the Wekiva River Protection Area, outside the Wekiva River Hydrologic Basin Protection Zones established pursuant to the Florida Statutes as depicted on the future land use map.

Unless otherwise vested, a maximum base density of one (1) dwelling unit per twenty (20) net acres may be allowed. A residential subdivision may increase density to a maximum of one (1) dwelling unit per five (5) net buildable acres provided that the subdivision shall be developed either (i) as a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To obtain this density, at least 50% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-3.4.2.

Land within this Future Land Use Category is hereby designated as *Sending Area Number Two* for transferable development rights.

Policy I-3.2.3 Wekiva River Protection Area A-1-20 Receiving Area Future Land Use Category

The Wekiva River Protection Area A-1-20 Receiving Area Future Land Use Category is intended to apply to lands within the Wekiva River Protection Area west of the Wekiva River System, as depicted on the Future Land Use Map.

Unless otherwise vested, a maximum base density of one (1) dwelling unit per twenty (20) net acres may be allowed. A residential subdivision may increase density to a maximum of one (1) dwelling unit per five (5) net buildable acres provided that the subdivision shall be developed (i) as a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To Obtain this density, at least 50% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-3.4.2. Density may be further increased to a maximum of one (1) dwelling unit per one (1) net buildable acre through the transfer of development rights from Sending Area Numbers One and Two, subject to the Land Development Regulations.

Land within this Future Land Use Category is hereby designated as Receiving Area Number One for transferable development rights.

Policy I-3.2.4 Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area Future Land Use Category

The Wekiva River Protection Area (WRPA) Mt. Plymouth-Sorrento Receiving Area Future Land Use Category is intended to apply to lands within the Wekiva River Protection Area that are located in the Mt. Plymouth-Sorrento Community, as depicted on the Future Land Use Map.

Density may be further increased to a maximum of 25% of the underlying density through the transfer of development rights from Sending Area Numbers One and Two, subject to the Land Development Regulations

Density may be increased to a maximum of 25% of the underlying density through the use of Transferable Development Rights from WRPA Sending Areas One and Two. Development must utilize Planned Unit Development Zoning, as provided in the Lake County Land Development Regulations. Any increase in density above that permitted by the zoning classification in place immediately prior to March 12, 1990, shall require the use of Transferable Development Rights. Land within this Future Land Use Category is hereby designated as *Receiving Area Number Two* for transferable development rights.

Residential development exceeding ten (10) dwelling units shall be required to utilize PUD and protect a minimum 25% of the net buildable area as common open space.

Nonresidential development shall provide a minimum 20% of the net buildable area as open space. The maximum intensity in this category shall be 0.30.

Policy I-3.2.5 Mt. Plymouth-Sorrento Neighborhood Future Land Use Category

The Mt. Plymouth-Sorrento Neighborhood Future Land Use Category is intended to include property within the Mount Plymouth-Sorrento Community outside of the Wekiva River Protection Area and immediately adjacent to the Mt. Plymouth-Sorrento Main Street Future Land Use Category.

Within the Mt. Plymouth-Sorrento Neighborhood Future Land Use Category, residential development may be allowed at a maximum density of two (2) dwelling units per net buildable acre, provided that any development exceeding ten (10) dwelling units shall be required to utilize PUD and protect at least 50% of the net buildable area as common open space. Nonresidential development shall provide at least 30% of the net buildable area as open space. The maximum intensity in this category shall be 0.20, except for civic uses which shall be 0.30.

Policy I-3.2.6 Mt. Plymouth-Sorrento Main Street Future Land Use Category

The Mt. Plymouth-Sorrento Main Street Future Land Use Category is intended to preserve a sense of place and shared identity central to the Mount Plymouth-Sorrento Community.

The Mt. Plymouth-Sorrento Main Street Future Land Use Category consists of a Main Street corridor and surrounding neighborhoods that provide a balanced mix of land uses. This mix of uses is intended to establish a diverse, sustainable community by meeting the housing and daily needs of people from all stages of life, incomes, and professions. A maximum density of five and one-half (5.5) dwelling units per net buildable acre may be allowed within the Mt. Plymouth-Sorrento Main Street Future Land Use Category. The intent of this category is to establish a market within walking distance to support small shops and provide opportunities for alternative modes of transportation such as walking, biking, and public transportation.

That portion of the Mt. Plymouth-Sorrento Main Street Future Land Use Category located within the Wekiva River Protection Area shall comply with the requirements for the transfer of development rights of the Wekiva River Protection Area (WRPA) Mt. Plymouth-Sorrento Receiving Area Future Land Use Category. Any increase in density above that permitted by the zoning classification in place immediately prior to March 12, 1990, shall require the purchase and use of transfer of development rights from WRPA Sending Areas Number One and Two.

OBJECTIVE I-3.3 WEKIVA RIVER PROTECTION AREA

The County shall regulate the use of land within the Wekiva River Protection Area as defined by Florida Statutes, to implement protection policies and regulations that maintain rural density and character in the aggregate, concentrate development farthest from surface waters and wetlands of the Wekiva River System, minimize impacts on water quantity and quality, protecting native vegetation, wetlands, habitat, wildlife and wildlife corridors, and restrict open space areas to conservation and passive recreational uses.

Regardless of the land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act, the Lake County Comprehensive Plan and Lake County Land Development Regulations adopted pursuant to the Lake County Comprehensive Plan.

The following policies pertain to the Wekiva River Protection Area.

Policy I-3.3.1 Restrict Expansion of Public Facilities and Services within the Wekiva River Protection Area

Lake County shall restrict expansion of services and major arterial roads beyond planned urban areas, unless it can be demonstrated that services such as central water and sewer facilities, will have less harmful impacts upon the environment than if they were prohibited. However, such improvements or construction shall follow the path of existing rights-of-way to the greatest practical extent.

Policy I-3.3.2 Limit Density and Intensity of Land Use within the Wekiva River Protection Area

Lake County shall set the following limitations on density and intensity within the Wekiva River Protection Area, which are deemed necessary in order to protect and enhance the natural resources contained therein:

1. General Provisions. Land within the Wekiva River Protection Area (WRPA) must comply with the density and open space requirements of the WRPA Future Land Use Categories. Such development shall utilize the concept of clustering of units, promote protection of environmentally sensitive areas, concentrate units on those portions of a parcel of land farthest away from publicly owned conservation or preservation lands, and from the surface waters and wetlands of the Wekiva River System and the Wekiva River Protection Area; shall have less impact on natural resources than if developed at lower densities under its overlay district zoning classification; and shall otherwise meet all other requirements of the Lake County Comprehensive Plan, Lake County Land Development Regulations set forth in the Lake County Code, regulations of the St. Johns River Water Management District, regulations of the Florida Department of Environmental Protection, and the Florida Statutes.
2. Transfer of Development Rights within the Wekiva River Protection Area (WRPA). In order to permit the owners of property subject to the limitation on density established herein to utilize the development potential of that property existing prior to March 12, 1990, a system of transferability of development rights has been established. Transferable development rights (TDRs) can be transferred within the Wekiva River Protection Area from the WRPA Sending Areas 1 and 2. Transferable development rights can be transferred to the WRPA Receiving Area Numbers 1 and 2, and that portion of the Mt. Plymouth Main Street Future Land Use Category located within the WRPA.

Property within the Sending Areas may be eligible to transfer development rights to property within the Receiving Areas subject to the following:

a. The TDRs from a Sending Area shall be calculated on the gross density permitted under the zoning classification for the particular sending parcel in place immediately prior to March 12, 1990;
b. As a condition of transfer, a conservation easement shall be recorded on the sending parcel, or portion thereof, to extinguish the rights from the parcel. Such easement shall be in favor of the County or agency approved by the County. The minimum size of the conservation tract shall be five (5) acres to be eligible for transfer;
c. Public conservation lands and lands subject to existing conservation easements are not eligible as Sending Areas; and
d. Property with density or intensity equal to or exceeding the current Future Land Use Category or zoning in place immediately prior to March 12, 1990, shall not be eligible for TDRs.

Policy I-3.3.3 Wekiva System Buffers and Riparian Protection Zones

The following shall apply to all development activity associated with or adjacent to wetlands and water bodies of the Wekiva River System, including the Wekiva River, Blackwater Creek, Sulphur Run, Seminole Creek and Lake Norris:

Any proposal for development shall be required to demonstrate that said activity will not adversely affect the abundance, food sources, or habitat of aquatic or wetland-dependent species within Riparian Habitat Protection Zones consistent with rules of the St. Johns River Water Management District.

Policy I-3.3.4 Restrictions on Land Adjacent to Conservation or Preservation Areas

No land adjacent to publicly owned conservation or preservation areas within the Wekiva River Protection Area shall be developed for commercial or industrial uses.

Policy I-3.3.5 General Prohibitions

Parcels of land adjacent to the surface waters and watercourses of the Wekiva River System, including the Wekiva River, Black Water Creek, Sulphur Run, Lake Norris, and Seminole Creek, shall not be subdivided so as to interfere with the following: the implementation of protection zones as established pursuant to Sections 373.415 and 369.303, Florida Statutes, as amended; any applicable setbacks from the surface waters and wetlands in the Wekiva River System and in the Wekiva River Protection Area, which are established by Lake County; or the policy requiring the concentration of development in the Wekiva River Protection Area farthest from the surface waters and wetlands of the Wekiva River System.

Policy I-3.3.6 Lakeshore and Waterfront Development

Lake County shall limit the density and intensity of lakeshore and waterfront development within the Wekiva River Protection Area. Lakeshore and waterfront development shall occur in a manner which will enhance its natural character, avoid damage to indigenous environmental features, and assure an adequate amount of public access to waterfront and lakeshore areas within the limits defined by the environmental requirements of the Lake County Land Development Regulations, the St. Johns River Water Management District, and other state, regional and local agencies having jurisdiction over such areas.

1. Lake County shall purchase, when possible, waterfront areas and islands for public use when identified as an environmentally sensitive resource.
2. Before granting approval of a proposed development, the Land Development Code shall require environmental surveys to be conducted in accordance with a County approved methodology to assess the impacts of waterfront development on ground and surface water quality, quantity, and hydrology; native and listed flora and fauna; and wetlands and associated uplands.
3. Lake County shall utilize the Planned Unit Development approach to waterfront development wherever appropriate in order to maintain the best possible controls over such developments.
4. Lake County shall require setbacks in conformance with Chapter 40C-41 F.A.C. to ensure safety, protect environmental features and conserve public and private waterfront areas.

Policy I-3.3.7 Commercial Development within the Wekiva River Protection Area

Commercial areas within the Wekiva River Protection Area (WRPA) shall be developed at clearly defined locations, harmoniously related to surrounding land use, traffic flow, and the Lake County Comprehensive Plan.

Policy I-3.3.8 Location of School Facilities in the Wekiva River Protection Area

Notwithstanding any other provision of this Comprehensive Plan, in order to limit the intensity of structures and facilities, new primary and secondary school sites shall only be allowed within the Receiving Area Number Two.

Policy I-3.3.9 Prohibition of Industrial Uses within the Wekiva River Protection Area

New Industrial development shall be prohibited within the Wekiva River Protection Area. This prohibition shall specifically include facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122).

Uses specifically allowed by this Comprehensive Plan such as general temporary construction activities are exempt from this policy.

Policy I-3.3.10 Protection of Floodplains, Swamps and Marshes

Lake County shall protect the natural characteristics of floodplains, swamps, and marshes, within the Wekiva River Protection Area to the greatest extent possible.

1. Flood zones along streams or rivers, excluding wetlands, shall qualify for open space requirements. The use of flood prone areas for purposes compatible with the hydrological character of the area shall be regulated. Flood prone areas shall be protected to the greatest extent possible. Passive recreation is recognized as a beneficial use of flood prone areas.
2. Building within swamps and marshes is prohibited, except in accordance with the policies of this Comprehensive Plan, the Lake County Code, and in accordance with a wetland alteration/mitigation plan approved by Lake County.
3. All habitable structures shall have floor elevations at least 18 inches above the 100-year flood plain, and also require all public improvements such as roads, sewer and water lines, etc. to be designed to meet the criteria of the Flood Disaster Act of 1973, Public Law 93-234 and other applicable Federal, State and local requirements.
4. All uninhabitable structures may be constructed consistent with FEMA Rules on flood proofing or elevated 18 inches above the 100-year flood plain, unless specifically prohibited.
5. Native vegetation within the 100-year flood plain in the Wekiva River Protection Area shall be preserved to the greatest extent possible. Clearing of native vegetation shall be limited to only those areas approved through a vegetation survey and protection plan approved by Lake County, with the exception of those areas devoted to bona fide agricultural uses as specified in this element and those activities necessary for normal yard maintenance.

Policy I-3.3.11 Consideration of Environmental Factors

The County shall work towards establishing and maintaining the natural state of the Wekiva River System and the Wekiva River Protection Area. Full consideration shall be given to environmental factors within Lake County as they pertain to land use, including but not limited to water quality, wildlife habitat and connectivity, and natural resources. Through consistent and meaningful coordination with applicable governmental agencies and environmental organizations, the County will identify local and regionally significant natural areas within the Protection Areas and pursue their long-term preservation.

Policy I-3.3.12 Agricultural Uses

Recognizing agriculture as an important and necessary economic activity within Florida and Lake County, adequate and appropriate land and water shall be reserved for its continuance. Agriculture, as defined by

Section 570.02 F.S. and more specifically Section 193.461 F.S. conducted in compliance with appropriate Best Management Practices (BMPs), is recognized as a legitimate and productive use of lands within the Wekiva River Protection Area. Agricultural operations within the Wekiva River Protection Area that file a Notice of Intent with the Department of Agriculture and Consumer Services and implement BMPs developed by the Florida Department of Agriculture and Consumer Services and adopted by rule pursuant to Section 403.067, F.S., shall be considered to meet the requirements of this policy. The County shall also encourage the use of the protection practices contained in the publication "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (Department of Economic Opportunity/Department of Environmental Protection, 2002) by Agricultural uses.

Policy I-3.3.13 Silviculture in Wekiva River Protection Area

Silviculture, conducted as an agricultural operation as defined by Section 570.02 F.S. and more specifically in 193.461 F.S. as a bona fide agricultural operation, is recognized as a legitimate and productive use of lands within the Wekiva River Protection Area. Silviculture operations, including harvesting plans, within the Wekiva River Protection Area that file a Notice of Intent with the Department of Agriculture and Consumer Services and implement Best Management Practices (BMPs) developed by the Florida Department of Agriculture and Consumer Services and adopted by rule pursuant to Section 403.067, F.S., shall be considered to meet the requirements of this policy. The County shall also encourage the use of the protection practices contained in the publication "Protecting Florida's Springs - Land Use Planning Strategies and Best Management Practices" (Department of Economic Opportunity/Department of Environmental Protection, 2002) by Silvicultural uses. Long crop rotation shall be encouraged when land within Primary Springshed Zones is used for silviculture.

Policy I-3.3.14 Surface and Subsurface Hydrology

The hydrology of a site shall be utilized in determining land use as opposed to land use determining hydrology. This entails discouraging any land use that would significantly alter surface and subsurface water levels and have an adverse effect on the environment. Any mitigation shall be subject to approval by Lake County.

Policy I-3.3.15 Protection of the Water Quantity, Water Quality and Hydrology of the Wekiva River System

Special consideration shall be given to the protection of the water quantity, water quality and hydrology of the Wekiva River System as defined in the Florida Statutes.

Policy I-3.3.16 Protection and Conservation of Wetlands and Wetlands Systems

It is the intent of Lake County to protect and conserve wetlands and wetlands systems within the Wekiva River Protection Area (WRPA) to the maximum extent possible. Within the WRPA, wetland impacts including placing or depositing of fill within wetlands shall be prohibited except as necessary to provide for legal ingress or egress to developable upland areas. In such circumstances enhancements will be required to maintain wetland connectivity and natural flow regimes. All wetlands and associated buffers on a parcel shall be placed under a conservation easement prior to commencement of construction on the property, to the extent allowed by law.

Policy I-3.3.17 Preservation of Natural Habitats within the Wekiva River Protection Area

The County shall preserve natural habitats essential to any animals or plants designated as endangered, threatened, or species of special concern pursuant to the Florida Administrative Code and the Florida Statutes, particularly as they apply to the Wekiva River Protection Area. Such preservation shall ensure sufficient habitat exists for feeding, nesting, roosting, resting, traveling and migration, so as to maintain viable populations of listed species.

Policy I-3.3.18 Preservation of Native Vegetation within the Wekiva River Protection Area

Native vegetation within the Wekiva River Protection Area shall be preserved to the greatest extent possible. Therefore, clearing of native vegetation shall be limited to only those areas approved in accordance with a vegetation survey and protection plan submitted to and approved by Lake County, with the exception of those areas devoted to bona fide agricultural uses as specified and those activities necessary for normal yard maintenance.

Policy I-3.3.19 Protection of Aquatic and Wetland-dependent Wildlife Species Associated with the Wekiva River System

The County shall protect aquatic and wetland-dependent wildlife species associated with the Wekiva River System by requiring that existing wetlands, associated habitat, and aquatic systems are maintained in a natural state to the maximum extent possible.

Policy I-3.3.20 Mining and Borrow Activities within the Wekiva River Protection Area

New mining activities shall be prohibited within the Wekiva River Protection Area. Expansion of existing mining activities within the Wekiva River Protection Area shall be subject to the provisions of the Lake County Land Development Regulations, the Lake County Comprehensive Plan, and the approval of the Board of County Commissioners.

Borrow activities within the Wekiva River Protection Area may be permitted only after approval by the Board of County Commissioners. It is the intent herein to limit borrow activities to only those necessary for the construction of or improvement to highways or other public works projects within the Wekiva River Protection Area. Excavation performed in the construction of an agricultural water management system subject to a water management district permit is not considered to be borrow activity.

Policy I-3.3.21 Preserve Environmentally Sensitive Areas within the Wekiva River Protection Area

Lake County shall seek to preserve those environmentally sensitive areas identified in environmental studies prepared by government agencies, or approved by the Lake County Board of County Commissioners, in order to safeguard Lake County's resources for present and future residents, and particularly those areas within the Wekiva River Protection Area.

Policy I-3.3.22 Encourage Acquisition of Environmentally Sensitive Areas

Lake County shall support and actively encourage acquisition of environmentally sensitive areas by donation or purchase by Federal, State or units of local government and non-profit groups that would preserve them in their natural state. The County shall utilize revenue bonds from the Lake County Land Acquisition Program and partner to the greatest extent possible, with the aforementioned entities to acquire, or assist in the acquisition of environmentally sensitive areas for permanent preservation.

Policy I-3.3.23 Wild and Scenic River Designation

Lake County shall participate in functions of the federal Wekiva River System Advisory Management Committee, established pursuant to designation of the Wekiva River System as a Wild and Scenic River. The County shall support purposes of the committee, including development of a management plan for the Wekiva River System and advising the United States Department of the Interior with respect to management responsibilities for the Wekiva River System consistent with the Federal Wild and Scenic Rivers Act.

Policy I-3.3.24 Provision of Active Recreation Facilities

Within the Wekiva River Protection Area (WRPA), Lake County shall limit active recreation facilities to the WRPA Receiving areas, with the exception of Pine Forest Park.

Policy I-3.3.25 Water Conservation Practices

Lake County shall discourage wasteful practices that would deplete supplies of potable water and shall promote water conservation practices.

Policy I-3.3.26 Provision of Central Water Systems within the Wekiva River Protection Area

Central Water Systems shall be required within the Wekiva River Protection Area where provision of such a system is shown to be environmentally necessary, as determined by the County. The development of a regional water supply system is encouraged in order to augment the feasibility and desirability of providing central water supply facilities consistent with policies in the Potable Water Sub-element for service to occur within the Mount Plymouth-Sorrento Community when densities are such that centralized services are feasible.

Policy I-3.3.27 Protection of Ground and Surface Waters

Lake County shall protect the quantity, quality, and flow of ground and surface waters, associated with resources of federal, state, and regional concern including designated areas, such as the Wekiva River Protection Area and Wekiva Study Area.

Policy I-3.3.28 Sewage Treatment and Disposal Facilities

Lake County shall encourage the development of sewage treatment and disposal facilities that utilize the best available technology in order to minimize detrimental effects to the environment in accordance with Policy IX-3.3.6 Coordination of Enhanced Nutrient-Reducing Onsite Sewage Treatment and Disposal Systems.

Policy I-3.3.29 Provision of Central Sewer Systems within the Wekiva River Protection Area

Central sewer systems shall be required within the Wekiva River Protection Area, where provision of such system is shown to be environmentally necessary, as determined by the County. The development of a regional sewage treatment system is encouraged in order to augment the feasibility and desirability of providing central sewage treatment facilities consistent with policies in the Sanitary Sewer Sub-element for service to occur within the Mount Plymouth-Sorrento Community, when densities are such that centralized services are feasible.

Policy I-3.3.30 Land Spreading of Wastewater Residuals within the Wekiva River Protection Area

Within the WRPA, the land spreading of sludge and other wastewater residuals shall be prohibited.

Policy I-3.3.31 Aviation Facilities within the Wekiva River Protection Area

The Land Development Regulations shall regulate aviation facilities in the Wekiva River Protection Area. Runways shall be unpaved and limited to 3,000 feet or less. New airport and airstrip facilities shall be limited to private residential uses and no more than three (3) aircraft based at the facility, subject to conditional use approval. Airports and airstrips in existence serving more than three (3) aircraft at the time of the adoption of this Comprehensive Plan may expand, subject to conditional use approval. All facilities

shall comply with all federal and state regulations, including Federal Aviation Administration and Florida Department of Transportation rules and regulations.

OBJECTIVE I-3.4 WEKIVA STUDY AREA

The County shall regulate the use of land within the Wekiva Study Area (WSA), as defined by Florida Statutes, through land use strategies that protect and preserve the function of natural resources within the Wekiva Study Area, including but not limited to springs, springsheds, karst features, most-effective recharge areas, sensitive natural habitats, wetlands, wildlife, and wildlife corridors. It is the intent of this section to supplement the provisions contained in this Comprehensive Plan relative to portions of the Wekiva Study Area that include the Wekiva River Protection Area.

Regardless of the land use designation or zoning classification assigned to any parcel of property located within the Wekiva Study Area, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva Parkway and Protection Act, the Comprehensive Plan, and Land Development Regulations adopted pursuant to the Comprehensive Plan. The following policies pertain to the Wekiva Study Area.

Policy I-3.4.1 Surveys and Studies

The County shall require the following surveys and studies to be submitted with applications for rezonings, site plans, plats or development proposals, subject to verification and approval by Lake County for projects within the Wekiva Study Area of 40 acres or greater. The following surveys and studies shall also be required for rezonings resulting in densities greater than the base density within the Rural Transition, Wekiva River Protection Area A-1-40 Sending Area, Wekiva River Protection Area A-1-20 Sending Area and Wekiva River Protection Area A-1-20 Receiving Area Future Land Use Categories:

1. An analysis of soils shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type "A" Hydrologic Soils described by the NRCS Soil Survey maps. Required open space shall include these areas to the maximum extent possible.
2. A Site specific hydrogeologic and geotechnical report shall be submitted to determine the hydrogeologic character of a site. This report shall be prepared by a qualified Professional Geologist or Engineer qualified in the field of hydrogeology and shall identify all surface and sub-surface features that could be potential pathways for contamination to enter the Floridan Aquifer. At a minimum, this report shall address wastewater disposal, recharge, water supply, and potential locations of stormwater management facilities. Borings shall be performed at potential locations of wastewater disposal areas and stormwater management facilities sufficiently deep enough to characterize the subsurface and confining unit. The overburden material shall be characterized (grain size, percent organic matter, etc.) to determine its permeability, filtering capacity and ability to bind pollutants. Specific requirements for the report shall be established in the Land Development Regulations. The report analysis may take into account specific on-site Best Management Practices and compensatory treatment for nutrient and pollutant reduction both on and off-site.

   The information contained in the report shall be used to establish the location of karst features and establish setbacks from the delineated karst feature, consistent with the policies of this objective and Comprehensive Plan. In addition, buffers, open space and other Best Management Practices shall be required to minimize development impacts. Site stormwater and effluent disposal systems will only be allowed in locations with the least potential for nutrients and pollutants entering the aquifer.
3. An analysis of the site shall be performed by a qualified biologist to identify flora and fauna, state and federal listed species, and vegetative habitat types, including but not limited to, wetlands and sensitive natural habitat such as Longleaf Pine, Sand Hill, Sand Pine Scrub and Xeric Oak Scrub. This analysis shall include field surveys and use of the best available information from federal, state, regional and local agencies. This site analysis shall also consider ecosystem connectivity in

relationship to adjacent properties and surrounding areas in coordination with the St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Fish and Wildlife Conservation Commission.

4. In order to protect natural resources in the Wekiva Study Area, the County shall herein adopt and maintain maps, including but not limited to: Most Effective Recharge Areas, areas of aquifer vulnerability, karst features, sensitive upland habitats (Longleaf Pine, Sand Hill, Sand Pine Scrub and Xeric Oak Scrub) and wetlands. These maps shall be developed based upon best available data from the St. Johns River Water Management District, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and other agencies, and updated at least annually, as new site specific and agency data becomes available. Due to the inherent complexities of ecological systems, these maps are for reference purposes and not intended to substitute for site specific professional studies, surveys, reports, and analyses required pursuant to this Comprehensive Plan and the Lake County Land Development Regulations.

Policy I-3.4.2 Open Space Requirements within the Wekiva Study Area (WSA)

In order to protect natural resources, including but not limited to aquifer recharge, karst features, native vegetation, habitat, and wildlife, the County shall require that new development within the WSA preserve and dedicate open space in perpetuity subject to the following requirements:

1. Within the WSA, minimum open space shall be provided consistent with the requirements of the applicable Future Land Use Category. Inside the WSA, any subdivision of land into ten (10) or more lots within the Rural Future Land Use Category, and resulting in an allowable density greater than one (1) dwelling unit per twenty (20) net acres calculated over the original parcel shall be configured as either (i) a clustered Rural Conservation Subdivision, or (ii) rezoned as a Planned Unit Development (PUD) zoning district. At least 35% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-3.4.4.

2. Open space shall be shown on all plats as a common area, which shall be owned by a homeowners' association created under Chapter 720, Florida Statutes. Both the plat and restrictive covenants shall provide for the open space to be maintained in perpetuity. The cost and responsibility of maintaining open space shall be borne by the homeowners' association. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.

3. Open space for nonresidential development shall be clearly delineated on the project site plan, including recorded plats, if any, and shall be owned by the property owner, property owners' association or other similar entity. The cost and responsibility of maintaining open space shall be borne by the owner. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.

4. A conservation or open space easement may be required by the County to ensure that the open space is protected. If required, a conservation or open space easement shall run in favor of a:
    - Conservation agency such as the Florida Department of Environmental Protection or Water Management District;
    - Nonprofit conservation organization or land trust; or
    - Lake County, subject to County approval.
5. Open space shall be clustered. Clustering shall mean that the built area of the development site is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. At least 50% of required open space shall be configured in a single contiguous tract. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible and configured to ensure compatibility with adjacent rural properties. Development shall be clustered away from the most environmentally sensitive areas on site and away from contiguous conservation land. Development shall also be clustered away from contiguous rural residential property of five (5) acres or greater.

Policy I-3.4.3 Priority for Preservation within the Wekiva Study Area (WSA)

Priority for preservation and dedication shall be given to the following natural resources: Most Effective Recharge Areas, wetlands, wetland buffers, springs, spring runs, sinkholes, and karst features with an aquifer connection, as well as sensitive natural habitats including, but not limited to Longleaf Pine, Sand Hill, Xeric Oak Scrub, and Sand Pine Scrub vegetative communities.

Policy I-3.4.4 Reserved.

(Ord. No. 2023-08, § 9, 1-24-2023)

Policy I-3.4.5 Development Design Standards

In order to protect natural resources, including but not limited to aquifer recharge, karst features, native vegetation, habitat, and wildlife, new development within the Wekiva Study Area (WSA) shall implement conservation design standards including at a minimum:

- Clustering of development to create large contiguous tracts of common open space; to protect environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors; to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst features; and to create opportunities for passive recreation.
- Protection of common open space, wetlands and other natural features in perpetuity by easement, or similar recorded and legally binding instrument.
- Preservation of wildlife, natural habitat, and karst features on site. A study of listed species, as required by the Conservation Element.
- Maintenance, enhancement, and protection of corridors for wildlife movement in coordination with adjacent properties;
- Minimal site disturbance and alteration of terrain, through use of design techniques, such as Low Impact Development, that protect native vegetation and minimize earth movement such as reduced lane widths, stem-wall construction, swales, and native landscaping.
- A wetland assessment for all development. The purpose of said wetland assessment is to maintain the integrity of wetland systems.
- Use of Best Management Practices for native landscaping and “right plant-right place” landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation. No invasive exotic plant species shall be used in landscaping.

- Implementation of water conservation techniques including the restriction of irrigated lawn and landscaping to no more than 50% of all pervious areas for both residential lots and common areas.
- Preservation of dark skies through dark sky lighting ordinances.
- Central water and sewer facilities that can be connected to a regional system when available for all new development within the WSA that has a density equal to or greater than one unit per net buildable acre.
- Installation of reclaimed water lines within service areas in order to ensure the present or future capability to receive treated reuse water to the maximum extent possible.
- Use of water conservation devices and practices for all development.
- Implementation of Best Management Practices according to the principles and practices of the Florida Yards and Neighborhoods Program.
- Implementation of Firewise community design, including but not limited to, residential defensive space, setbacks from conservation lands, common area design and recommended construction material selection, should be based on the recommendations of National Fire Plan standards.

Policy I-3.4.6 Protection of Karst Features

The County shall require that new development be designed to avoid and protect karst features with the intent of maintaining their natural function, integrity and structure. Karst features with an aquifer connection shall be considered for potential acquisition by the County with priority given to those areas where protection would render a property undevelopable.

Policy I-3.4.7 Identification of Karst Features

The County shall require that karst features are accurately identified on development proposals, and protected during construction and after development by the following:

- Inclusion of karst features into pervious open space areas;
- Use of natural landscape design principles to incorporate karst features as aesthetic elements;
- Pretreatment of stormwater runoff in accordance with applicable federal, state, regional, and local regulations, prior to discharge to karst features; prohibition of stormwater discharge, directly or indirectly, to karst features with an aquifer connection;
- Prohibition of discharge of wastewater effluent directly or indirectly to any karst features; and
- Perimeter buffering around karst features having an aquifer connection to maintain natural function, edge vegetation, and structural protection.

Policy I-3.4.8 Setbacks from Karst Features

Impervious development shall be set back from the boundary of karst features and spring runs as specified below. The setback shall consist of a buffer that retains all natural vegetation within the setback area.

Feature	Minimum setback
Springs	300 feet
Spring runs	100 feet
Karst features	100 feet

If a lot for which a final Lot of Record determination was completed and approved by Lake County existing on the effective date of this policy is too small to comply with the setback requirements above, structures and impervious surfaces shall be located at the maximum distance possible from the karst feature(s), and a

swale and berm shall be built between the developed area and karst feature to direct drainage away from the feature.

Policy I-3.4.9 Development Best Management Practices for Ground Water Protection

In order to minimize the contribution of nutrients and pollutants to ground water and to foster stewardship of the Wekiva Springshed, special design and Best Management Practices shall be instituted for development within the Wekiva Study Area (WSA) including at a minimum the following:

1. Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.
2. Nonresidential development shall minimize the size of contiguous impervious areas and shall use shared parking to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more spaces shall be designed with a minimum of 20% of the parking spaces as pervious area.
3. Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques that shall be depicted on the development site plan, such as:
   - Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse;
   - Directing flows from paved areas to vegetated areas;
   - Locating impervious surfaces to drain to vegetated buffers or natural areas; and
   - Breaking up flow directions from large paved surfaces.
4. The use of porous pavement materials, pervious concrete, and pervious asphalt shall be encouraged to minimize the amount of impervious surface.
5. Drainage for streets and roads within new development shall be through roadside swales and berms. Curb and gutter design should not be approved, except where safety issues exist. Infill and redevelopment within existing urban areas with existing curb and gutter are exempt from this requirement. Where curb and gutter is approved, and to the extent feasible, the curb and gutter shall be designed to provide adequate curb cuts to allow run-off to be directed to roadside landscaped swales for infiltration and treatment prior to discharge.
6. Development shall be designed to minimize site disturbance using Low Impact Development techniques including, but not limited to:
   - Limiting clearing to the minimum area necessary for development;
   - Avoiding or minimizing the removal of existing noninvasive trees and vegetation;
   - Limiting soil compaction to the footprint of development; and
   - Minimizing connected impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Policy I-3.4.10 Industrial Development within the Wolfbranch Sink Basin

Wolfbranch Sink is recognized as a unique and sensitive karst feature within the Wekiva Study Area through which surface waters drain into the underground aquifer. The County shall pursue, in coordination with the Lake County Water Authority, adoption of joint Land Development Regulations with the City of Mount Dora in order to ensure that industrial uses within or in close proximity to the Wolfbranch Basin protect the natural and hydrological characteristics of the sink including, but not limited to surface water, ground water, vegetative buffers, and topography.

Policy I-3.4.11 Wekiva Parkway Interchange Plan

The Wekiva Parkway and Protection Act identifies a major interchange for the Wekiva Parkway on State Road 46 east of Mt. Plymouth, to be located on the Neighborhood Lakes Conservation parcel. Land uses may be permitted consistent with the Conservation Future Land Use Category surrounding the interchange. The County shall coordinate with transportation and public land agencies regarding security, access, and wildlife management.

Policy I-3.4.12 Land Spreading of Wastewater Residuals within the Wekiva Study Area

Within the Wekiva Study Area, the land spreading of sludge and other wastewater residuals shall be prohibited.

GOAL I-4 GREEN SWAMP

The Green Swamp Area of Critical State Concern (GSACSC), including its wetlands, forests, prairie, and wildlife, is a natural resource of irreplaceable value to the people of Lake County and State of Florida. Furthermore, due to its high groundwater elevation, much of the GSACSC serves as a recharge area for the Floridan Aquifer and therefore plays a critical role in protecting Central Florida's water supply. Lake County shall maintain the long-term viability of these natural resources through a comprehensive and holistic approach to land use, water resource protection, and wildlife and habitat needs within the Green Swamp.

OBJECTIVE I-4.1 DESIGNATION OF THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

Lake County shall, through the implementation of this Comprehensive Plan, preserve and protect the Green Swamp as a natural resource of critical state and regional importance.

Policy I-4.1.1 Green Swamp Area of Critical State Concern Boundary

The Green Swamp Area of Critical State Concern was designated in 1979 by the Florida Legislature pursuant to the Florida Statutes. This legislation set forth the requirements of the designation that are also found within the Florida Administrative Code (F.A.C.). The boundary of the GSACSC is depicted on the Future Land Use Map and is legally described within Rule Chapter 28-28, FAC. The Green Swamp Area of Critical State Concern consists of all that certain lot, piece, or parcel of land situated, lying, and being in Lake County, in the State of Florida, being more particularly described as follows:

Beginning at a point in Section 34, Township 24 South, Range 24 East, which point is the southwest corner of said Section 34, and running thence:

(1) In Lake County, north along the west boundary line of Sections 34, 27 and 22 in Township 24 South, Range 24 East, a distance of three (3) miles; thence

(2) Turning and running east along the north boundary line of Section 22 in Township 24 South, Range 24 East, to the point of intersection of the north boundary line of said Section 22 and the westerly right-of way line of the Seaboard Coast Line Railroad; thence

(3) Northwesterly along the westerly right-of-way line of the Seaboard Coast Line Railroad to a point in the north boundary line of Section 4, in Township 24 South, Range 24 East, a distance of 3.5 miles, more or less; thence

(4) Turning and running west along the boundary between Townships 23 and 24 South, which boundary is the south boundary line of Sections 33 and 32 in Township 23 South, Range 24 East; thence

(5) Turning and running north along the west boundary of Section 32 in Township 23 South, Range 24 East, a distance of one mile; thence

(6) Turning and running east along the north boundary line of Sections 32 and 33 in Township 23 South, Range 24 East to a point in the westerly right-of-way line of the Seaboard Coast Line Railroad; thence

(7) Turning and running northwesterly along the westerly right-of-way line of Seaboard Coast Line Railroad to a point, which point is in the boundary between Ranges 23 East and 24 East, which point is also in the west boundary of Section 31 in Township 22 South, Range 24 East, a distance of six miles more or less; thence

(8) Turning and running north along the boundary between Range 23 East and Range 24 East to a point in the southerly right-of-way line of the Seaboard Coast Line Railroad, a distance of 3.25 miles, more or less; thence

(9) Turning and running east along the south right-of-way line of said Seaboard Coast Line Railroad to a point in the east boundary line of Section 16 in Township 22 South, Range 24 East; thence

(10) Turning and running south along the east boundary line of Section 16, in Township 22 South, Range 24 East, a distance of one-half mile; thence

(11) Turning and running east along the north boundary line of Section 22 in Township 22 South, Range 24 East, a distance of one mile; thence

(12) Turning and running south along the east boundary line of Section 22 in Township 22 South, Range 24 East, a distance of one mile; thence

(13) Turning and running east along the north boundary line of Sections 26 and 25 Township 22 South, Range 24 East and Section 30 in Township 22 South, Range 25 East, a distance of three miles; thence

(14) Turning and running north along the west boundary of Section 20, Township 22 South, Range 25 East to a point in the south right-of-way line of State Road 50, a distance of one-half mile, more or less; thence

(15) Turning and running east along the south right-of-way line of State Road 50 to a point in Section 23, Township 22 South, Range 25 East, which point is the point of intersection of State Road 50 and the east boundary of the canal which connects Lake Minnehaha and Lake Minneola; thence

(16) Turning and running south along the eastern bank of said canal and continuing south along the eastern shore of Lake Palatlakaha to a point in the westerly right-of-way line of State Road 561, a distance of one-half mile, more or less; thence

(17) Southerly along the westerly right-of-way line of State Road 561 to a point in Section 11, Township 23 South, Range 25 East, which point is the point of intersection of State Road 561, a distance of one-half mile, more or less; thence

(18) Turning and running west along the north right-of-way line of State Road 565B to a point in the west boundary line of Section 11 in Township 23 South, Range 25 East, a distance of one-quarter mile, more or less; thence

(19) South along the west boundary line of Sections 11 and 14 Township 23 South, Range 25 East, a distance of 1.5 miles, more or less; thence

(20) East along the south boundary line of Sections 14 and 13 in Township 23 South, Range 25 East, a distance of two miles; thence

(21) North along the west boundary line of Section 18 and 7 in Township 23 South, Range 26 East, to a point in the north right-of-way line of Hull Road, which is depicted on the February 1969 edition of the Florida State Road Department General Highway Map of Lake County as a graded and drained road skirting

the south end of Lake Susan while running approximately along the north boundary line of Section 12 in Township 23 South, Range 25 East; thence

(22) Turning and running west along the north right-of-way line of Hull Road a distance of one-half mile, more or less, to a point in Section 12, Township 23 South, Range 25 East, which point is the intersection of the north right-of-way line of Hull Road with the east right-of-way line of Lake Shore Road, which is depicted on the February 1969 edition of the Florida State Road Department General Highway Map of Lake County as a paved road running west and then north of Lake Susan; thence

(23) Turning and running north, then easterly, along the easterly, then southerly, right-of-way line of Lake Shore Road a distance of 1.5 miles, more or less, to a point in Section 6, Township 23 South, Range 26 East, which point is the intersection of the southerly right-of-way line of Lake Shore Road, with the west right-of-way line of Lake Louisa Road, which is depicted on the February 1969 edition of the Florida State Road Department General Highway Map of Lake County as a bituminous road running in a north-south direction to the east of Lake Susan and skirting the northeast shoreline of Lake Louisa; thence

(24) Turning and running south, then southeasterly, along the westerly right-of-way line of Lake Louisa Road to a point in Section 16, Township 23 South, Range 26 East, which point is the intersection of the westerly right-of-way line of Lake Louisa Road with the west right-of-way line of United States Route 27 (State Road 25), a distance of four miles, more or less; thence

(25) South along the west right-of-way line of United States Route 27 to a point of intersection of the south boundary of Lake County and the north boundary of Polk County; thence

(26) Turning and running west, then north, then west, then south, then west along the south boundary of Lake County, to the point of beginning.

Specifically excluding and exempting Lake Louisa State Park.

Policy I-4.1.2 Uses of Land Determined to be of Environmental Value

The Green Swamp Area of Critical State Concern has been determined to be an area of statewide environmental value. In recognition of this, Lake County shall pursue a land use strategy within the GSACSC that emphasizes passive parks, agriculture, and very low density rural residential development protective of the natural environment. The County shall utilize the Conservation Future Land Use Category to designate preserved areas. Within the GSACSC, criteria such as drainage patterns, soil types, flood types, flood zones and indigenous vegetation shall be utilized to protect natural resources.

Policy I-4.1.3 Consistency with other Management Plans

Lake County shall coordinate with other local, regional, and state agencies to ensure that policies as established in this Comprehensive Plan are consistent with other management plans applicable to the Green Swamp Area of Critical State Concern.

Policy I-4.1.4 Principles for Guiding Development within the Green Swamp Area of Critical State Concern

The following shall apply to the GSACSC, in order to effectively and equitably conserve and protect its environmental and economic resources; provide a land and water management system to protect resources; and facilitate orderly and well planned growth. Any review and approval mechanism shall not become effective, amended or modified, and no action taken under such mechanism shall be effective, until first reviewed and approved by the Department of Economic Opportunity, pursuant to Chapter 380, F.S.

Protection Objectives:

- Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and flood detention areas;

- Protect the normal quantity, quality, and flow of groundwater and surface water, which are necessary for the protection of resources of State and regional concern.
- Protect the water available for aquifer recharge;
- Protect the functions of the Green Swamp Potentiometric High of the Floridan Aquifer;
- Protect the normal supply of ground and surface waters;
- Prevent further salt-water intrusion into the Floridan Aquifer;
- Protect or improve existing ground and surface water quality;
- Protect the water-retention, and biological filtering capabilities of wetlands;
- Protect the natural flow regime of drainage basins; and
- Protect the design capacity of flood detention areas, and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

Regulatory Guidelines:

1. Site Planning - The platting of land shall be permitted only when such platting commits development to a pattern which will not result in the alteration of the natural surface water flow regime, and which will not reduce the natural recharge rate of the platted site.
2. Site Alteration - Site Alteration shall be permitted only when such alteration will not adversely affect the natural surface water flow regime, or natural recharge capabilities of the site; and when it will not cause siltation of wetlands, or reduce the natural retention and filtering capabilities of wetlands. Any site alteration shall adhere to Low Impact Development principles and practices and shall minimize site disturbance, clearing of natural vegetation, and soil compaction.
3. All site alteration activities shall provide for water retention and settling facilities, maintain an overall site runoff equivalent to the natural flow regime prior to alteration, and maintain a runoff rate which does not cause erosion. No site work shall be initiated prior to the issuance of drainage/stormwater permits by concerned agencies. Stormwater management systems shall be designed according to Low Impact Development principles and practices over conventional systems.
    - Soils - All soils exposed as a result of site alteration or development activities shall be located and stabilized in a manner to prevent erosion and the alteration of natural flow regimes.
    - Groundwater - Groundwater withdrawal shall not result in a reduction of the minimum flows and levels per acre as determined by the St. John's River Water Management District or the Southwest Florida Water Management District, or their successor agencies.
    - Stormwater – Pre-treated Stormwater runoff shall be released into the wetlands in a manner approximating the natural flow regime if consistent with the stormwater management ordinance.
    - Industrial and Sewage Waste - Any industrial waste, sewage, or other human-induced wastes shall be effectively treated by the latest technological advances, and shall not be allowed to discharge into these waters unless in conformance with Florida Department of Environmental Protection rules and regulations.
    - Solid Waste - There shall be no solid waste facilities located in the GSACSC.
    - Structures - Structures shall be placed in a manner that will not adversely affect the natural flow regime and which will not reduce the recharge capabilities. Placement of structures shall be consistent with sound floodplain management practices such as compliance with the Flood Disaster Protection Act of 1973.

4. Resource extraction within the GSACSC shall be limited to sand deposits only. Land Development Regulations to limit the impacts of mining activities shall be adopted by the County within 12 months of the effective date of the Comprehensive Plan.

All development in the GSACSC shall conform to the regulatory guidelines and objectives outlined in the Principles for Guiding Development within the GSACSC.

Policy I-4.1.5 Development Requirements within the Green Swamp Area of Critical State Concern

The following requirements shall apply for all development within the Green Swamp Area of Critical State Concern:

- All development shall use water conservation devices and practices.
- All development must provide assurances that all of the services needed to support that development are in place concurrent with the impacts of the development, including but not limited to roads, fire, police, and schools.
- All development shall be clustered away from environmentally sensitive lands.
- A wetland assessment is required for all development, based on site verification. The purpose of said wetland assessment is to maintain the integrity of wetland systems.
- All development shall retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices. Development in Most Effective Recharge Areas (Type "A" Hydrologic Soil Group) must retain the first three inches (3") of runoff. Alternatively, the applicant may demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge. Stormwater that is retained such that the storage volume is recovered within 14 days following a storm event. The method of demonstrating this requirement will be described in the Land Development Regulations.
- A study of Listed Species is required for all proposed development, based on site verification. If it is determined that Listed Species are located on the site, a habitat management plan must be prepared and implemented using guidelines and criteria of the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS). This plan must be reviewed by the appropriate agency (FFWCC or USFWS) prior to the issuance of a development order by the County.
- Septic tanks shall be regulated in accordance with the specific policies for the GSACSC set forth within this Comprehensive Plan and state law.
- Dark skies shall be preserved through dark sky lighting ordinances.
- All development shall maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties.
- All development shall minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced lane widths, stem-wall construction, and swales.
- All development shall protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument, as allowed by law.
- All development along roadway corridors shall improve and protect the rural character of the corridor.
- All development shall require the use of Best Management Practices for native landscaping and "right plant-right place" landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation. No invasive exotic plant species shall be used in landscaping.
- Implement water conservation techniques including the limitation of overhead irrigation, with the exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for vegetable gardens; and
- All development shall enhance the rural character of the project and surrounding area.
- Land Development Regulations to limit the impacts of resource extraction (mining) activities shall be adopted by the County within 12 months of the effective date of the Comprehensive Plan.

Policy I-4.1.6 Preservation of Open Space in the Green Swamp Area of Critical State Concern

1. Open Space shall be shown on all plats as a common area, which shall be owned by a homeowners' association created under Chapter 720, Florida Statutes. Both the plat and restrictive covenants shall provide for the open space to be maintained in perpetuity. The cost and responsibility of maintaining open space shall be borne by the homeowners' association. An open space management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.
2. Open space for nonresidential development shall be clearly delineated on the project site plan, including recorded plats, if any, and shall be owned by the property owner, property owners' association or other similar entity. The cost and responsibility of maintaining open space shall be borne by the owner. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.
3. A conservation or open space easement may be required by the County to ensure that the open space is protected. If required, a conservation or open space easement shall run in favor of a:
    - Conservation agency such as the Florida Department of Environmental Protection or Water Management District;
    - Nonprofit conservation organization or land trust; or
    - Lake County, subject to County approval.
4. Open space shall be clustered. Clustering shall mean that the built area of the development site is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. At least 50% of required open space shall be configured in a single contiguous tract. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible and configured to ensure compatibility with adjacent rural properties. Development shall be clustered away from the most environmentally sensitive areas on site and away from contiguous conservation land. Development shall also be clustered away from contiguous rural residential property of five (5) acres or greater.

OBJECTIVE I-4.2 FUTURE LAND USE CATEGORIES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

Lake County shall continue to protect natural resources of the GSACSC through application of four Future Land Use Categories specific to the GSACSC: Green Swamp Ridge, Green Swamp Rural, Green Swamp Rural-Conservation, Green Swamp Core Conservation, South Lake Regional Park, Green Swamp Interlachen, Green Swamp Yacht Club at Lake Susan, and Green Swamp Rubin Groves. The following policies are deemed necessary in order to protect and enhance the natural resources contained therein.

Policy I-4.2.1 Limitations of Development within the Green Swamp Area of Critical State Concern

The densities and intensities established in these policies are the only densities and intensities that apply in the Green Swamp Area of Critical State Concern. Proposed development within the GSACSC shall be required to follow the policies set forth herein which are additional to the other requirements of the Comprehensive Plan.

Except as provided in this Policy, Lake County shall limit the amount of development that can occur in the GSACSC to the uses allowed in each of the Future Land Use categories identified in the policies below and which are located on the County FLUM.

A portion of the Cagan Crossings Future Land Use Category as described in Policy 1-1.3.5 (Cagan Crossings Future Land Use Category) of this element is recognized to exist in the GSACSC prior to the adoption of this Comprehensive Plan and continues to be recognized. The Cagan Crossings Future Land Use Category shall not be expanded or applied to any other property.

The Public Service Facilities and Infrastructure Future Land Use Category within the Public Benefit Future Land Use Series may be assigned to property within the GSACSC with the maximum impervious surface ration determined on a site-specific basis, through the creation of a site-specific policy.

In addition, the Green Swamp South Lake Regional Park Future Land Use Category, the Green Swamp Interlachen Future Land Use Category, Green Swamp Yacht Club at Lake Susan Future Land Use Category, the Green Swamp Rubin Groves Future Land Use Category, and the Conservation Future Land Use Category within the Public Benefit Future Land Use Series may be assigned to property within the GSACSC.

Policy I-4.2.2 Green Swamp Ridge Future Land Use Category

Within the Green Swamp Ridge Future Land Use Category, a maximum density of four (4) dwelling units per net buildable acre may be allowed. A density of one (1) dwelling unit per twenty (20) acres of wetlands is transferable to the uplands of a project site.

Residential subdivision shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of the Comprehensive Plan. A minimum of 40 percent of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in Policy I-4.1.6.

The maximum intensity of this category shall be 0.25 F.A.R. except for civic uses which shall be 0.35 F.A.R.

Within the Green Swamp Ridge Future Land Use Category, central sewer service shall be required for development equal to or greater than one dwelling unit per net buildable acre.

Development orders shall be issued with a condition that specifies a regional wastewater service provider and that requires the development to connect to the regional provider when sewer services are available.

Policy I-4.2.3 Green Swamp Rural Future Land Use Category

Within the Green Swamp Rural Future Land Use Category, a maximum density not to exceed one (1) dwelling unit per five (5) net buildable acres may be allowed. In addition, density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands.

Any residential development of more than six (6) lots shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unite Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 60% of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in Policy I-4.1.6. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems, unless the following conditions can be met:

- The property is directly adjacent to an Urban Future Land Use Series;
- The property is within 660-feet of an existing public utility; and
- The property is within an ethylene dibromide (EDB) zone, per the Florida Department of Environmental Protection.

Within the Green Swamp Rural Future Land Use Category, the County shall not approve more than 120 lots per year for platting and shall not issue more than 100 building permits per year.

Policy I-4.2.4 Green Swamp Rural-Conservation Future Land Use Category

Within the Green Swamp Rural-Conservation Future Land Use Category, a maximum density not to exceed one (1) dwelling unit per ten (10) net buildable acres may be allowed. Density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands, with an increase of up to 25% of the underlying density permitted, subject to the Land Development Regulations.

Any residential development of more than six (6) lots shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 80% of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in Policy I-4.1.6. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems.

Within the Green Swamp Rural-Conservation Future Land Use Category, the County shall not approve more than 60 lots per year for platting and shall not issue more than 50 building permits per year.

Policy I-4.2.5 Green Swamp Core-Conservation Future Land Use Category

Within the Green Swamp Core-Conservation Future Land Use Category, a maximum density not to exceed one dwelling unit per twenty (20) net buildable acres may be allowed. Density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands, with an increase of up to 25% of the underlying density permitted, subject to the Land Development Regulations.

Any residential development of more than six (6) lots shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 90% of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in Policy I-4.1.6. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems.

Within the Green Swamp Core-Conservation Future Land Use Category, the County shall not approve more than 35 lots per year for platting and shall not issue more than 50 building permits per year.

Policy I-4.2.6 Green Swamp Interlachen Future Land Use Category

This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- 35 Single Family Residences;
- 60% Open Space, as defined in the Lake County Comprehensive Plan, shall be required. Provided, for the purposes of this policy only, wetlands may count toward Open Space.
- Development within this Future Land Use Category shall adhere to the following Development Standards:
- Utilities may cross Open Space, excluding wetlands, with minimum impact to the natural system. There shall be no wetland impact or alteration, including stormwater ponds and systems.

- All development within this Category shall be required to connect to a regional wastewater service provider and central water provider.
- Additional right-of-way needed for signalization or roundabout construction of the entrance to the proposed development at the intersection of Hammock Ridge Road and Lakeshore Drive shall be dedicated by the property owner.
- All development within this Future Land Use Category shall be consistent with all applicable rules and regulations pertaining to the Green Swamp Area of Critical State Concern (GSACSC), except as provided herein.

Open space (open water, wetlands, wetland buffers and stormwater management areas designed as natural features) shall be protected in perpetuity through the use of conservation easements, plat restrictions, or similar legally recorded and binding instruments that run with the land and establish the conditions and restrictions on the use of the open space area, as allowed by law. Open space conservation easements shall be dedicated to one or a combination of the following, which shall be designated prior to development:

- Conservation agency such as Florida Department of Environmental Protection or St. Johns River Water Management District;
- Non-profit conservation organization or land trust; or
- Lake County, subject to County approval.

Policy I-4.2.7 Green Swamp Rubin Groves Future Land Use Category

This Future Land Use Category shall only exist on the property described as: A parcel of land lying in a portion of Sections 26 & 27, Township 24 South, Range 26 East, Lake County, Florida.

Being more particularly described as follows:

- Beginning at the Southwest corner of Section 26, Township 24 South, Range 26 East, Lake County, Florida, being a 2" Iron Pipe no Identification (certified corner record #084069), thence run N89'58'15"E, along the South line of said Section 26, a distance of 2,647.22 feet to the South 1/4 corner of said Section 26; thence run S89'59'05"E, along the South line of said Section 26, a distance of 177.46 feet; thence run N20'17'36"W, a distance of 1,183.03 feet; thence run N00'01 '11 "W, a distance of 375.33 feet; thence run N89'58'15"E, a distance of 241.51 feet; thence run S89'58'42"E, a distance of 58.69 feet to a point on the Westerly right of way line of U.S. Highway No. 27; thence run N20'16'43"W, along said Westerly rigl1t of way line, o distance of 5.26 feet; thence run S89'58'44"W, a distance of 56.84 feet; thence run S89'57'34"W, a distance of 382.00 feet; thence run N20'16'43"W, o distance of 808.69 feet; thence run S89'59'36"W, a distance of 548.54 feet; thence run N00'00'06"E, a distance of 234.00 feet; thence run S89'5 7'06"W, a distance of 1,4-31.18 feet to a point on the East line of Section 27, Township 24 South, Range 26 East, Lake County, Florida; thence run N89'56'33"W, a distance of 1,330.24 feet to a point on the West line of the Northeast 1 / 4 of the South east 1 / 4 of said Section 27; thence run S00'20'14"W, along said West line and Southerly extension thereof, a distance of 2,480.38 feet to a point on the South line of said Section 27; thence run S89'51'33"E,along said South line, a distance of 1,331.06 feet to the POINT OF BEGINNING. Containing 9,067,659.08 square feet or 208.16 acres, more or less.

This Future Land Use Category shall consist solely of the following uses, densities, and intensities:

- A maximum of six (6) Dwelling Units per net acre (no more than 1,200 dwelling units), consisting of Single-Family Dwellings, Duplexes, Two-Family Dwellings, Multi-Family Dwellings, and Resort Residential Units;
- Accessory uses directly associated with the principal uses;

- Clubhouse with spa, pool, gym facility, tennis court, and other recreational facilities and/or equipment;
- Water and sewer facility buildings/structures; and
- Commercial activities that are directly associated with the structures listed above. Commercial activities are limited to 65,000 square feet of gross leasable floor space.
- The maximum Impervious Surface Ratio (ISR) for individual lots within this category shall be 0.80 with the overall development site limited to 0.45 ISR. The minimum open space shall be 30%, and the building height shall be limited to 40 feet. All development of the property shall be serviced by central water and sewer services. The open space requirement may be satisfied utilizing abutting properties not within the Green Swamp Rubin Groves Future Land Use Category.
- Wetlands on the subject property shall not be mitigated and remain protected.

OBJECTIVE I-4.3 PROTECTION OF WATER RESOURCES IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

Lake County shall protect surface and ground water resources associated with the Green Swamp Area of Critical State Concern in accordance with the Conservation Element for the benefit of present and future residents of Lake County, and to maintain natural hydrologic regimes and biologic functions. Protection of water resources in the GSACSC is required by the Principles for Guiding Development within the GSACSC.

Policy I-4.3.1 Protection of Ground and Surface Waters

Lake County shall protect the normal quantity, quality, and flow of ground and surface water, which are necessary for the protection of resources of State and regional concern such as the Green Swamp Area of Critical State Concern.

Policy I-4.3.2 Maintenance of the Potentiometric High of the Floridan Aquifer

Lake County shall protect the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.

Policy I-4.3.3 Minimization of Adverse Impacts to Wetlands and Floodplains Caused by Development Activities

Lake County shall minimize adverse impacts to wetlands and floodplains. Impacts to wetlands, including the depositing of fill, shall be prohibited within the Green Swamp Area of Critical State Concern, except as necessary to provide for legal ingress or egress to upland areas. In such circumstances, structural enhancements shall be required to maintain wetland connectivity and natural flow regimes.

Policy I-4.3.4 Protection of Water Quality and Quantity

Water quality and quantity in the Green Swamp Area of Critical State Concern shall be protected in accordance with the Principles for Guiding Development within the GSACSC.

Policy I-4.3.5 Protection of Groundwater Resources

Lake County shall protect its groundwater recharge areas from development which would substantially reduce the amount of potential recharge. Protection of aquifer recharge areas in the Green Swamp Area of Critical State Concern is required by the Principles for Guiding Development for the GSACSC.

Policy I-4.3.11 Ensure the Safety of the Public by Controlling Surface Water Runoff and Flow

Lake County shall, in the Green Swamp Area of Critical State Concern, conserve and protect environmental resources consistent with the Principles for Guiding Development for the GSACSC as it relates to stormwater runoff. Stormwater shall be treated to the level for quality and quantity (Levels of Service) as established within the Stormwater Sub-element Goals, Objectives, and Policies and in conformance with this Comprehensive Plan. All Stormwater management systems and development activities within the GSACSC shall incorporate the principles and practices of Low Impact Development.

Policy I-4.3.12 Stormwater Management Considerations

Lake County shall minimize the adverse impacts of development on flood detention areas, protect the natural flow regime of natural drainage basins, protect the design capacity of flood detention areas, and achieve the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins within the Green Swamp Area of Critical State Concern. Stormwater management systems shall be designed using Low Impact Development principles and practices to better maintain natural, pre-development hydrological conditions.

OBJECTIVE I-4.4 SPECIFIC REGULATED ACTIVITIES AND USES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

Lake County shall regulate specific land uses within the Green Swamp Area of Critical State Concern.

Policy I-4.4.1 Location of Schools within the Green Swamp Area of Critical State Concern

Notwithstanding any other provision of this Comprehensive Plan, in order to appropriately locate schools in the vicinity of population centers and limit the intensity of structures and facilities, school facilities within the GSACSC shall only be permitted within the Ridge Future Land Use Category.

Policy I-4.4.2 Water Quality and Quantity within the Green Swamp Area of Critical State Concern

Within the Green Swamp Area of Critical State Concern, development shall not alter the quantity or quality of surface water runoff from the project area or alter the quantity or quality of groundwater recharge from the project area.

Policy I-4.4.3 Land Spreading of Wastewater Residuals

Within the Green Swamp Area of Critical State Concern, the land spreading of sludge and other wastewater residuals shall be prohibited.

Policy I-4.4.4 River and Stream Crossings

New river and stream crossings shall be prohibited unless required for site access. Any such crossings must maintain navigability and shall not impede the natural flow of water.

Policy I-4.4.5 Silviculture and Agricultural Activities

Silviculture and agricultural activities shall follow Best Management Practices as identified in other policies of the Comprehensive Plan.

Policy I-4.4.6 Septic Tank Provisions

For all developments in the Green Swamp Area of Critical State Concern that propose the use of septic tanks, the following criteria shall apply:

- All septic tanks and drainfields shall be required to have a 100-foot setback from the furthest upland extent of any wetland or waterbody.
- For development on lots legally created on or before March 2, 1993, as well as lots located in a subdivisions listed below, which cannot meet the one hundred (100) foot setback requirement and would otherwise be deemed unbuildable, an administrative adjustment may be granted by the County Manager or designee to allow the placement of the septic tank and drainfield; whereby, the location of the septic tank and drainfield would have the least impact on surface waters and wetlands. In those instances where a wetland is considered by the Department of Health to also be the same as the mean high water line of surface water, the Department of Health variance process established pursuant to the Florida Statutes shall substitute for the County administrative adjustment process.

Table FLUE 5 - Septic Tank and Drainfield Subdivision List

SUBDIVISION NAME	DATE RECORDED
Beula Heights	April 24, 1925
Bowman Realty Co.	November 22, 1913
Cypress Walk	April 21, 1982
Edges Subdivision	November 10, 1922
Empire Acres	May 15, 1986
Graceland	May 6, 1987
Greater Groves Phase 1	September 25, 1991
Greater Groves Phase 2	July 29, 1992
Greater Groves Phase 3	January 11, 1994
Groveland Farms	September 26, 1911
Grovella Park	January 18, 1926
Lake Nellie Oaks	July 9, 1991
Lake Glona Shores	February 21, 1989
Lake Kirkland Shores	August 11, 1987
Lake Louisa Park	June 14, 1974
Lake Monte Vista	June 12, 1988
Lake Susan Homesites	January 30, 1959
Lake Susan Outlook	June 21, 1989
Lancaster Beach	January 10, 1952
Little Acres	April 5, 1926
Monte Vista Park Farms	February 13, 1914
Murcott Hill	April 12, 1978
Pine Island/Watson's Sub.	December 18, 1924

SUBDIVISION NAME	DATE RECORDED
Pine Island Estates	January 8, 1992
Postal Colony	February 15, 1926
Postal Groves	March 29, 1927
Postal Groves Replat	December 2, 1929
Quail Lake	July 22, 1988
Skiing Paradise Phase 1	December 2, 1988
Skiing Paradise Phase 2	July 30, 1991
Tropical Winds	March 23, 1976
Trustee's Subdivision	October 10, 1983
Westchester Phase 1	August 9, 1994

The Land Development Regulations shall establish a review and approval mechanism for the purpose of granting adjustments to the 100–foot standard for lots legally created on or before March 2, 1993, as well as lots located in a subdivision listed above. If the application of the 100-foot wetland setback would result in the inability to develop a lot with a typical single-family residence, the lot shall be eligible for an administrative adjustment. Any adjustment to the wetland setback shall be applied on a case by case basis, and only to the particular lot which could not otherwise be developed with a single family residence, and only to the maximum extent necessary to provide a reasonable beneficial use of the lot.

- At least once every five (5) years, or except as otherwise provided herein, every lot owner with one or more septic tanks in the Green Swamp Area of Critical State Concern shall have all septic tanks cleaned and inspected in accordance with the requirements of the Lake County Department of Health. Lake County shall coordinate with the Department of Health to require that the septic tank be cleaned, that the mound, drainfield and septic tank system be in good working order and in compliance with the standards of Chapter 64, F.A.C., and the standards described herein. As necessary, a fee to be paid by lot owners shall be assessed to cover the costs of administering this program. The lot owner shall make all repairs that are necessary to bring the septic tank system in compliance with all the requirements hereof.
- The developer shall disclose the above conditions to the purchaser of the lot by including them on the sales contract or deed.

Policy I-4.4.7 Treatment of Wetlands for Development Approval

1. Wetlands within a project shall be shown on all plats as a separate tract which shall be owned by a homeowners' association created under Chapter 720, Florida Statutes. Both the plat and restrictive covenants shall provide for the wetlands to be maintained in perpetuity in their natural and unaltered state. If such wetlands and buffer areas are not in a natural state due to the presence of invasive species, changes in hydrology, or the removal of natural vegetation, such wetlands and buffers shall be restored by the removal of invasive species, replacement/revegetation with suitable native species and restoration of natural hydrology to the greatest extent feasible. In addition, wetlands shall not be included as part of any platted lot, except as provided herein.
2. Wetlands may be included in the platted lots for subdivisions which have no homeowners' association and which contain ten (10) lots or less. Wetlands between an upland lot and a water

body may be included in the lot to allow the lot owner access to the water. Any isolated wetland of less than one acre may be included in a platted lot.

3. Wetlands for nonresidential development shall be clearly delineated on the project site plan, including recorded plat, if any, and shall be owned and maintained by the property owner, property owners' association, or other similar entity.

4. A conservation easement may be required by the County to ensure that the wetlands are protected. If required, a conservation or open space easement shall run in favor of a:

    - Conservation agency such as the Florida Department of Environmental Protection or water management district;
    - Non-profit conservation organization of land trust; or
    - Lake County, subject to County approval.

Policy I-4.4.8 Flood Insurance Study Requirements in the Green Swamp Area of Critical State Concern

A detailed flood insurance study shall be performed for all subdivision proposals and other proposed development, including proposals for manufactured home parks, which have five (5) acres or more in the 100-year floodplain or which contain fifty (50) lots or more in the 100-year floodplain. The construction of a single-family residence on a parcel of land containing five (5) or more acres which is not part of a subdivision or which is part of a subdivision in existence on the effective date of this Plan, such as Groveland Farms Subdivision, is exempt from this requirement. Phases of a larger development, if the larger development meets the 5-acre or 50 lot criteria, are not exempt from this requirement. If existing subdivisions are proposed for replatting, the replatted portion shall be required to comply with this requirement if the replatted portion meets the 5-acre or 50 lot criteria. Subdivisions which contain ten (10) lots or less shall be exempt from these requirements.

The study shall be performed in accordance with the Guidelines and Specifications for Flood Hazard Mapping Partners. The purpose of this study shall be to map more precisely the extent of the 100-year floodplain.

Subdivisions with septic tanks shall be designed to provide an average of one (1) acre of upland area per septic system which may include private lots and common areas. Individual lots must be of sufficient size and shape to accommodate the proposed structures, including septic tank and drainfield, without any part encroaching into the floodplain or any required septic tank setback.

Policy I-4.4.9 Roads in the Green Swamp Area of Critical State Concern

In order to help preserve and protect the Green Swamp as a natural resource of critical state and regional importance the County shall limit the capacity of all County roads within the Green Swamp to no more than two (2) travel lanes. In the Green Swamp Rural, Green Swamp Rural-Conservation, and Green Swamp Core-Conservation Future Land Use Categories, the County shall not allow the construction of new public roads.

Policy I-4.4.10 Evaluation of Existing Protections from Mining in the Green Swamp Area of Critical State Concern

Upon the effective date of the Comprehensive Plan, the Board of County Commissioners will appoint a committee of interested stakeholders, including the environmental community and mining industry that will report back to the Board within 18 months of appointment, of any additional protections that are needed for new or expanded mines in the Green Swamp Area of Critical State Concern. Until the committee reports back to the Board with their findings, no new or expanded mines shall be approved by the Board.

Policy I-4.4.11 Prohibition of Industrial Uses in the Green Swamp Area of Critical State Concern

All new industrial uses shall be prohibited in the Green Swamp Area of Critical State Concern. This prohibition shall specifically include facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122), including:

- Petroleum pipelines
- Landfills
- Incinerators
- Wholesale chemical operations
- Petroleum related industries and fuel dealers (with the exception of gas stations and truck stops, which may be permitted
- Dry cleaning plants, and
- Chemical research operations.

Uses specifically allowed by this Comprehensive Plan such as general temporary construction activities are exempt from this policy.

Policy I-4.4.12 Aviation Facilities within the Green Swamp Area of Critical State Concern

Within twelve (12) months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations to regulate aviation facilities in the Green Swamp Area of Critical State Concern. Runways shall be unpaved and limited to 4,000 feet or less. Runways shall not count towards open space requirements.

New airport and airstrip facilities shall be limited to private residential uses and no more than three (3) aircraft based at the facility, subject to conditional use approval. Airports and airstrips in existence serving more than three (3) aircraft at the time of the adoption of this Comprehensive Plan may expand, subject to conditional use approval.

All facilities shall comply with all federal and state regulations, including Federal Aviation Administration and Florida Department of Transportation rules and regulations.

GOAL I-5 LAKE COUNTY RURAL PROTECTION AREAS

Rural lands and rural lifestyles are intrinsic, inalienable parts of the character, history, culture, and quality of life within Lake County. The preservation of rural land, coupled with sustainable agriculture and forestry, contributes to the conservation of natural resources. Rural areas also offer opportunities for recreation and ecotourism that enrich the experience of both residents and visitors. Lake County shall recognize the preservation of four core rural areas, described herein as Rural Protection Areas, as a fundamental component of its growth management plan. Together with the statutorily recognized Wekiva River Protection Area and Green Swamp Area of Critical State Concern, it shall be the express intent of Lake County, through the designation of these Rural Protection Areas, to define a long-term vision for the future that maintains the integrity of rural land within Lake County through the planning horizon and beyond.

OBJECTIVE I-5.1 RURAL PROTECTION AREA FRAMEWORK

Lake County shall exercise extraordinary care to uphold the long-term integrity of Rural Protection Areas and shall recognize their primacy in future land use decisions.

Policy I-5.1.1 Rural Protection Area Density and Land Use Compatibility

With the exception of legal lots of record existing prior to adoption of this Comprehensive Plan, the County shall limit residential density within Rural Protection Areas to one (1) dwelling unit per five (5) net buildable acres, as provided by the Rural Future Land Use Category. Adjacent to Rural Protection Areas, the County shall utilize either the Rural or Rural Transition Future Land Use Category wherever possible to safeguard the long-term integrity of Rural Protection Areas and maintain a lasting compatible boundary between rural areas and more dense urban land uses. Common open space within the Rural Transition Future Land Use Category adjacent to Rural Protection Areas shall be configured as necessary to provide, land use compatibility and allow for the ongoing pursuit of rural activities within the Rural Protection Area.

Policy I-5.1.2 Transfer, Sale or Exchange of Development Rights

The County shall evaluate the efficacy of establishing sending and receiving areas appropriate for the transfer, sale or exchange of development rights throughout the County to sites within the Urban Land Use Series. This may include methods of shifting development rights from unincorporated areas to municipalities facilitated through Joint Planning Agreements or similar agreements. It shall be the intent of this policy to direct development away from Rural Protection Areas and toward existing urban areas in the Urban Land Use Series.

Policy I-5.1.3 Rural Protection Area Principles

Rural Protection Areas shall adhere to the following principles:

- Protection of environmentally sensitive land by land acquisition and purchase of development rights ensured through perpetual conservation easement or similar recorded and legally binding instrument, to the extent allowed by law;
- Protection of equestrian and agrarian lifestyles and economies;
- Promotion of passive recreation and ecotourism;
- Protection of existing topography, wetlands, environmentally sensitive uplands, floodplains, aquifer recharge and water bodies;
- Protection of native vegetation, wildlife and habitat, wildlife corridors and greenways;
- Establishment of design standards to protect rural character; and
- Designation of scenic rural roadways and trails.
- Reclamation of lands used for resource extraction.

Policy I-5.1.4 Sustainable Agriculture

The County shall support sustainable agriculture, including silviculture, within Rural Protection Areas that is compatible with the protection of natural resources. The County shall coordinate with landowners regarding the implementation of Best Management Practices to protect natural features, conserve water, and limit the use of fertilizers and pesticides in compliance with "Silviculture Best Management Practices" (Florida Department of Agriculture and Consumer Services, Division of Forestry) and "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (Department of Economic Opportunity/Department of Environmental Protection, 2002).

Policy I-5.1.5 – Protection of Rural Roads

In order to protect rural character, the County shall limit the capacity of all County roads within the Rural Protection Areas to no more than two (2) travel lanes with the exception of CR 561 in the Yalaha-Lake Apopka Rural Protection Area.

Policy I-5.1.6 Protection of Wetlands

Wetland impacts, including the depositing of fill in wetlands, shall be prohibited within the Rural Protection Areas, to the extent allowed by law, except as necessary to provide for legal ingress or egress to upland areas. In such circumstances, structural enhancements shall be required to maintain wetland connectivity and natural flow regimes.

Policy I-5.1.7 Support Land Acquisition and Conservation Easements

Lake County shall support, assist and actively encourage public land acquisition and conservation easements as appropriate in order to protect environmentally sensitive areas and wildlife corridors. The County may utilize revenue bonds from the Lake County Land Acquisition Program and partner to the greatest extent possible with federal, state and local governments and agencies, and with private non-profit conservation organizations as appropriate, to achieve this purpose.

OBJECTIVE I-5.2 WEKIVA-OCALA RURAL PROTECTION AREA

The County hereby establishes the Wekiva-Ocala Rural Protection Area, encompassing lands outside of the designated Wekiva River Protection Area, extending north into the Ocala National Forest, and east of Umatilla and Eustis, as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, and lifestyles, and to protect the ecological integrity of public and private lands associated with the Ocala National Forest, Wekiva-Ocala Greenway, and St Johns River.

Policy I-5.2.1 Importance of the Wekiva-Ocala Rural Protection Area

The Wekiva-Ocala Rural Protection Area in northeast Lake County constitutes an important ecological linkage between the Wekiva River basin and Ocala National Forest, and as such represents a natural resource of unique value at the national, state, and local level. Integral to the greater Wekiva-Ocala ecosystem, this Rural Protection Area supports a wide variety of habitat types ranging from xeric scrub to floodplain forests, and provides home to a rich diversity of wildlife, including threatened species such as the Florida Black Bear and Florida Scrub Jay. At its northern extent, this Rural Protection Area includes the Ocala National Forest - the oldest national forest in the eastern United States and largest intact expanse of sand pine scrub in the world. South of County Road 42, the Wekiva-Ocala Rural Protection Area consists of privately-owned property intertwined with public conservation land, including Seminole State Forest, Lower Wekiva River Preserve State Park, Lake Norris Conservation Area, and Lake County Water Authority lands. Much of this Rural Protection Area is located within the Florida Forever Wekiva-Ocala Greenway, a priority acquisition project of the state. Within the Wekiva-Ocala Rural Protection Area, private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

Policy I-5.2.2 Land Use in the Wekiva-Ocala Rural Protection Area

Lake County shall limit future land use within the Wekiva-Ocala Rural Protection Area to the Rural Future Land Use Category, Conservation Future Land Use Category, and Public Benefit Future Land Use Series.

Inside that portion of the Wekiva-Ocala Rural Protection Area located south of the Ocala National Forest and north of the Wekiva River Protection Area, any subdivision of land into ten (10) or more lots and resulting in an allowable density greater than one (1) dwelling unit per twenty (20) net acres calculated over the original parcel shall be configured as a clustered Rural Conservation Subdivision with at least 35% of the net buildable area as common open space. Development shall meet the criteria of the Rural Conservation Subdivision Design Standards in the Land Development Regulations.

OBJECTIVE I-5.3 EMERALDA MARSH RURAL PROTECTION AREA

The County hereby establishes the Emeralda Marsh Rural Protection Area, encompassing lands south of the Marion County line between Lake Griffin and Lake Yale, west of Umatilla, east of Lady Lake and Fruitland Park, and north of State Road 44, as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, and lifestyles, and to protect the ecological integrity of public and private lands associated with Emeralda Marsh, Sawgrass Island Preserve, Lake Griffin, Lake Yale, and the Ocklawaha River.

Policy I-5.3.1 Importance of the Emeralda Marsh Rural Protection Area

The centerpiece of this Rural Protection Area is Emeralda Marsh, which has been a focus of hydrologic and ecologic restoration. The Emeralda Marsh, including its waters, wetlands, floodplain, and pasture, is a natural resource of unique value to Lake County and has been federally designated as a National Natural Landmark. Comprised of public and private lands between Lake Yale and Lake Griffin, the Emeralda Marsh area supports a unique mosaic of wildlife habitat, functions as an important bird rookery, and provides regional ecosystem connectivity to the Ocklawaha River system and Ocala National Forest. Similarly, Sawgrass Island Preserve provides a valuable wildlife sanctuary on Lake Yale. Within the Emeralda Marsh Rural Protection Area, private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

Policy I-5.3.2 Land Use in the Emeralda Marsh Rural Protection Area

Lake County shall limit future land use within the Emeralda Marsh Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series.

Inside that portion of the Emeralda Marsh Rural Protection Area located east of Lake Griffin and west of CR452, any subdivision of land into ten (10) or more lots and resulting in an allowable density greater than one (1) dwelling unit per twenty (20) net acres calculated over the original parcel shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 35% of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in policy I-1.4.6.

OBJECTIVE I-5.4 YALAHA-LAKE APOPKA RURAL PROTECTION AREA

The County hereby establishes the Yalaha-Lake Apopka Rural Protection Area located between the Harris Chain of Lakes and Clermont Chain of Lakes as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, and lifestyle compatibility with the Yalaha community, to protect the ecological integrity of public and private lands associated with the Lake Apopka Basin and North Shore Restoration Area, and to provide for hydrologic and ecologic connectivity to the Harris Chain of Lakes.

Policy I-5.4.1 Importance of the Yalaha-Lake Apopka Rural Protection Area

The Yalaha-Lake Apopka Rural Protection Area represents a part of rural Lake County, geographically separate from municipalities concentrated around the Harris Chain of Lakes and the Clermont Chain of Lakes. Historically distinctive communities within the area such as Yalaha, Ferndale, and Lake Jem are otherwise surrounded by large expanses of rural property. Protecting the integrity of this Rural Protection

Area is important to sustaining the long-term rural character of Lake County, preventing urban sprawl, and averting the eventual erosion of remaining rural lands between the north and south parts of the County. This area also includes rural undeveloped and agricultural lands within the Lake Apopka Basin, which has been a focus of hydrologic and ecologic restoration. This Rural Protection Area is characterized by agrarian and equestrian-oriented uses that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

Policy I-5.4.2 Land Use in the Yalaha-Lake Apopka Rural Protection Area

Lake County shall limit future land use within the Yalaha-Lake Apopka Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series. The County shall require residential subdivisions be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. Common open space shall be preserved in the same manner as set forth in Policy I-4.1.6. Clustering and common open space shall emphasize the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open space adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for passive recreation.

GOAL I-6 OVERLAY DISTRICTS

Lake County shall develop Land Development Regulations for areas or corridors that have special planning needs through use of overlay districts.

OBJECTIVE I-6.1 SCENIC ROADWAY OVERLAY DISTRICTS

The County shall protect and enhance the intrinsic resources and rural character of designated Scenic Roadways and corridors.

Policy I-6.1.1 Green Mountain Scenic Byway Overlay Districts

The County shall develop Land Development Regulations relating to the Green Mountain Scenic Byway Roadside Overlay District and Green Mountain Scenic Byway Corridor Overlay District for County Roads 455 and Old Highway 50, consistent with the Green Mountain Scenic Byway Corridor Management Committee's Goals, Objectives, and Strategies to protect and enhance the intrinsic resources and rural character of the area.

Policy I-6.1.1.1 Green Mountain Scenic Byway Roadside Overlay District

The Roadside Overlay District shall extend 330 feet on each side of the right-of-way center, and will generally correspond to the building, parking, and clearing setbacks unless specifically determined that a particular structure or activity within the district uniquely reinforces the rural character of the area.

The Roadside Overlay District shall regulate land development along County Road 455 and Old Highway 50 by, at a minimum, establishing requirements for:

- Land use types and frequencies;
- Preservation of existing canopy trees;
- Planting of new canopy trees;
- Landscaping;
- Clearing setbacks and restrictions;
- Building character, setbacks and locations;

- Parking;
- Location of equipment storage;
- Walls, fences, entrance features and similar structures;
- Location and design of retention ponds;
- Access management;
- Number of travel lanes;
- Number and location of traffic signals;
- Absence or presence of overhead power lines or their presence on only one side of the street with lateral crossings underground;
- Location and design of signage;
- Location and design of lighting to protect rural character and dark skies; and
- Easements, deed restrictions or similar recorded and legally binding instruments to perpetually preserve privately owned land adjacent to the roadway corridor.

Policy I-6.1.1.2 Green Mountain Scenic Byway Corridor Overlay District

The Corridor Overlay District shall correspond to the Corridor Limits as delineated on the map entitled Green Mountain Scenic Byway, Route and Corridor Limits produced for and contained within the Green Mountain Scenic Byway Corridor Management Plan.

The intent of the Corridor Overlay District is to preserve, maintain, protect and enhance the cultural, historical, archaeological, recreational, natural, and scenic resources of the Green Mountain Scenic Byway Corridor. These resources include the St. Johns River Water Management District's North Shore Restoration Area and the shoreline of Lake Apopka located to the east and north of the Scenic Byway, the skyline of the Lake Wales Ridge located to the west of the Scenic Byway, the Ferndale Preserve, the recorded and currently unrecorded archaeological sites along the shores of Lake Apopka, and the unique use of the Scenic Byway as a recreational resource by touring and competitive cyclists.

The Corridor Overlay District shall regulate land development within the delineated Green Mountain Scenic Byway Corridor by, at a minimum, establishing standards for:

- Protection of Federal and State listed plants and animal species and the habitat for those species;
- Grading on the Lake Wales Ridge skyline and preservation and enhancement of the viewscape;
- Preservation of the rural character of Ferndale;
- Identification and preservation of cultural, historic and archaeological resources; and
- Maintenance and enhancement of the Scenic Byway as a recreational resource for touring and competitive cyclists.

OBJECTIVE I-6.2 LAKE APOPKA BASIN OVERLAY DISTRICT

Lake County shall, through the implementation of this Comprehensive Plan, preserve and protect the Lake Apopka Basin as a natural resource of regional significance through the creation of the Lake Apopka Basin Overlay District. Within 12 months of the effective date of this Comprehensive Plan, the County shall adopt Land Development Regulations to achieve and implement the policies of this objective.

Policy I-6.2.1 Boundary of the Lake Apopka Basin Overlay District

The Lake Apopka Basin Overlay District, also known as the Lake Apopka Basin, is generally located as follows:

From the Lake County Line, Hartwood Marsh Road west to U.S. Highway 27, north to State Road 50, east to Citrus Tower Boulevard, north to Old Highway 50, east on Old Highway 50 to Turkey Farms Road, north on Turkey Farms Road to Grassy Lake Road, Grassy Lake Road to County Road 561A, west to County Road 561, north on County Road 561 to County Road 48, east on County Road 48 to County Road 448, north to Duda Road, east to the Lake County Line.

Within 12 months of the effective date of this Plan, these boundaries shall be revised according to the best available information and technology to provide more accuracy.

Policy I-6.2.2 Shoreline Treatment and Development

Lake County shall adopt Land Development Regulations that set forth specific measures for shoreline treatment and development criteria within the Lake Apopka Basin Overlay District for the purpose of creating uniform protection standards to support the restoration of Lake Apopka's water quality. These regulations shall ensure that all proposed development is consistent with the overall goal to balance economic development and resource protection with sound land management practices. Public access to Lake Apopka shall be encouraged. Regulatory agencies shall be encouraged to extend incentives to landowners who voluntarily restore lakefronts.

Policy I-6.2.3 Lake Apopka Loop Trail

Lake County shall support the adoption and development of the Lake Apopka Loop Trail System and connections to existing trails and recreational facilities.

Policy I-6.2.4 Permitted Uses within the Lake Apopka Basin Overlay District.

The Lake Apopka Basin Overlay District may allow land uses that are low-impact, environmentally compatible, and sited to protect environmentally sensitive features and the natural resources of the Lake Apopka Basin, in accordance with the Land Development Regulations.

Policy I-6.2.5 Agricultural Uses in the Lake Apopka Basin Overlay District

The County shall support the use of land within the Lake Apopka Basin Overlay District for sustainable agriculture, such as silviculture, that is compatible with natural resource protection. The County shall require compliance with the most current Best Management Practices for the protection of water quality and for the specific agricultural product or operation.

The following BMP manuals, subsequent revisions, or new and appropriate manuals published by the Natural Resources Conservation Service, the Florida Department of Agriculture and Consumer Services, the Florida Cooperative Extension Service, the Florida Department of Environmental Protection, the Department of Florida Commerce, or other relevant agency shall be used as appropriate:

- ***Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices*** *(Department of Economic Opportunity/Department of Environmental Protection, 2002).*
- ***Best Management Practices for Silviculture (2003)****, Florida Department of Agriculture and Consumer Services (FDACS), Division of Forestry, (Chapter 5I-6. F.A.C.).*
- ***Nitrogen Best Management Practices (BMPs) for Florida Ridge Citrus (7-23-02)****, FDACS, Office of Agricultural Water Policy, (OAWP) (Rule: 5E-1.023, F.A.C.).*
- ***Water Quality/Quantity Best Management Practices for Florida Vegetable and Agronomic Crops (Edition 2005)****, FDACS,OAWP, (Chapter 5M-8, F.A.C.).*
- ***Best Management Practices for Agrichemical Handling and Farm Equipment Maintenance,*** *FDACS and Florida Department of Environmental Protection (FDEP), May 1998.*

- ***Water Quality/Quantity Best Management Practices for Florida Container Nurseries (Edition 2007)**, FDACS, OAWP, (Chapter 5M-6, F.A.C.).*
- ***Aquaculture Best Management Practices Manual, January, 2007**, FDACS, Division of Aquaculture, (Chapter 5L-3, F.A.C.).*
- ***Irrigation and Nutrient Management Practices for Commercial Leatherleaf Fern Production in Florida**, University of Florida, Cooperative Extension Services, Institute of Food and Agricultural Sciences Bulletin 300 (published February 1995), (Rule: 5E-1.023, F.A.C.).*
- ***Florida Agricultural Water Conservation Best Management Practices, 2006 Edition**, FDACS, OAWP.*
- ***Water Quality/Quantity Best Management Practices for Florida Sod, 2008 Edition**, FDACS, OAWP.*
- ***Water Quality Best Management Practices for Florida Cow/Calf Operations, 2007 Edition**, FDACS, OAWP.*
- ***Water Quality/Quantity Best Management Practices for Florida Equine, 2008 Edition,** FDACS, OAWP.*
- ***Agrichemical Handling Facility, Interim Conservation Practice Standard (No.) Code 309,** Natural Resources Conservation Service.*

Policy I-6.2.6 Resource Protection Standards in the Lake Apopka Basin Overlay District

The County shall require Planned Development and clustering for any proposed development within the Lake Apopka Basin Overlay District that meets the criteria and thresholds established in the Land Development Regulations, to ensure the protection of natural resources.

Policy I-6.2.7 Wastewater Standards in the Lake Apopka Basin Overlay District

Lake County shall consider adoption of design standards in the Land Development Regulations for septic systems and central wastewater systems. For central wastewater systems, Advanced Wastewater Treatment shall be required, in accordance with Policy IX-3.3.6 Coordination of Enhanced Nutrient-Reducing Onsite Sewage Treatment And Disposal Systems.

Policy I-6.2.8 Stormwater Standards

Development within the Lake Apopka Basin Overlay District must comply with stormwater management requirements specified by the St. Johns River Water Management District. Stormwater swales shall be provided between development and the lake. Direct discharge to Lake Apopka or connected surface water is prohibited. Stormwater management systems shall be designed using Low Impact Development principles and practices to better maintain natural, pre-development hydrological conditions and to improve treatment and removal of pollutants, nutrients, and sediments.

OBJECTIVE I-6.3 PINECASTLE MILITARY OPERATIONS AREA OVERLAY DISTRICT

The U.S. Navy Pinecastle Range Complex (Range) Military Operations Area (MOA) is the special use airspace designated by the Federal Aviation Administration (FAA) utilized by the U.S. Military for training and exercises overlying parts of northern Lake County and administered by the United States Navy. Airspace contained within the Range consists of the Palatka 1 and Palatka 2 Military Operations Areas and Restricted Areas 2906, 2907A, 2907B, 2910, 2910 A, and 2910B. Lake County shall protect the mission and the long-term viability of this military installation through the management of underlying future land

uses. Restricted Areas 2910A, 2910B, 2010C, 2910D and 2910E are the only Pinecastle Special Use Airspace areas over Lake County.

Policy I-6.3.1 Land Use Compatibility with the MOA

There are two aspects of the Pinecastle Range regarding the employment of live weapons that apply to Lake County. The first is Range Compatibility Zone TWO (RCZ II) for Pinecastle Impact Area. RCZ-II defines the area of aircraft armed over-flight whereby an aircraft commits to the target attack. The period of armed over-flight is defined as beginning when an aircraft with ordnance places the cockpit arming switch in the "armed" position. The second area is Range Compatibility Zone THREE (RCZ III). RCZ-III defines the minimum airspace for maneuvering into and out of the air-to-ground target area, outside of the areas designated as RCZ-I and RCZ-II. RCZ-III is the area required to provide access to and from the target, safely separate participating and nonparticipating aircraft, and provide the range user with tactical maneuvering room allowing for initial alignment for target acquisition. The County shall ensure that future development within areas underlying the Range will not negatively impact the current and long-term viability and use of this installation and will protect the public health, safety and welfare by ensuring land use activities are compatible with the testing and training mission of the U.S. Armed Forces by allowing only compatible land uses within this area.

Policy I-6.3.2 Area of Influence

The County hereby establishes those portions of Lake County underlying the Range including areas within the Ocala National Forest, as an Overlay District in the Future Land Use Map Series. The Pinecastle MOA Overlay District (Pinecastle MOA) shall be depicted in the Future Land Use Map Series. The Pinecastle MOA is the area of the County within which review comments on proposed Comprehensive Plan amendments, proposed Land Development Regulations changes, development orders and permits will be sought from the Military. Within the Pinecastle MOA, the County will apply growth management policies and regulatory techniques to guide land use activities and construction in a manner compatible with the long-term viability of the facility and the protection of public health and safety.

Policy I-6.3.3 Incompatible Development within the Military Operations Area

The County finds that existing development density and intensity is compatible with the testing and training mission of the Range and MOA. The County shall ensure that future development within the adopted Military Operating Area will not negatively impact current and long-term use of the military installation/range complex, as listed in the Chief of Naval Operations Instruction (OPNAVINST 3550.1 series), will promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas consistent with all other requirements of this Comprehensive Plan.

Policy I-6.3.4 Building Heights

Within the Pinecastle MOA, building heights shall not exceed 35 feet above ground level.

Policy I-6.3.5 Cell Towers

Within the Pine Castle MOA, cell towers shall be limited to self-supporting towers. Applications for cell tower approval shall include written evidence from the Range that the location, height and operation of the tower does not adversely affect the operations and mission of the Range prior to application to Lake County. A cell tower shall not be approved by the County if the Range certifies that the tower would constitute an unacceptable encroachment and interference with safe operations related to the mission of the facility.

Policy I-6.3.6 Lighting Standards

Within the Pinecastle MOA, all artificial lighting equipment, including but not limited to flood lights and searchlights, whether temporary or permanent installations, shall comply with the lighting standards of the Land Development Regulations. Lights shall be fully shielded with positive optical control so that all light

emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below a horizontal plane extending from the bottom of the light fixture. No building permit shall be granted within the Pinecastle MOA unless this requirement is met. In addition, lights or illumination used in conjunction with street, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating within the MOA or under operational control of the Range. The purpose of these lighting standards is to reduce distractions to training pilots.

Policy I-6.4.7 Real Estate Disclosure

A Military Influence Area Notice Acknowledgement (MIANA) disclosing the fact that a parcel is located within the Pinecastle MOA shall be affixed to all subdivision plats, planned unit developments and other zoning and subdivision actions and recorded in the Public Records of Lake County.

OBJECTIVE I-6.4 NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES OVERLAY DISTRICT

The Naval Undersea Warfare Center (NUWC) Okahumpka open water facility at Bugg Spring is located in western Lake County and is administered by the United States Navy. Lake County shall protect the mission and the long-term viability of this military facility through the management of the underlying future land uses within the Mission Impact Zone by establishing the Naval Undersea Warfare Center Okahumpka Mission Impact Zones Overlay District.

Policy I-6.6.1 Land Use Compatibility with Mission Impact Area

The County shall ensure that future development within areas underlying the NUWC Okahumpka Mission Impact Zones Overlay District will not negatively impact the current and long-term viability and use of this facility and will protect the public health, safety and welfare by ensuring land use activities are compatible with the testing and training mission of the Department of Defense.

Policy I-6.6.2 Area of Influence

The County hereby establishes those portions of Lake County underlying the NUWC Okahumpka Mission Impact Zones as an Overlay District in the Future Land Use Map Series. The NUWC Okahumpka Mission Impact Zones Overlay District shall be depicted in the Future Land Use Map Series. New development, including but not limited to Comprehensive Plan amendments, proposed Land Development Regulations changes, development orders and permits The NUWC Okahumpka Mission Impact Zones are in the area of the County within which review comments on proposed Comprehensive Plan amendments, proposed Land Development Regulations changes, development orders and permits will be sought from the United States Navy. Within the NUWC Okahumpka Mission Impact Zones, the County will apply growth management policies and regulatory techniques to guide land use activities and construction in a manner compatible with the long-term viability of the facility and the protection of public health and safety.

Policy I-6.6.3 Incompatible Development within the Mission Impact Area

The County finds that existing development density and intensity is compatible with the mission of NUWC Okahumpka facility. The County shall ensure that future development within the adopted NUWC Okahumpka Mission Impact Zones will not adversely impact current and long-term use of the military facility. The County will promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas consistent with all other requirements of this Comprehensive Plan.

(Ord. No. 2017-39, § 1, 10-10-2017; this Objective and Policies were added two years after Objective I-6.5 with the same Objective number and was re-numbered to Objective I-6.6)

GOAL I-7 IMPLEMENTATION

The County shall ensure that the Future Land Use Element is implemented and adopt Land Development Regulations as necessary to achieve this goal.

OBJECTIVE I-7.1 NONCONFORMITIES AND VESTED RIGHTS

The County shall reduce or eliminate existing nonconforming land uses and structures to the greatest reasonable and practical extent without intruding on the constitutional rights of the affected land owners.

Policy I-7.1.1 Nonconforming Uses and Antiquated Plats

The Land Development Regulations shall aim to reduce the number of uses that are inconsistent with community character, reduce non-conforming uses, eliminate nonconforming zonings, and resolve issues related to antiquated plats.

Within certain parts of the County, especially inside of Rural Protection Areas, Wekiva River Protection Area (WRPA), Wekiva Study Area, and Green Swamp Area of Critical State Concern, it is recognized that pre-existing recognized subdivisions or lots of record occur at a higher density or intensity than allowed for new subdivisions or lots within the Future Land Use Category. FLUM assignments in these areas reflect the vision of the County and overall pattern of land use planned. In these areas, the policies of this objective are intended to ensure that recognized subdivisions and lots of record are treated as conforming as specified herein.

Policy I-7.1.2 Vested Rights Provisions

The Land Development Regulations shall enforce a vested rights ordinance to ensure that existing rights of property owners are preserved in accord with the Constitutions of the State of Florida and the United States. The details of this ordinance shall be guided by principles of statutory vesting and common law vesting.

Policy I-7.1.3 Existing Lot Exception for Density

The following exception to the densities established by this Plan shall apply to single lots of record which were established on or before March 2, 1993, and which are not contiguous to other lots or parcels under the same ownership. An exception for density shall be made for any such lot described above so that one single family dwelling unit may be built. Contiguous lots owned by the owner or predecessor in title on March 2, 1993 shall be aggregated so that the combined square footage meets the minimum density of the Future Land Use Category, or a minimum of five (5) net acres (excluding open water bodies and wetlands), whichever creates the least density.

Development undertaken pursuant to this policy shall be consistent with, and is subject to, the other provisions of the Plan, including, but not limited to, concurrency and protection of natural resources.

Policy I-7.1.4 Nonconforming Lots and Subdivisions

Lots of Record and Subdivisions meeting the conditions of vested properties and legally non-conforming lots, as defined in the Land Development Regulations, shall be exempt from open space, impervious surface ratio, and clustering requirements, provided that said lots are not further subdivided. This policy shall not apply to existing single-family dwellings within the Conservation Future Land Use Category.

OBJECTIVE I-7.2 PROTECTION OF NEIGHBORHOODS

The County shall protect the long-term viability of residential neighborhoods by regulating existing and future development to ensure quality design and provide for compatibility with surrounding land uses.

Policy I-7.2.1 Enforcement of Regulatory Standards on All Development

The County shall protect the viability of established and future residential neighborhoods by enforcing Land Development Regulations relating, but not limited to:

- Development within flood-prone areas;
- Building setbacks and heights;
- Roadway buffers and buffers between land uses;
- Landscaping;
- Tree preservation;
- Signage;
- On-site traffic circulation and parking;
- Drainage and stormwater management;
- Fences, walls and entrance features;
- Maintenance and use of common open space areas;
- Interconnection of neighborhoods and pedestrian accessibility;
- Lighting;
- Transportation corridors and access, and
- Development within wildland interface and wildfire risk exposure areas.

Policy I-7.2.2 Minimization of Active Recreation Use Impacts on Residential Areas

The Land Development Regulations shall provide standards to minimize adverse impacts of active recreational uses on residential areas. These standards may include, but are not limited to, landscape buffering, fencing, parking and loading, garbage disposal, signage, lighting, and storage areas.

Policy I-7.2.3 Roadway Compatibility

The Land Development Regulations shall encourage the viability of residential neighborhoods by:

- Requiring additional setbacks and buffers for residential development adjacent to future major collector and arterial roadways to minimize the impacts of future roadway improvements;
- Requiring minimum setbacks and vegetated buffers between new roads and the property line of existing residential development;
- Requiring development plans to transition residential densities and nonresidential land use intensities at roadway intersections and along corridors to maximize compatibility with residential neighborhoods;
- Discouraging through traffic on local residential roadways;
- Requiring pedestrian, bicycle and vehicular linkages between abutting residential areas to provide convenient access to recreation, schools, libraries, and shopping. Vehicular connections between subdivisions shall be designed to serve local residents and discourage through traffic;
- Designing of transportation infrastructure in such a manner that calms speed on local roads through the use of speed tables, roundabouts, narrow streetscapes, and other appropriate features; and
- Incorporating professionally recognized practices related to Transit Oriented Design (TOD).

Policy I-7.2.4 Communication Towers within Residential Areas

The County shall regulate the location and construction of communication towers to protect existing and future residential neighborhoods from potential adverse impacts resulting from these facilities. Siting criteria and design requirements shall be defined within the Land Development Regulations.

Policy I-7.2.5 Location of Higher Density Residential and Age Restricted Communities

The County shall encourage higher density (Urban Future Land Use Series) and age restricted housing near commercial centers, bus transit routes, and community facilities.

Policy I-7.2.6 Provision of Transitional Land Uses

The County shall evaluate Future Land Use Map amendments and zoning requests to determine when transitional land uses are appropriate to provide a buffer between residential and nonresidential uses, between residential uses of varying densities, and in managing redevelopment of areas no longer appropriate as viable residential areas. Transitional land uses are not required in all circumstances, such as in compact, mixed-use, or otherwise compatible development patterns.

Policy I-7.2.7 Industrial Uses near Residential Areas

The County shall ensure that new industrial uses adjacent to or in close proximity to residential areas shall be limited to light industrial uses to protect residences from adverse impacts.

Policy I-7.2.8 Support Art in Public and Private Spaces

The County shall consider and support, as appropriate, innovative regulations, techniques and programs that promote the provision of art in public and private projects.

OBJECTIVE I-7.3 MINIMIZE HAZARDS.

Lake County shall minimize the danger to life and property occasioned by natural disasters.

Policy I-7.3.1 Implement a Local Hazard Mitigation Strategy and Post Disaster Redevelopment Program.

The County shall implement the Local Mitigation Strategy for hazard mitigation and a Post Disaster Redevelopment Plan to increase public safety and reduce damages and public expenditures, in accordance with the goals of the Intergovernmental Coordination Element.

OBJECTIVE I-7.4 PROTECTION OF RURAL LIFESTYLES

The County shall institute policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle enjoyed by residents living in rural areas. The following policies apply to the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern.

Policy I-7.4.1 Recognition of Rural Areas

The County shall, through Comprehensive Plan policies and Land Development Regulations, recognize those parts of the County within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern as areas with specific rural character where established rural development patterns shall be retained. These areas require special protection from the intrusion of urban uses, densities and intensities. It shall be the policy of the County that properties within these areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services, environmental protection and Land Development Regulation enforcement consistent with the rural character of such areas.

Policy I-7.4.2 Rural Conservation Subdivision

The Land Development Regulations shall provide design criteria and guidelines for the development of Conservation Subdivisions in the Rural Future Land Use Series, Wekiva River Protection Area, Wekiva Study Area, and Green Swamp Area of Critical State Concern. These design criteria and guidelines shall adhere to the following principles:

- Cluster development to create large contiguous tracts of common open space; to protect environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors; to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst features; and to create opportunities for passive recreation;
- Maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties;
- Minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced lane widths, stem-wall construction, and swales;
- Protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument, to the extent allowed by law;
- Protect natural amenity areas for passive recreation;
- Protect dark skies through a dark sky lighting ordinance;
- Retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices;
- Ensure that development along roadway corridors improves or protects the rural character of the corridor;
- Require the use of Best Management Practices for native landscaping and "right plant-right place" landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation;
- Implement water conservation techniques including the limitation of overhead irrigation, with the exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for vegetable gardens; and
- Enhance the rural character of the project and surrounding area.

The conservation subdivision regulations are intended to affect the location of the number of dwelling units authorized by the Future Land Use Categories and not to serve as a vehicle for increasing the lot yield above the number of units authorized by the designated Future Land Use Category.

Policy I-7.4.3 Non-Residential Rural Design Standards

The Land Development Regulations shall implement design standards for non-residential development located within and adjacent to the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern. Such standards are intended to ensure the protection of rural character and may include but are not limited to building size, location, architecture, parking, lighting, and landscaping.

Policy I-7.4.4 Protection of Rural Viewscapes

The Land Development Regulations shall provide standards that protect forested areas, native vegetation, and natural topography within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern in order to maintain and protect the integrity of natural vistas and scenic viewscapes. The County shall enforce such regulations to the extent feasible, recognizing the rights of bona fide agricultural activities established in statute.

Policy I-7.4.5 Rural Roadways

In order to prevent urban sprawl and maintain rural character, the County shall discourage the expansion of roadways within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern. As defined within the Transportation Element, certain roads shall be designated as rural Scenic Roadways, and shall be constrained by policy to remain as two (2) travel lanes. The Land Development Regulations shall address access, land use, building size and setbacks, landscaping, lighting and other factors associated with protecting the rural character of these corridors.

OBJECTIVE I-7.5 COORDINATION OF LAND USE WITH ENVIRONMENTAL PROTECTION

The County shall ensure that natural resources are protected for the enjoyment of all citizens through provisions of this Comprehensive Plan and the Land Development Regulations.

Policy I-7.5.1 Designation of Conservation and Recreation Future Land Use

The County shall ensure the long-term preservation of environmentally sensitive areas and ecosystems and provide opportunities for passive recreation through the assignment of land to the Conservation and Recreation Future Land Use Categories.

Policy I-7.5.2 Open Space Protection

Lake County shall assure the provision of open space within the county by requiring minimum open space standards for new development, through public land acquisition and through designation of Conservation and Recreation land use categories on the Future Land Use Map.

Lake County shall, through the Land Development Regulations, provide a mechanism to protect, acquire or otherwise set aside natural areas and environmentally sensitive lands as open space for permanent preservation or passive recreation. Protection can be accomplished by the donation of land, plat restrictions, restrictive covenants, or establishment of a permanent conservation or open space easement held by the County, conservation agency, or appropriate non-profit conservation entity. The protection and acquisition of these lands shall be consistent with the Future Land Use Element and Conservation Element.

Policy I-7.5.3 Consistency with Conservation Element

The County shall require that proposals for a change in the use of land or development of property conform to all applicable goals, objectives, and policies of the Conservation Element before such proposal can be considered to be consistent with the Future Land Use Element. Prior to obtaining approval for a change in the use of land or development of property, the location and significance of all environmental features and constraints shall be identified, including but not limited to topography, wetlands, vegetation, wildlife, habitat, flood hazards, the 100-year floodplain, soils, springsheds, karst features, and adjacent conservation lands and environmentally sensitive lands. The County shall require that all such features and constraints be included within applications and site plans submitted as part of the development review process.

Policy I-7.5.4 Protection of Floodplains

The Land Development Regulations shall implement standards to protect floodplains, as identified by the Federal Emergency Management Agency as amended, or as identified by Lake County, through Land Development Regulations that accomplish the following:

- Restrict uses which are dangerous to health, safety and property and minimize public and private losses due to flood conditions;
- Prohibit land filling and grade changes where such activity will cause erosion or inhibit flood waters;

- Require development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health;
- Require all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development flood prone and wetland areas to the County or appropriate state agency as a conservation easement, as allowed by law; and
- Designate environmentally sensitive floodplains and establish criteria to limit development or development impacts therein.

Policy I-7.5.5 Protection of Wetlands and Wetland Assessment Program

The County shall implement a wetlands assessment program and adopt Land Development Regulations that accomplish the following:

- Regulate development activities according to wetland significance;
- Require the identification of wetland type, land use, extent, significance, development compatibility, and applicable performance standards prior to County review and approval of development activities;
- Require, at a minimum, compliance with all performance standards set forth in the Land Development Regulations of Lake County, which standards and guidelines are accepted herein verbatim by this reference; and
- Depending on wetland significance provide for development flexibility through mitigation/compensation measures where more beneficial environmental results may be achieved.

The County shall require dedication of a conservation easement to the County or other agency of all post-development wetlands, to the extent allowed by law. This conservation easement shall require that the wetlands and wetland buffers be maintained in their natural and unaltered state. If such wetlands and buffer areas are not in a natural state due to the presence of invasive species, changes in hydrology, or the removal of natural vegetation, such wetlands and buffers shall be restored by the removal of all invasive species, replacement/revegetation with suitable native species, and, to the greatest extent possible, restoration of natural hydrology. The entity accepting a conservation easement shall enforce its provisions.

Policy I-7.5.6 Platting of Wetlands and Water Bodies

Except as provided below, wetlands and water bodies shall not be included as part of any platted lot, except as provided herein. Wetlands and water bodies shall be shown on the plat as a common area, which shall be deeded to the homeowners' association, the County, a conservation agency, or non-profit conservation organization for ownership and maintenance. A portion of wetlands between an upland lot and a water body may be included in the lot to allow the lot owner access to the water. If the lot abuts a wetland area without a water body and is required to be platted as a common area, the associated fifty (50) foot upland buffer must be included in the common area tract with the wetlands and may not be included on the platted lot. Wetlands and water bodies may be included in the platted lots for subdivisions which do not have a homeowners' association and which contain ten (10) lots or less. Wetlands between an upland lot and a water body may be included in the lot to allow the lot owner access to the water. Any isolated wetland, or water body, of less than one acre may be included in a platted lot.

Policy I-7.5.7 Ground Water Protection

Lake County shall regulate uses and activities consistent with the Conservation Element and other policies of this plan in order to protect ground water resources, including but not limited to aquifer recharge, springsheds, karst features and areas of aquifer vulnerability.

Policy I-7.5.8 Preservation of Wildlife and Habitat

Lake County shall regulate uses and activities consistent with the Conservation Element and other policies of this plan in order to protect wildlife, habitat and wildlife corridors.

Policy I-1.7.5.8.1 Support for the Florida Wildlife Corridor

The County shall support efforts to provide contiguous wilderness and working lands, which are critical to the survival of Florida's species, by pursuing the preservation of lands identified in the Florida Wildlife Corridor through land acquisition, public-private partnerships, and Transferable Development Rights.

Policy I-7.5.9 Use of Protective Measures to Avoid Adverse Development Impacts

In the event the County or another agency having jurisdiction determines that a development proposal will adversely impact one or more of the areas outlined below, the area shell be delineated using best available data. The County shall require conservation easements, to the extent allowed by law consistent with Chapter 704, Florida Statutes, plat restrictions fee-simple dedication to a public agency, or some other form of recorded and binding legal instrument to protect the following:

- Post-development flood prone areas;
- Wetlands and buffer areas;
- Environmentally sensitive areas including, but not limited to, xeric uplands and scrub habitats;
- wildlife corridors and buffers;
- Karst features and buffers;
- Aquifer recharge areas;
- Natural or engineered drainage features which qualify as open space;
- "Preservation" or "conservation" areas which are part of a development project; and
- Common open space in platted subdivisions.

The Land Development Regulations shall specify additional methods, such as developer agreements or conditions of approval to protect required open space, including drainage areas, recreation areas, and other areas set aside as requirement for development approval.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy I-7.5.10 Natural Resource Extraction

Lake County shall regulate uses that extract or deplete natural resources of the County, to the extent allowed by federal and state law. In addition to requiring compliance with all other provisions of the Comprehensive Plan and Land Development Regulations, these uses including but not limited to mining and bottling operations shall require a conditional use permit approved by the Board of County Commissioners. The approval, or existence, of a mine or other extractive use shall not be construed as the basis for a future land use change.

Policy I-7.5.11 Protection from Incompatible Land Uses

The Land Development Regulations shall require through the site plan and development review process the protection of conservation, recreation, and open space areas from incompatible adjacent land uses and activities.

Land uses adjacent to conservation, recreation, and open space areas shall be required to use appropriate screening and ample vegetated buffers to limit off-site impacts. Land uses adjacent to and near natural resource-based conservation and natural resource-based recreation sites shall be of a low density and intensity as defined in the Future Land Use Element.

The Land Development Regulations shall limit the undesirable intrusion of noise, light, access, and other impacts onto conservation and recreation lands from adjacent property.

OBJECTIVE I-7.6 GREENHOUSE GAS REDUCTION

The County shall seek to reduce Greenhouse Gases (GHG) produced in the County by requiring compact land-use planning and by developing strategies to reduce GHG emissions in the transportation, construction, and industrial sectors. Innovative approaches to implementing energy-efficiency measures in public and commercial buildings will be implemented wherever feasible.

Policy I-7.6.1 Encouragement of Trip-Capturing Development

Within the Urban Future Land Use Series, Lake County shall encourage mixed use, self-contained projects and development patterns that promote shorter trip lengths and reduce Vehicle Miles Travelled (VMT).

Policy I-7.6.2 New Design of County Facilities

All new facilities constructed by the County shall be designed and built according to the principles and practices promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star, and Water Star programs, as appropriate and financially feasible.

Policy I-7.6.3 Energy Audits of County Facilities

Energy efficiency is a priority, therefore, the County shall conduct audits of every County facility over 5,000 square feet at least once every five years to determine electric power usage and the potential for energy and cost savings in, but not limited to, lighting, heating and cooling of air and water, equipment power usage, and potential alternative/renewable electric power generation sources. The County may create a central database, or other appropriate system, to track electric and other utility costs.

Policy I-7.6.4 Greenhouse Gas Reduction Program

The County shall consider instituting a Greenhouse Gas (GHG) Reduction Program. Methodologies and tools have been developed and technical assistance is available through the International Council for Local Environmental Initiatives Cities for Climate Protection program. The GHG Reduction Program evaluation shall consider the costs and benefits of the following:

- An inventory and forecast of community and County greenhouse gas emissions;
- Establishment of specific GHG emission reduction goals; and
- Development of a Greenhouse Gas Reduction Strategy Plan specifying the measures to be taken to achieve the emission reduction goal with a monitoring system to assess progress.

If the County establishes a formal GHG reduction program, it will consider membership in the Cities for Climate Protection program which is a performance-oriented campaign that offers a framework for local governments to reduce greenhouse gas emissions, improve air quality, and enhance livability within their communities.

OBJECTIVE I-7.7 RETENTION OF AGRICULTURAL LANDS

Lake County shall become proactive in developing partnerships with the agriculture industry, property owners, and local, regional and state organizations for the purpose of developing a better understanding of how local government can ensure the continued viability of agriculture as a key component of the local economy.

Policy I-7.7.1 Agricultural Primacy

The County shall encourage the continuation of agriculture within the Rural Future Land Use Series, Wekiva River Protection Area, and Green Swamp Area of Critical State Concern. Agricultural uses on lands that have an agricultural exemption from the Lake County Property Appraiser shall have primacy. For the purpose of this policy, primacy shall mean that conflicts between such agricultural lands and other non-agricultural uses, all other factors being equal, will be resolved in favor of the agricultural interests. Agricultural operations shall utilize Best Management Practices to reduce conflicts to the greatest extent possible.

Policy I-7.7.2 Support Agriculture

The County shall support agriculture as part of its economic base. Lake County shall coordinate with agricultural agencies to identify and promote a productive and prosperous agricultural economy. Research on conservation, production, and marketing techniques for agriculture shall be made available to the public through the County's support of the Agricultural Extension Service. Farmers markets shall be considered where feasible for local distribution of local crops. Water conservation techniques in relation to agriculture shall be encouraged. The County shall evaluate incentives to farmers to keep land in agricultural production, methods to maintain viable agricultural economies, and elimination of potential barriers to agricultural operations.

Policy I-7.7.3 Implement Strategies for Agricultural Land Retention

Lake County shall consider the findings of the Agricultural Lands Retention Study and facilitate the implementation of strategies identified in the study that are determined to be appropriate by the County. Lake County may adopt amendments to the Comprehensive Plan and Land Development Regulations as appropriate and may consider incentives to protect agricultural lands from conversion to other uses such as through the voluntary elimination or transfer of development rights.

Policy I-7.7.4 Agricultural Easements

Lake County shall consider the use of agricultural easements and less-than-fee acquisition as means of conserving agricultural lands.

Policy I-7.7.5 Agricultural Buffers

The Land Development Regulations shall require adequate buffering and setbacks between properties designated as agricultural and new development, particularly residential, in order to protect agricultural uses from adverse impacts associated with encroachment of development or a nuisance perception created by the proximity of and encroachment upon agricultural operations. Buffers shall be used to minimize or eliminate incompatibility between agricultural and other uses so that the long-term continuance of both is not threatened by one or the other. Buffers shall be provided to screen each land use from intrusions relating to the application of fertilizers, pesticides, noise, glare, odor, dust, trespassing, pets, vehicles and smoke. Agricultural buffers shall be a minimum of fifty (50) feet wide and utilize natural material to the greatest extent possible. The establishment and maintenance of required buffers shall be the responsibility of the new development. Agricultural operations which expand onto new land, not formerly designated for agriculture, adjacent to existing development shall be required to use Best Management Practices to minimize potential impacts for the existing development.

OBJECTIVE I-7.8 PLANNED UNIT DEVELOPMENTS

The County shall adopt Regulations affecting the design and time frame of Planned Unit Developments.

Policy I-7.8.1 Requirements for Planned Unit Developments

New development that utilizes Planned Unit Development (PUD) zoning shall meet the requirements of the Land Development Regulations. The purpose of the PUD zoning designation is to provide for creative site design that can integrate a mix of uses, protect natural resources, and efficiently use land and infrastructure.

The density and intensity of a PUD shall not exceed the density and intensity of the underlying Future Land Use Categories and may be further restricted in the Land Development Regulations.

OBJECTIVE I-7.9 PUBLIC FACILITIES AND SERVICES

The County shall require that all development be consistent with the Capital Improvements Element and the approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

Policy I-7.9.1 Concurrency Requirements

The County shall ensure that public services and facilities are available concurrent with new development. All development orders, permits, and agreements shall be subject to the adopted Concurrency Management System consistent with the Concurrency Management Element of this Comprehensive Plan.

Policy I-7.9.2 Phasing of Large-Scale Residential Development

The County shall establish Land Development Regulations for the phasing of large-scale residential development to ensure the coordination of community needs including but not limited to infrastructure, education, jobs and housing.

Policy I-7.9.3 Private Investment for Infrastructure

The County shall require private investment in infrastructure improvements or impact fees, where a rational nexus demonstrates that the improvements are needed to accommodate the development and to minimize attendant public costs associated with growth.

OBJECTIVE I-7.10 UTILITIES

Utilities needed to support adopted Future Land Uses and zoning in the unincorporated area shall be provided.

Policy I-7.10.1 Provision of Utilities and Services

All utilities, including electric, potable water, sewer, and solid waste shall be provided in accordance with the Public Facilities Element.

OBJECTIVE I-7.11 COMPREHENSIVE PLAN AMENDMENT STANDARDS OF REVIEW

Lake County shall adopt standards of review for proposed amendments to the Comprehensive Plan.

Policy I-7.11.1 Framework for Review

All applications for a Comprehensive Plan amendment, including but not limited to site specific changes in future land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the numerous generally acceptable planning, compatibility, and public facility considerations described or referenced in the policies of the Comprehensive Plan. Any application for an amendment to the Comprehensive Plan shall also be reviewed to assess any County-wide or area-wide impacts, including but not limited to the effect of the change on either the internal consistency or fiscal health of the Comprehensive Plan.

Nothing herein or within the Land Development Regulations shall be construed as a guaranteed right or entitlement that a request for a future land use change shall be granted. In addition to reviewing proposed FLUM amendments for compliance with all requirements of the Comprehensive Plan, the County shall consider whether or not the proposed amendment protects the character and quality of life in the County, and serves the public interest. Nothing herein shall be interpreted to restrict the authority of the Board of County Commissioners to exercise its discretion in denying any proposed amendment to the Comprehensive Plan.

The Land Development Regulations shall contain provisions that establish an amendment application and review process, consistent with the requirements of the Florida Statutes and this Comprehensive Plan, which shall at a minimum require:

- A standardized application and report format for all Future Land Use Map amendments, including delivery of a staff report with recommendation to the Local Planning Agency (LPA) prior to the public hearing on the application. If a substantive change to the amendment request is made by the applicant following the LPA public hearing, then said change shall require reconsideration by the LPA prior to consideration by the Board of County Commissioners;
- Compliance with all policies of the Comprehensive Plan;
- Evaluation of the application to be governed by the general regulatory guidelines and policies of the Comprehensive Plan; and
- Provisions for intergovernmental coordination.

Policy I-7.11.2 Mandatory Consistency with the Comprehensive Plan

Any proposed amendment to the Future Land Use Map or Comprehensive Plan must undergo an assessment of consistency with all applicable goals, objectives and policies of this Comprehensive Plan. The Land-Use Conflict Identification Strategy (LUCIS) Model may be considered when reviewing future amendments to the Comprehensive Plan or Future Land Use Map. The above standards shall be evaluated by means of the preparation of a needs-analysis, transportation system capacity analysis, environmental impact evaluation and land use compatibility analyses. If an amendment to the Future Land Use Map or Comprehensive Plan is adopted, the above referenced documentation shall be submitted as supporting information for compliance review.

Policy I-7.11.3 Services and Facilities/Concurrency

Minimum facilities needed to support a Comprehensive Plan amendment shall be those defined in the Capital Improvements Element and shall be subject to the Concurrency Management Standards and provisions contained in the Concurrency Management Element of this Plan. Future Land Use amendments that impact facilities shall require amendments to the appropriate Element, including the Capital Improvements Element to ensure adequate facilities can be provided.

Policy I-7.11.4 Alternative Future Land Use Designation

The Board of County Commissioners may determine that a Future Land Use Category other than the designation requested by the applicant is appropriate, provided that the approved Future Land Use Category does not exceed the density or intensity of the Future Land Use Category or use that was publicly advertised for consideration.

Policy I-7.11.5 Standards of Review for Amending the Future Land Use Map

The County shall include within its Land Development Regulations provisions for the review of amendments to the Future Land Use Map consistent with this Comprehensive Plan. At a minimum, the Land Development Regulations shall include the following standards of review:

- Demonstration by signed affidavit that, if requested by a private individual or entity, the proposed Future Land Use Map (FLUM) amendment is sought or supported by the landowner(s) subject to the amendment;
- Demonstration that additional lands for residential use are needed to accommodate population projections consistent with the Comprehensive Plan if the FLUM amendment involves a potential increase in residential density, and that lands subject to the proposed amendment are in the most appropriate location with respect to the efficient use of public facilities and services for this increase in density, and with respect to all other policies of this Comprehensive Plan;
- Demonstration of need for non-residential and commercial lands based upon population and employment within the service area, vacancy rates for similar uses, and ability to reduce overall future transportation demands on the road network (reduction in Vehicle Miles Travelled – VMT);
- Demonstration of purpose for the proposed FLUM amendment and explanation of desired use, including submission of a conceptual site plan depicting important features including but not limited to the location of major roads, structures, significant limitations (e.g. wetlands, karst features, steep slopes) and environmentally sensitive areas, and required open space;
- Demonstration that facilities and services are or will be available within the levels of service adopted throughout the Comprehensive Plan (or the levels of service adopted by the municipality in whose utility area the proposed amendment is located and as adopted in the Capital Improvements element or by joint agreement with the County), including but not limited to water supplies (including permitted quantities) and facilities, sewer services, transportation, parks and recreational facilities, and schools;
- Demonstration that the amendment will not fiscally burden County services;
- Demonstration that the amendment would not cause unnecessary and unmitigated negative impacts on natural resources, including but not limited to wetlands, uplands, habitat, wildlife corridors, wildlife, groundwater and surface water, recharge, and karst features, and further demonstration that the integrity of interconnected ecosystems of local, state, regional, and federal significance will be preserved;
- Demonstration that historic and cultural resources will not be affected by unnecessary and unmitigated negative impacts;
- Demonstration that any proposed Future Land Use Map amendment to the Urban Future Land Use Series from the Rural Future Land Use Series is contiguous to existing urban development in the Urban Future Land Use Series so as to discourage urban sprawl; and
- Demonstration that the proposed Future Land Use Map amendment provides an appropriate transition of land uses adjacent to the rural area, and that the amendment shall create a final area of transition between the rural area and existing urban development to constrain future intrusion into the rural area. Adequate transition shall be required to maintain compatibility with adjacent, existing communities and may require flexible lot sizes, provision of open space or variable buffers.

Policy I-7.11.6 Precedence of 2050 Comprehensive Plan

During the interim period when the provisions of the most recently adopted Comprehensive Plan, or element or portion thereof, and the Land Development Regulations are inconsistent, the provisions of the most recently adopted Comprehensive Plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.

OBJECTIVE I-7.12 PLANNED UNIT DEVELOPMENT FUTURE LAND USE SERIES

The Planned Unit Development (PUD) Future Land Use Series is established to provide an implementing tool to accommodate site specific development standards for unique properties and developments which do not conform to an established Future Land Use Category.

Specific land use designations within an approved PUD land use designation may be approved on a site-specific basis. Such designation shall be conditioned on the development proposal being reviewed as a PUD zoning district with a corresponding ordinance. Each PUD zoning district shall ensure adjacent land use compatibility and efficient physical integration within existing infrastructure.

Each specific land use designation shall be established by a comprehensive plan amendment that identifies the specific land use types along with densities and intensities. The Future Land Use designation shown on the Future Land Use Map shall indicate the approved use and the PUD designation.

The PUD land use designation is not permitted within the Green Swamp Area of Critical State Concern (GSACSC), as described within Rule 28-26.002, FAC.

Policy I-7.12.1 Standards of Review for the Planned Unit Development Future Land Use Category

All applications for the Planned Unit Development Future Land Use Category shall comply with Objective I-7.13, Comprehensive Plan Amendment Standards of Review. Applicants shall demonstrate that the proposed amendment is compatible with the surrounding area in regards to density, intensity, and proposed uses.

Policy I-7.12.2 Planned Unit Development Land Use Category

The following land use table details the development program, including the maximum densities and intensities, for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name/Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-72
FLU-19-07-2	Evergreen Estates	Wellness Way1	Residential [Two(2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020-65
FLU-21-01-1	Holiday Travel Park	Urban Low Density and Urban Medium Density	995 RV spaces, 112 mobile home sites and associated facilities	2021-38
FLU-21-03-5	Wildwoods Campground	Rural	84 RV spaces, Three (3) dwellings units and accessory uses	2021-40
FLU-21-08-5	Expert Investments	Rural Transition	10 dwelling units	2022-29
FLU-22-06-5	Illinois-Crown	Rural	Residential [2 single family dwelling units with accessory structures]	2022-32
FLU-21-05-3	Drake Pointe	Rural Transition	Residential [535 dwelling units and 46% open space] with associated amenities	2022-49
FLU-22-04-4	Mount Dora Groves South	Regional Office	Residential [783 dwelling units with associated recreation facilities], Commercial [150,000-square feet], and 25% open space	2022-56
FLU-22-01-3	Atlantic Housing PUD	Urban High Density	175 dwelling units	2023-01

FLU-22-14-4	Haines Creek RV Village	Rural Transition	RV Park [159 mobile home, park model and RV lots, associated facilities], Commercial [15,000 square feet, and 25% open space.	2023-26
FLU-23-35-4	Lake Norris/CR 44A Properties	Wekiva River Protection Area A-1-20 Receiving Area	Residential [Two (2) single family dwelling units] and Commercial [one story free standing commercial building]	2023-56
FLU-23-29-1	Golden Eagle Mixed-Use	Urban Low Density	138,520 square feet of self-storage	2023-72
PZ2023-253	Hillcrest PUD	Mt. Plymouth Sorrento Main Street and Mt. Plymouth Sorrento Neighborhood	Residential [1,725 dwelling units], commercial [350,000 square feet] and 36% open space]	2024-24
FLU-23-18-4	Sorrento Pines Expansion PUD	Public Facilities and Infrastructure	Residential [328 dwelling units], and 50% open space]	2024-26
PZ2023-290	Mount Dora North PUD	Regional Office and Rural Transition	Low Density Residential: 87 Single-Family Dwelling Units, Moderate Density Residential; 2,549 Dwelling Units, Mixed-Use/Employment: 606 Dwelling Units and 2,199,780 square feet and 35% open space.	2025-11
PZ2023-291	Mount Dora South PUD	Regional Office and Mt. Plymouth Sorrento Neighborhood	Low Density Residential: 314 Single-Family Dwelling Units, Moderate Density Residential: 190 Dwelling Units, Industrial/Employment: 10,393,413 square feet, 35% open space for residential and 20% open space for industrial.	2025-13
PZ2024-329	Oswalt Clermont PUD	Residential	19 dwelling units, and 36.2% open space	2025-30
PZ2024-074	Lakeshore Preserve	Rural | Residential	149 residential dwelling units, and 40% open space	2025-49

GOAL I-8 WELLNESS WAY AREA PLAN

The intent of the Wellness Way Area Plan, which is an Urban Service Area under Section 163.3164(50), Florida Statutes (2015) (hereinafter, "WWUSA"), is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources.

The following Objectives and Policies shall govern the WWUSA as depicted on the Future Land Use Map. In the event that these Goals, Objectives or Policies present either an express (direct) or implied (indirect) conflict with the Goals, Objectives and Policies that appear elsewhere in the comprehensive plan, the provision elsewhere in the comprehensive plan that is in direct or indirect conflict with a Wellness Way Goal, Objective or Policy shall not apply to the WWUSA area. All Goals, Objectives and Policies in the Lake County Comprehensive Plan that do not directly or indirectly conflict with this Goal and associated Objectives and Policies shall apply to the WWUSA area depicted on the Future Land Use Map.

- The primary intent of the Urban Service Area is to effectuate positive change for the following initiatives:
- Job creation and economic development
- Regional transportation connectivity
- Creation of the wellness corridor/recreation/open space network
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness community development

To achieve these initiatives in the Urban Service Area these Goals, Objectives and Policies (GOPs) specifically address the unique conditions of Wellness Way. It is paramount for these GOPs to be flexible for the long term horizon of development in Wellness Way. Further, to provide predictability within the Urban Service Area, there are seven (7) future land use categories (FLUC) as described below:

A. Multi Use L
B. Multi Use W
C. US 27
D. Neighborhood
E. Wellness Way North
F. Conservation Subdivision
G. Water Conserv II

These seven future land use categories are depicted on the Future Land Use Map. The Map will also identify the five proposed arterial roadways that make up the primary roadway network. Final primary roadway alignments may be determined in the Planned Unit Development (PUD) process or through an independent alignment study.

The WWUSA is based upon providing sufficient land area to achieve a target of 1.25 to 1 jobs-to-housing ratio. The plan will also require significant open space set asides within each PUD to ensure internal open space connectivity as well as connectivity to Lake Louisa State Park, Orange County, and the City of Clermont. While locations of the Future Land Use Categories are provided by the Urban Service Area and the Future Land Use Map, the decisions on where specific land uses occur is defined by the Framework Map at the next required planning step; the PUD.

OBJECTIVE I-8.1 ECONOMIC DEVELOPMENT

Through the WWUSA, Lake County shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio within the WWUSA by focusing on growth and retention of target industries and the complimentary land uses and infrastructure needed to support them.

Policy I-8.1.1 Jobs-to-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides

Lake County shall seek to achieve a target jobs-to-housing ratio of 1.25 jobs per one (1) dwelling unit (1.25:1) within the WWUSA area. The target jobs-to-housing ratio will be achieved by ensuring a minimum volume of employment generating non-residential uses can be accommodated within the planning area. The County shall analyze each PUD submittal to ensure the PUD reserves an adequate amount of land for

employment uses to achieve the desired volume of non-residential square footage that will produce the targeted ratio for the overall Wellness Way planning area.

To ensure that an adequate volume of land is set aside to accommodate the required non-residential square footage, a FLUC specific minimum FAR (as shown in Policy 1-8.2.1.2) is applied to the non-residential square footage requirement. All PUDs are required to set aside enough acreage, as calculated above, to accommodate the required non-residential square footage at the minimum average FAR.

Land use types that can be counted towards the non-residential square footage requirements include traditional, job-generating commercial, office and industrial uses (where appropriate), as well as other job-generating land uses, such as secondary education facilities, hotels, technical schools and hospitals/medical.

Policy I-8.1.2 Target Industries

Non-residential employment development within the WWUSA shall target, but are not limited to, a broad base of industry sectors. This will allow for a diverse and dynamic range of economic development and job growth opportunities. Target industries may include:

A. Ag-Tech
B. Eco-tourism and Agri-tourism
C. Education and Health Services
D. Human Performance, Sports Medicine and Sports Training
E. Leisure and Hospitality
F. Manufacturing
G. Medical and bio-medical
H. Professional and Business Services
I. Research Facilities
J. Retail Trade
K. Transportation, Trade and Utilities

Policy I-8.1.3 Technology Infrastructure

Key to the success of the WWUSA will be the application of an advanced technology infrastructure network. PUDs within the WWUSA shall include an analysis of technology infrastructure to determine if the most current and innovative technologies are being utilized. PUDs shall identify technology infrastructure corridors and shall develop a strategy for ensuring the long term viability of the technology infrastructure network.

Policy I-8.1.4 Energy Conservation

A primary component to the WWUSA will be the use of alternative energy sources to promote economic development. The use of sustainable energy generation will attract businesses and foster the proliferation of green technology. Alternative energy resources should be encouraged as a power source for residential and non-residential development alike. PUD's should demonstrate how alternative energy sources will be incorporated into the development when economically feasible.

Policy I-8.1.5 Economic Development Incentives

Within 12 months of adoption of the WWUSA, Lake County shall develop a program intended to attract and retain target industries within the WWUSA area. This program may include financial incentives, expedited permitting and review processes, flexibility in development standards and marketing/branding initiatives.

OBJECTIVE I-8.2 LAND USE, HIERARCHY OF PLACE AND WELLNESS CORRIDORS

The intent of the Urban Service Area is to create a fiscally efficient development pattern through a diversity of land uses and locally appropriate urban form. The Urban Service Area shall promote land use densities, intensities and mixed uses that integrate and support alternative transportation modes, decrease trip lengths, and promote internal capture. The Framework Map shall guide the relationships of land use, transportation, Wellness Space and is intended to provide a hierarchy of place within each PUD.

Policy I-8.2.1 Future Land Use Categories

The following six future land use categories, as depicted on the Future Land Use Map, shall be unique to the WWUSA and are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses. The general purpose of each category is described below. Specific allowable uses shall be provided for in the implementing Land Development Regulations, design guidelines and standards.

A. The **Multi-Use FLUC** is intended to be the primary concentration of employment and non-residential uses in Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake-Orange Connector expressway.

B. The **US 27 FLUC** is intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The District is not intended to create a conventional 'strip commercial' frontage along US 27.

C. The **Neighborhood FLUC** is intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.

D. The **Conservation Subdivision FLUC** is intended to promote a balance between carefully designed residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that characterize the area. Recognition of wildlife corridors is central to the purpose of the District.

E. The **Wellness Way North FLUC** is intended to implement the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage.

F. The **Water Conserv II FLUC** is intended to recognize the public ownership nature of the land holding and as such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.

These tiers' Future Land Use Categories and density and intensity calculations are described in Policy I-8.2.1.2.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.1.1 Future Land Use Categories Capacity Allocation

Development potential within the WWUSA shall be determined utilizing the "Maximum Capacity Allocation Table." The capacity calculations provided in the "Maximum Capacity Allocation Table" determine the maximum number of residential units that can be constructed within a PUD, and the minimum amount of non-residential acreage that must be set aside within the PUD. Regardless of the actual buildable

densities and intensities (see Policy 1-8.2.1.2 for density and intensity calculations), the MAXIMUM number of residential units within a PUD cannot exceed the capacity calculations provided in the "Maximum Capacity Allocation Table." Similarly, the set asides for non-residential uses cannot fall below the MINIMUM capacity determined utilizing the "Maximum Capacity Allocation Table." "Capacity" is calculated utilizing "net acres" (gross acres minus wetland acres minus water body acres).

All net acreage within Wellness Way shall be allocated to one of three categories according to the table below:

1. Open Space; lands comprising the Wellness Space and Green Space areas
2. Center: Area for required non-residential uses and associated residential uses
3. Residential: Area of residential uses

Future Land Use Category	Open Space Minimum	Residential Maximum	Center Minimum
Neighborhood	30%	65%	5%
US 27	30%	55%	15%
Multi-Use	30%	50%	20%
Conservation Subdivision	50%	50%	NA
Wellness Way North 1	30%	60%	10%
Wellness Way North 2	30%	60%	10%
Wellness Way North 3	30%	60%	10%

Each upland acre regardless of tier designation shall receive an allocation of residential capacity and be required to set aside non-residential acreage according to the figures provided below, with the exception of existing PUDs, which maintain their current entitlements until such time as a PUD is approved.

Future Land Use Category	Maximum Capacity / Net Residential Acre	Minimum FAR / Net Non-Residential Acre
Neighborhood	3.60 (d.u.)*	0.30
US 27	5.75 (d.u.)	0.25
Multi-Use	8.00 (d.u.)	0.20
Conservation Subdivision	2.70 (d.u.)	0.00
Wellness Way North 1	3.08 (d.u.)	0.33
Wellness Way North 2	2.67 (d.u.)	0.25
Wellness Way North 3	2.25 (d.u.)	0.17

*The maximum capacity for the Neighborhood District may be enhanced up to 20%, using one or more of the following:

1. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including but not limited to:
   a. Public parks
   b. Public open space
   c. Public trail system
   d. Water Conserv II trail system
   e. Bike/pedestrian bridge over US 27
   f. Any other contribution to public infrastructure and/or public facilities
2. Transfer of density from Conservation Subdivision District or Wellness Way North District via a Final Master PUD.

Any proposed enhancement to the maximum capacity of the Neighborhood District is not a right granted by this policy but must be proffered at the time of consideration of the Master PUD. The proposed maximum capacity enhancement shall be evaluated based on achieving the Goal and Objective of the Wellness Way Area Plan.

Example Residential Capacity and Non-Residential Acreage Set-Aside Calculation: A proposed PUD contains 500 net acres (gross acres minus wetland acres minus water body acres) within the Neighborhood District and 250 net acres within the Multi-Use District. The Neighborhood District FLUC allows a Residential land allocation of up to 65% and requires a Center land allocation of at least 5%. The Multi-Use District FLUC allows a Residential land allocation of up to 50% and requires a Center land allocation of at least 20%. The Neighborhood District FLUC allows a density of 3.60 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre. The Multi-Use District FLUC allows a density of 8.00 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre.

Step 1: Land Allocation Calculation

- Neighborhood District
    - Residential Maximum: 500 net acres *65% Residential = 325 acres
    - Center Minimum: 500 net acres *5% Center = 25 acres
    - Open Space Minimum: 500 net acres *30% Open Space = 150 acres
- Multi-Use District
    - Residential Maximum: 250 net acres *505 Residential = 125 acres
    - Center Minimum: 250 net acres *20% Center = 50 acres
    - Open Space Minimum: 250 net acres *30% Open Space = 75 acres
    - Total Land Allocation
    - Residential Maximum: 450 acres
    - Center Minimum: 75 acres
    - Open Space Minimum: 225 acres

Step 2: Maximum Density Calculation

- Neighborhood District: 500 net acres *65% Residential *3.6 du/ac = 1,170 dwelling units
- Multi-Use District: 250 acres *50% Residential *8.0 du/ac = 1,000 dwelling units
- Total Dwelling Units = 2,170

Step 3: Minimum Non-Residential Calculation

- Neighborhood District: 500 net acres *5% Center *0.30 FAR = 326,700 sf
- Multi-Use District: 250 net acres *20% Center *0.30 FAR = 653,400 sf
- Total Minimum Non-Residential Program – 980,100 sf

(Ord. No. 2022-22, Exh. “B”, 5-3-2022)

Policy I-8.2.1.2 Future Land Use Categories Density and Intensity Calculations

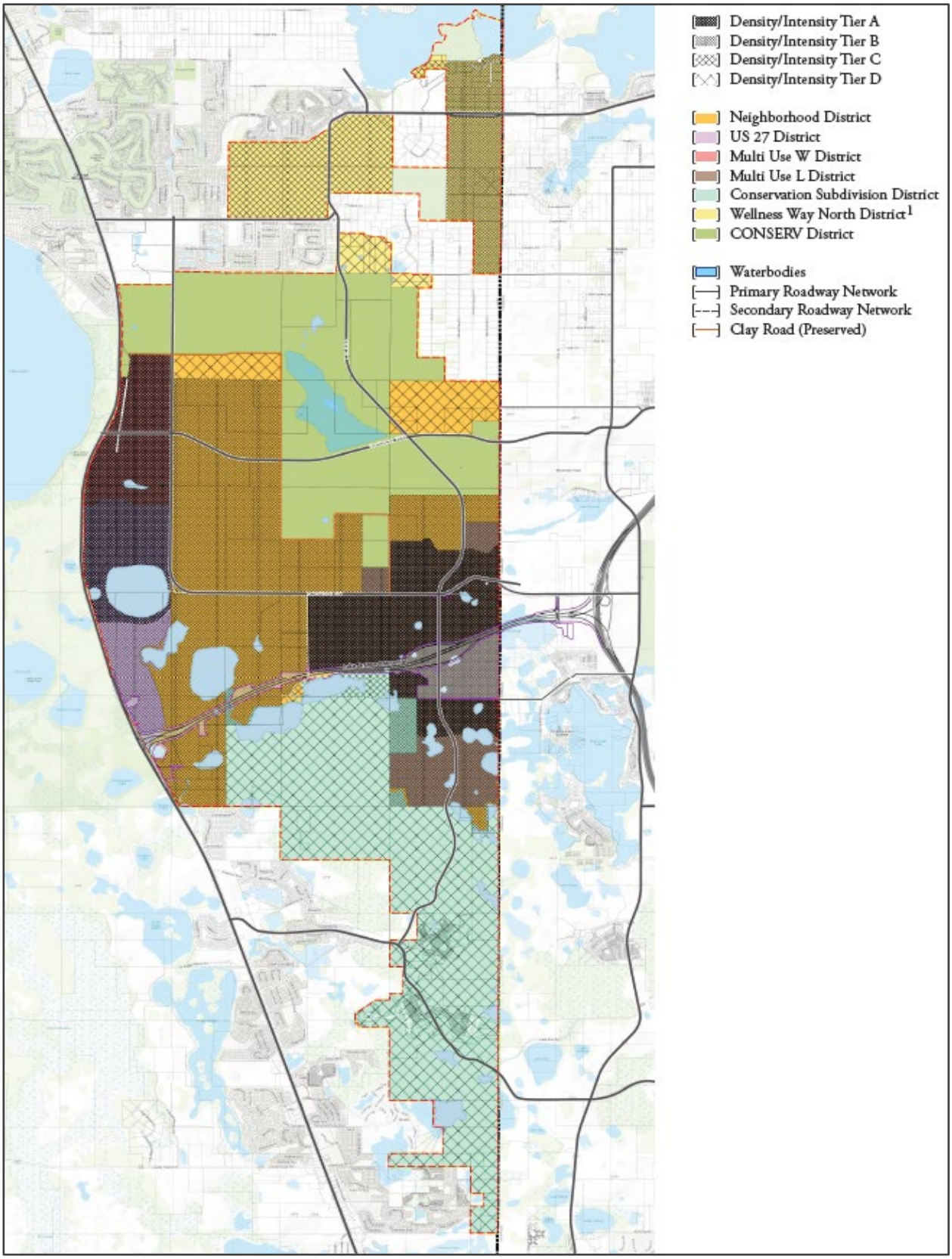
Within the WWUSA, density and intensity calculations provide guidelines for the construction of residential units and non-residential square footage. Density and intensity calculations do not determine the total number of residential units and non-residential square footage allowed; those calculations are referred

to as "capacity" and are provided in Policy I-8.2.1.1. Densities and intensities are calculated utilizing "net buildable acres" (Gross acres minus wetland acres minus water body acres minus designated open space, see Policy I-8.2.5. for open space guidelines) within the building footprint for that land use type (residential vs. non-residential). The total number of residential units within a PUD cannot exceed the maximum residential capacity calculation as indicated in Policy I-8.2.1.1 (This does not include potential right-of-way density bonuses (Policy I-8.8.1). The minimum and maximum net density and intensity for any development site within a PUD is set by the following table and map:

Future Land Use Category Density/Intensity Tier Summary Table

Future Land Use Category	Minimum Density / Net Buildable Acre	Maximum Density / Net Buildable Acre	Minimum Average FAR	Maximum Average FAR
Tier A	6.00 (d.u.)	25.00 (d.u.)	0.25	2.00
Tier B	3.00 (d.u.)	20.00 (d.u.)	0.25	2.00
Tier C	2.50 (d.u.)	15.00 (d.u.)	0.15	2.00
Tier D	2.00 (d.u.)	10.00 (d.u.)	0.15	2.00

Density Tier Map



Policy I-8.2.1.3 Location and Timing of Non-Residential Construction

Land areas set aside for the purpose of non-residential uses will be termed Centers. Non-Residential development must occur within a Center. Centers may have a mix of non-residential and residential uses All Centers shall be appropriately placed in commercially viable locations located along an arterial of collector road.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.2 Urban Form Guiding Principles

WWUSA is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within WWUSA are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Urban Service Area Goals, Objectives and Policies establish urban form guiding principles as follows:

A. The overall community is intended to include a mix of uses that integrate residential, non-residential and open space networks. The overall Framework Plan and standards were developed to ensure desired percentage distribution of uses within Wellness Way.

B. An interconnected Wellness/Green Corridor network including a trail system to reach destinations within WWUSA such as Centers, schools, parks as well as neighborhoods.

C. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.

D. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).

E. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.

F. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.

G. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.

H. Allow interim and/or permanent agricultural uses.

I. All development will adhere to dark sky standards.

These guiding principles shall be specifically demonstrated in all PUDs.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.3 Pedestrian Orientation

Design decisions must be oriented to the pedestrian scale. This begins at the Urban Service Area level and is documented in the Design Guidelines and Standards that implement this plan which must be incorporated in the development standards for each PUD zoning and culminates at the detailed design level with the specifications for complete street design.

Policy I-8.2.4 Wellness Corridors

Wellness Corridor (WC) networks connect communities, Multi-Use Districts, Centers, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

A. Community farms and gardens

B. Wetlands

C. Water bodies

D. Preserved uplands
E. Trails, pedestrian ways and bikeways
F. Viewsheds and scenic resources
G. Cultural and environmental resources
H. Parks/recreation facilities for active and passive use
I. Stormwater management facilities

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.5 Open Space

The WWUSA will preserve a significant amount of land area in the form of open space and natural protected areas. The natural protected areas include wetlands and water bodies. Open space will be divided into two separate categories, Wellness Space and Green Space, with each type allowing different uses.

Wellness Space includes land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area. Wellness Space also includes land area open to public access and gathering places, such as parks, piazzas, plazas and urban squares. Wellness Space may include permeable storm water areas if enhanced as amenities using native vegetation. Open water bodies, completely surrounded by uninterrupted Wellness Space, may also be counted as Wellness Space.

Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, or protection of vegetative communities or wildlife habitat and shall include land preserved for conservation purposes. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna. Active recreation is prohibited in Green Space; passive recreation is allowed in Green Space.

PUD's in all WWUSA FLUCs will identify and reserve 20% of the net acres as Wellness Space and 10% of the net acres as Green Space. Wetlands and water bodies cannot be counted towards a PUD's Wellness Space or Green Space allocation, with the exception of water bodies that are completely surrounded by uninterrupted Wellness Space, in which case, up to 25% of the water body may be counted towards the Open Space requirement. A 50-foot wide continuous upland buffer is required around all wetlands and waterbodies counted towards Open Space.

Open Space is meant to provide an amenity to the community and should be designed to promote public access. Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, boarding the perimeter of a PUD, being used solely as a buffer, shall be discouraged. All open space calculations shall be determined during the PUD review process and shall be phased consistent with development.

(Ord. No. 2022-22, Exh. "B". 5-3-2022)

Policy I-8.2.6 Conservation Lands

The determination of areas most suitable for permanent preservation shall occur during the preparation of a Planned Unit Development (PUD). The permanent preservation of suitable areas through recordation of conservation easements, consistent with Section 704.06, Florida Statutes, as amended, shall correspond with each development phase or stage. Once an area is placed in permanent preservation, either through easement or acquisition, the Future Land Use Map designation of that area may be amended to Conservation.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.7 Trout Lake Wellness Trail

All properties having frontage on Trout Lake shall as part of the Wellness Space requirements, provide at least a 50' wide corridor and multi-use trail adjacent to the lake edge for a publicly accessible trail.

OBJECTIVE I-8.3 MOBILITY

Development within the WWUSA area shall be managed to reduce vehicle trips, minimize vehicle trip lengths, and reduce vehicle miles travelled through the encouragement of clustered mixed-use development and the internal capture of trips and through the development of an interconnected, transportation network. The proposed arterial roadways as generally depicted on the Future Land Use Map make up the primary roadway network. Final primary roadway alignments and additional connections may be determined in the PUD process.

Policy I-8.3.1 Primary Roadway Network

System-wide transportation capacity within the WWUSA area shall be achieved through the design and development of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway, pedestrian, bicycle, transit and alternative vehicular components.

Planned Unit Developments (PUD) within the WWUSA shall be generally consistent with the primary roadway network identified on the Framework Map and as listed below. Any deviations from the number and location of primary roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban Service Area's network. Deviations to a significant extent are possible to protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

Primary Roadway Network

A. Wellness Way from US 27 to the Orange County Line
B. Hancock Road from Wellness Way to Hartwood Marsh Road
C. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
D. CR 455 Extension from the Hartwood Marsh Road to Sawgrass Bay Boulevard

Each PUD shall be required to assess its proportionate share of roadway impacts to the Primary Roadway Network, as well as impacts to US 27 and Hartwood Marsh Road. The findings of this assessment shall be used as the basis for mitigating transportation impacts in a Roadway/Transportation Impact Fee Credit Agreement with Lake County.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.3.2 Roadway Network

Thoroughfares within the WWUSA shall be designed to accommodate pedestrians, bicycles, transit, freight, and motor vehicles within a circulation network with the allocation of right-of-way provided for in the PUD approval process. To assist with the design of future roadways and ensure that these facilities consider all modes of transportation, typical complete street cross-sections shall be established in the Land Development Regulations, and shall be used to guide the design of proposed facilities during the PUD process.

Policy I-8.3.3 Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within the WWUSA shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses within the Urban Service Area shall give highest priority to walking as a basic and efficient mode of transportation and may include the following:

a. Appropriately sized and obstruction-free sidewalks connecting residential neighborhoods to employment districts, retail areas, parks and schools;
b. Well designed and highly-visible crosswalks which ensure pedestrian safety in areas where conflicts with vehicular traffic may occur;
c. The use of streetscapes that offer a safe and inviting environment for pedestrians especially by providing shade, amenities and buffering from vehicular traffic; and/or,
d. Pedestrian oriented design of buildings adjacent to sidewalks including, minimal front setbacks, entrances that provide direct access from the public sidewalk, maximum first floor opacity standards, and the placement of vehicular use areas to the back or side of buildings.
e. Provision of Wellness Corridors with multi-use paths and trails.

Policy I-8.3.4 Bicycle Facilities

PUDs within the WWUSA shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with the Multi-Use Districts, Centers, neighborhoods and parks and schools. These facilities may include:

a. Shared lane markings;
b. Designated bike lanes;
c. Separated bike facilities or "cycle tracks"; and/or,
d. Multi-use paths and trails.

(Ord. No. 2022-22, Exh. “B”, 5-3-2022)

Policy I-8.3.5 The ‘Wellness Ridgeway’

The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and destinations such as parks and schools within Residential areas and employment and commercial areas in Centers. The Network is made up of four types of trails:

A. Trunk Trail
B. Neighborhood Trail
C. Clay Road
D. Water Conserv II Trail

The implementing Design Guidelines and Standards shall establish design criteria for each type of trail. The Wellness Ridgeway is a component part of the overall Wellness Corridor Network.

(Ord. No. 2022-22, Exh. “B”, 5-3-2023)

Policy I-8.3.6 Transit

Centers located on arterial and collector roads offer the future opportunity for the Regional Transit Authority to consider providing transit service to and between Multi-Use Districts, Centers and other regional destinations.

(Ord. No. 2022-22, Exh. “B”, 5-3-2023)

Policy I-8.3.7 External Trip Reduction

PUDs within the WWUSA shall introduce measures that produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal shall be included in the PUD including Wellness Corridors, complete streets, a pedestrian oriented design emphasis and the possible inclusion of future transit service.

(Ord. No. 2022-22, Exh. “B”, 5-3-2023)

Policy I-8.3.8 Level of Service

The minimum roadway level of service standard with in the WWUSA shall be "E" except for US 27 which shall remain at LOS "D."

(Ord. No. 2022-22, Exh. “B”, 5-3-2023)

Policy I-8.3.9 Multimodal Street Design Standards

Lake County shall establish design standards to ensure streets are safe, convenient and appealing for all modes of travel, including automobiles, trucks, bicycles and pedestrians and possible future bus service. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

(Ord. No. 2022-22, Exh. "B", 5-3-2023)

Policy I-8.3.10 Connectivity

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all PUDs shall include sub-arterial streets stubbed to the boundary of the development in all cardinal directions unless physically constrained by natural or other features. Development plans within a PUD shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connections shall be made between adjacent development regardless of the parent development and adjacent land uses in order to continue the interconnected street network.

Lake County shall coordinate the interconnection of the roadway network with Orange County roadways to the east. Wellness Way, Schofield Road, Old YMCA Road, and Sawgrass Bay Blvd (to Flemings Road) are critical east-west connections that would benefit both Counties.

(Ord. No. 2022-22, Exh. "B", 5-3-2023)

Policy I-8.3.11 Land Use

The WWUSA land use densities, intensities and mixture of land uses integrate and support alternative transportation modes, enhance multi-modal transportation, decrease trip lengths, and promote internal capture.

(Ord. No. 2022-22, Exh. "B", 5-3-2023)

OBJECTIVE I-8.4 NATURAL AND SCENIC RESOURCES

The WWUSA area is home to many natural resources; the area consists of xeric uplands, wetlands and surface waters, most notably Trout Lake, Adain Lake, Sawgrass Lake, and the Urban Service Area borders Johns Lake to the north. The Planned Unit Developments (PUDs) shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space known as the WC network within the WWUSA area. These resources and corridors shall be specifically demonstrated in the PUDs.

Lake County shall protect its natural resources in the WWUSA area through adoption of PUDs that promote the preservation or conservation of environmentally sensitive lands to include habitats containing listed animal and plant species. Natural resource protection shall be achieved through mechanisms such as buffer requirements, lower allowable densities in environmentally sensitive areas, open space preservation requirements, removal of exotic plant and animal species, maintenance of corridors, preservation of native vegetation, control of hydrological characteristics, and through use of clustering to help minimize the effect of development. The permanent preservation of suitable areas through recordation of conservation easements, consistent with Section 704.06, Florida Statutes, as amended, shall correspond with each development phase or stage. Policy III-3.2.5, Native Vegetation, Habitat, and Wildlife within Development Projects shall also be adhered to, and utilized when processing a PUD.

Policy I-8.4.1 Identification of Environmentally Sensitive Areas

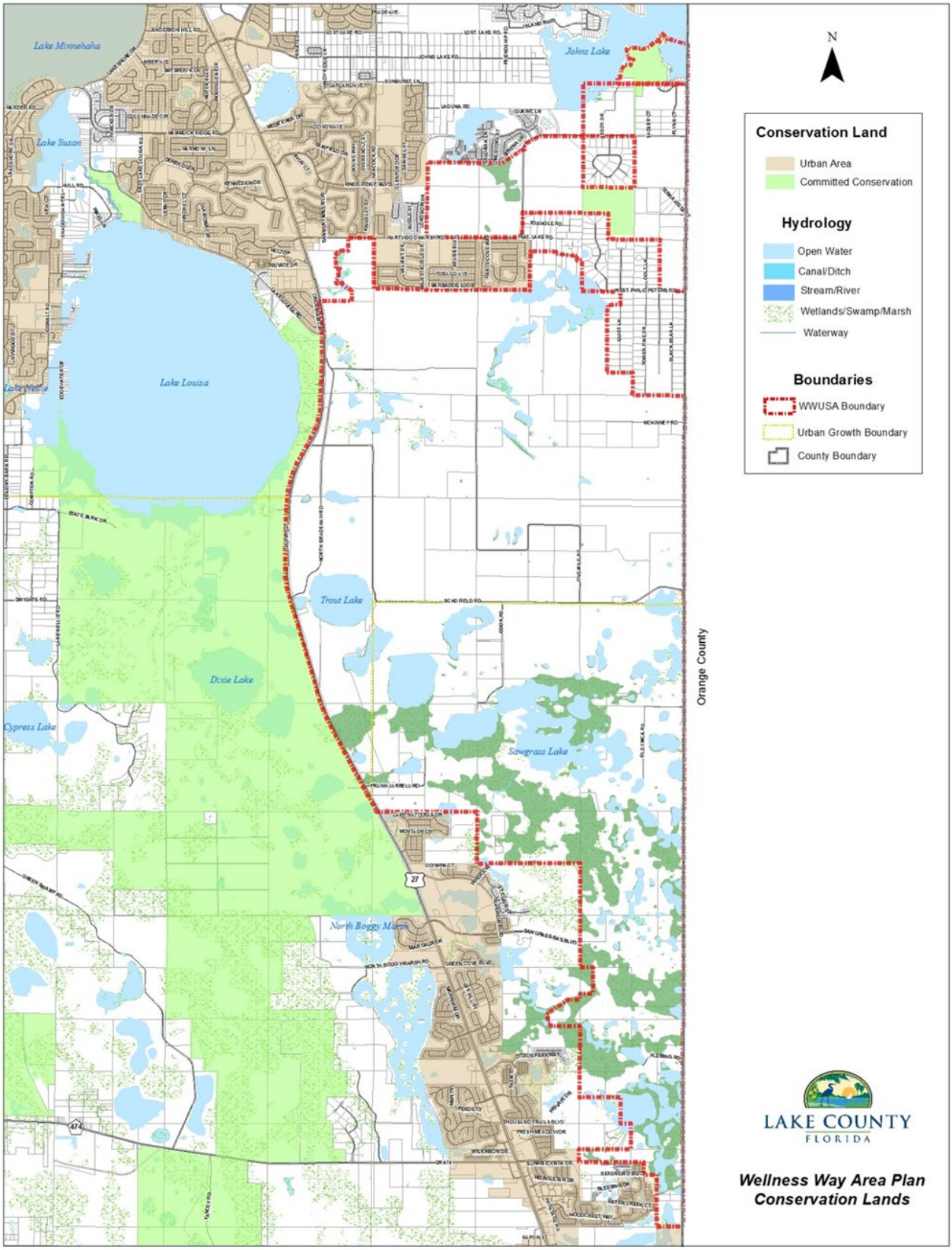
The Wellness Way Future Land Use Map generally identifies areas of potential environmentally sensitive lands within the Urban Service Area. The Conservation Land Map shall guide the preparation of subsequent PUDs and their respective detailed identification of lands for permanent protection or preservation.

Policy I-8.4.2 Identification and Preservation of Wetlands and Water Bodies

Wetlands and water bodies shall be delineated during the PUD process. The types, values, functions, sizes, conditions and locations of wetlands within the planning area, shall be determined through on site studies and field verification as the primary data source conducted by qualified professionals in accordance with state and federal regulations, guidelines and procedures. The existing wetland systems have several important functions, including flow of water (lakes are connected by waterways and streams), and habitat for plants and wildlife. Wetland impacts shall be carefully planned so as to avoid inordinate impacts to the wetlands system.

A mandatory minimum setback of 50 feet from all jurisdictional wetland lines shall be established in the PUDs, and a minimum 50 foot wide buffer shall apply to all retained isolated andands, non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum width of 15 feet and average width of 50 feet shall be provided.

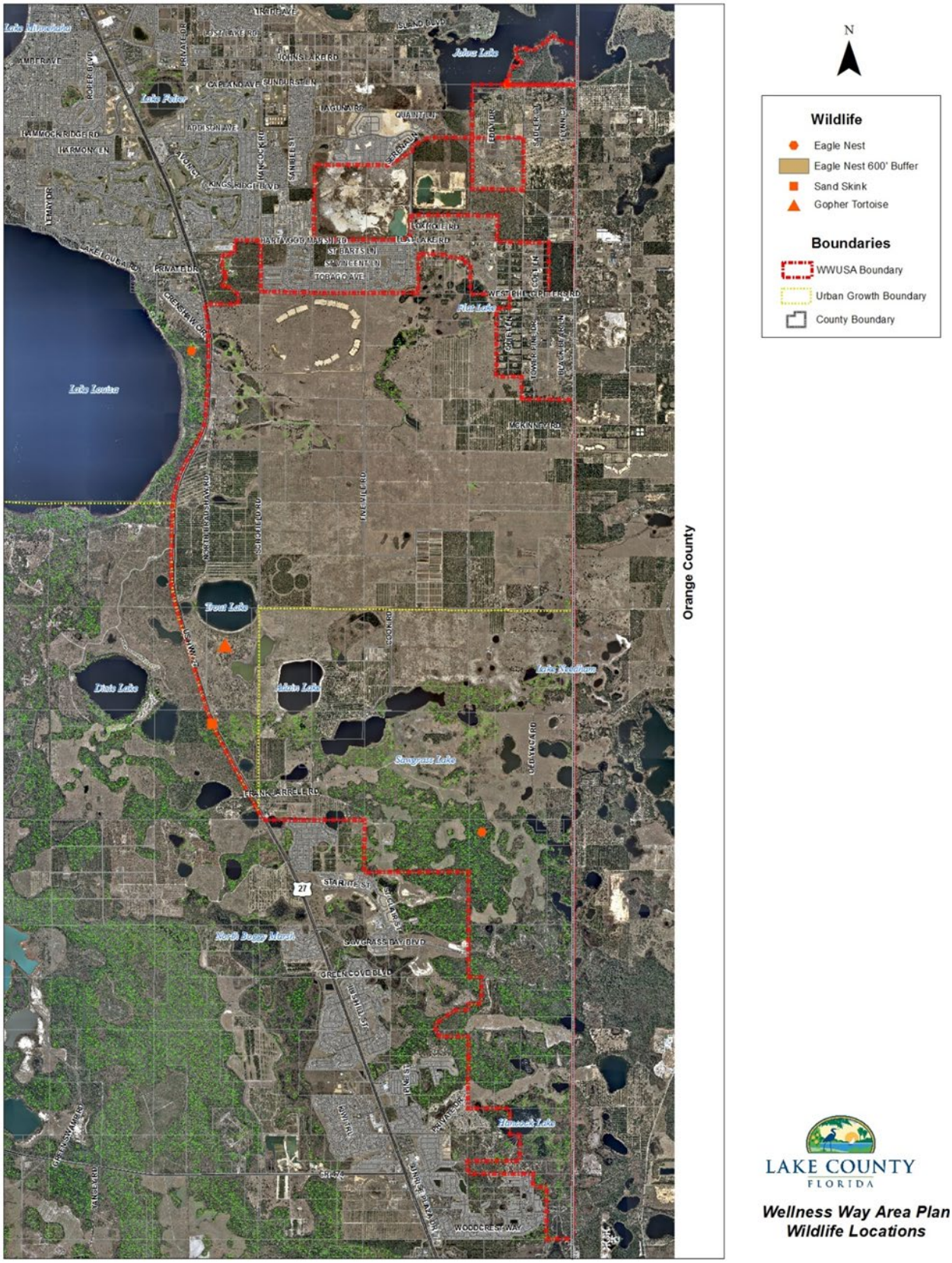
A Conservation Lands Map of the Wellness Way area is shown below:


Lake Minnehaha
Johns Lake
Lake Susan
Lake Louisa
Trout Lake
Dixie Lake
Cypress Lake
Sawgrass Lake
North Boggy Marsh
Orange County
N
Conservation Land
Urban Area
Committed Conservation
Hydrology
Open Water
Canal/Ditch
Stream/River
Wetlands/Swamp/Marsh
Waterway
Boundaries
WWUSA Boundary
Urban Growth Boundary
County Boundary
LAKE COUNTY
FLORIDA
Wellness Way Area Plan
Conservation Lands

Policy I-8.4.3 Conservation of Regionally Significant Natural Resources

The Critical Lands and Waters Identification Project (CLIP), and Florida Fish and Wildlife Conservation Commission (FFWCC) databases shall be consulted during the preparation of PUDs within the WWUSA area. Areas designated as Priority 1 or 2 within the CLIP database and areas within the FFWC database containing known locations of rare and imperiled species of plants and animals shall be given the highest consideration for protection or preservation within a PUD. Applicants shall ensure their environmental assessment identifies any species listed on the Florida Endangered and Threatened Species protected under Section 379.411, Florida Statutes, and listed under Rule 68A-27.003, Florida Administrative Code.

There are no known species that occur in the area that require special management plans or planning considerations other than the gopher tortoise, a state-designated threatened species; the bald eagle, which is not currently listed as a threatened or endangered species; and sand skink, which are listed as federally-designated threatened. The Wildlife Resources Map, shown below, illustrates known wildlife occurrences within the area.



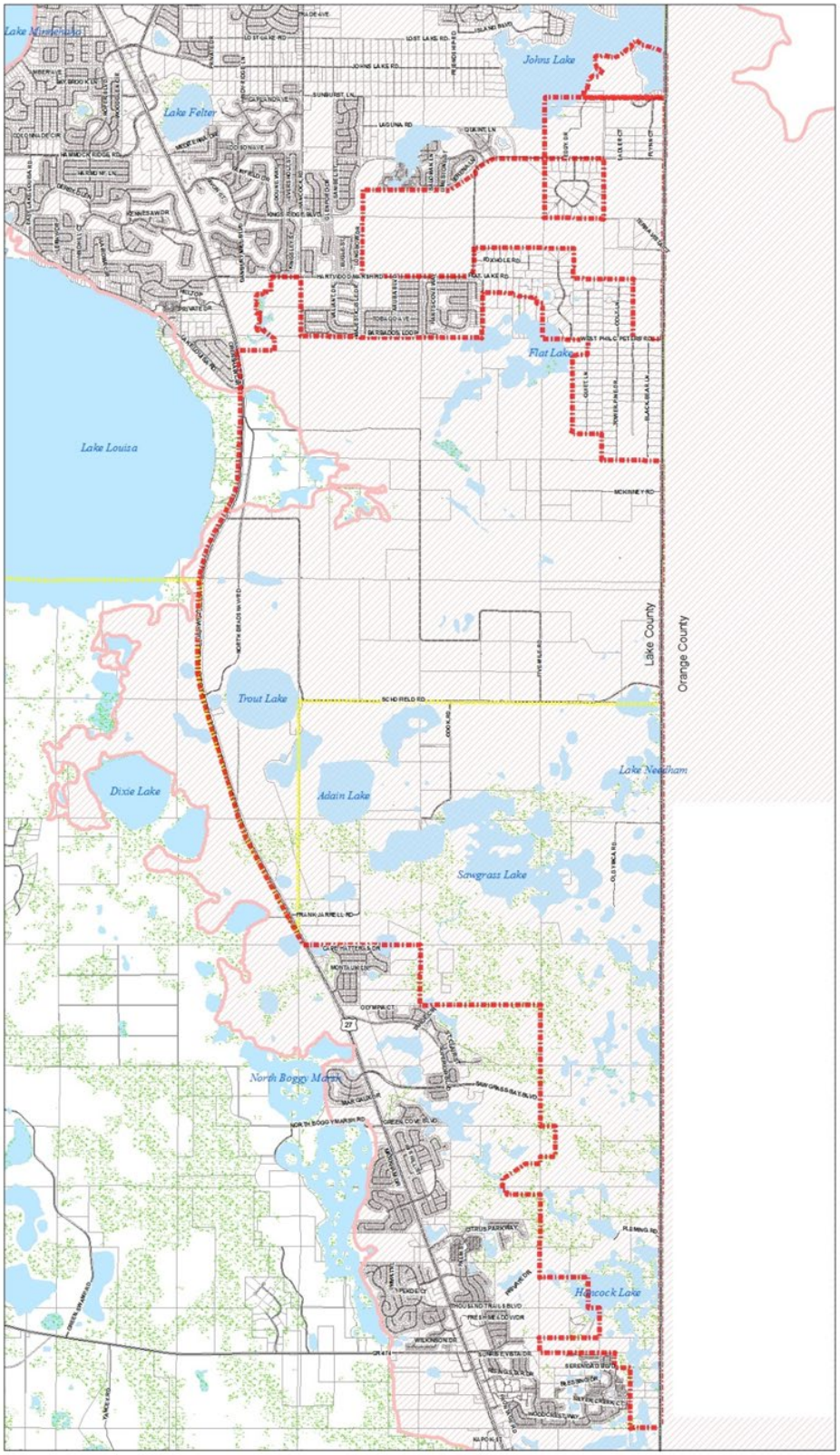
Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Environmental Protection.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.4.4 Lake Wales Ridge

The Lake Wales Ridge follows the east side of US Highway 27 south from Lake Apopka through Polk County and ending in Highlands County. The ridge consists of an ecosystem known as scrub and is currently home to 53 rare, indigenous and endangered plant and animal species including the Florida scrub jay, sand skink, and scrub mint. The planning area is located east of US Highway 27; the Lake Wales Ridge is illustrated on the Lake Wales Ridge Map shown below.

Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Environmental Protection.


Lake Minneola
Johns Lake
Lake Felter
Flat Lake
Lake Louisa
Trout Lake
Dixie Lake
Adair Lake
Lake Needham
Sawgrass Lake
North Boggy Marsh
Hancock Lake
Lake County
Orange County
N
Lake Wales Ridge
Legend
Lake Wales Ridge
WWUSA Boundary
County Boundary
Urban Growth Boundary
LAKE COUNTY
FLORIDA
Lake Wales Ridge

Policy I-8.4.5 Wildlife Data

An applicant for a PUD shall submit baseline data consistent with the guidelines for ant state of federally listed wildlife or plant species, based on Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service survey methodologies and casual observation on non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects that development within the WWUSA is having on species diversity and habitat over a period of time.

An applicant for a PUD shall submit baseline data consistent with the current survey protocols for all listed species that may occur within the development area as well as accessible appropriate buffers as defined by the listed species' survey protocols, prior to conducting detailed surveys. Guidance related to species-specific survey protocols can be found in the FWC's Florida Wildlife Conservation Guide. Surveys shall be conducted prior to clearing and construction in accordance with the survey protocols. The purpose of the baseline data is to recognize the cumulative effects that development within the WWUSA is having on species diversity and habitat over a period of time.

1. This survey shall be conducted in accordance with U.S. Fish and Wildlife Service (USFWS) or FWC guidelines and methodologies by a person or firm that is knowledgeable and experienced in conducting flora and fauna surveys for each potentially occurring listed species.
2. FWC's survey protocols and permitting guidelines for the gopher tortoise may be downloaded from the FWC website.
3. This survey shall identify locations of breeding sites, nests, and burrows for listed wildlife species. Nests and burrows shall be recorded with global positioning system (GPS) coordinates, identified on an aerial photograph and submitted with the final listed species report. Locations should be physically marked so that clearing and construction shall avoid impacting them.
4. This survey shall include an estimate of the acreage and percent cover of each existing vegetation community that is contained within the Certified Site area to be impacted prior to land clearing and construction activities using a geographic information system (GIS). Examples of such wildlife-based habitat classification schemes include Florida's State Wildlife Action Plan (FWC 2019) or the Natural Communities Guide (Florida Natural Areas Inventory 2010).

Policy I-8.4.6 Identification and Preservation of Xeric Uplands

During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest species diversity and minimizes extinction probabilities; small patches that are isolated are less likely to preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within the Urban Service Area and surrounding areas.

Policy I-8.4.7 Creation of the Natural Components of the Wellness Corridor Network

At build-out, the WWUSA area shall contain a large, interconnected WC network comprised of water bodies, wetlands, open space, important upland habitats and publicly owned lands. This system shall serve to protect environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for significant passive recreation areas for the residents, employees and visitors.

Native Vegetation within Corridors

Non-native landscape species shall be prohibited within these corridors, with the exception of turf grass used as road or yard stabilizer. Vegetation identified on the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited.

Movement of Wildlife Crossings

Collaboration with the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation shall be required to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.

Each PUD shall be reviewed for consistency with this policy during the approval process.

Policy I-8.4.8 Site Development Standards

An applicant for a PUD shall be required to prepare a site development plan based on standards that promote preservation of wildlife during development and promote the provision of usable habitat post-development. Site development standards shall include, but are not limited to, monitoring, low-voltage lighting, berms, and fencing. Post-development measures may include, but are not limited to, planting of native vegetation, low-voltage lighting, berms, and fencing. The County shall also require that vegetative communities and wildlife habitats be protected from adverse effects associated with development.

Applicants shall utilize FWC 's Florida Wildlife Conservation Guide to evaluate options to avoid or minimize impacts to wildlife during the project design. The PUDs shall include provisions to require that development preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The permanent preservation of suitable areas through recordation of conservation easements, consistent with Section 704.06, Florida Statutes, as amended, shall correspond with each development phase or stage. The PUD shall ensure the protection of trees and native vegetation with a target of protecting 50% of trees onsite. As appropriate, a tree replacement ratio may be implemented based on type and caliper. Special consideration shall be given to rare upland habitats and designated species within ecologically significant areas identified herein. The extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site, shall be determined during the PUD process.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.4.9 Water Conservation Based Landscaping

A significant amount of water resources are used for irrigation of landscaped spaces in traditional developments. In recognition of the limited water resources available in South Lake County, developers in the Wellness Way Urban Service Area shall base their landscaping plans on water conservation principles and practices. The County may develop a landscape design handbook which provides examples of water conserving landscape designs for commercial, residential and institutional developments as well as planted right of way areas. The handbook designs will feature the use of Florida native, drought tolerant species that require no irrigation once they have been established. The handbook will contain several design examples, listing acceptable plants and providing plan view layouts and pictorial representations of each design concept. Developers within the Wellness Way Urban Service Area shall utilize the handbook designs or shall propose a landscape design that conforms with water conservation principles for review during the permitting process. Exceptions may be granted for designs that receive irrigation solely from retained stormwater.

Policy I-8.4.10 Regulation For Reclaimed Water Shall Be Enforced To Prevent Adverse Environmental Impacts.

The intent of the WWUSA is to require 100% of landscape irrigation be provided by re-use water. Another type of non-potable water supply may be used for landscape irrigation if re-use water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to Part II of Chapter 373, Florida Statutes.

Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost.

Policy I-8.4.11 Black Bear Protections

The FWC has received 222 reports of human-bear conflicts within a 5-mile radius of the Wellness Way Area since 2011. Florida black bears are frequent in this area which is within the Central Bear Management Unit identified in the 2019 Bear Management Plan. Site designs for larger developments should locate conservation areas along the borders of developed areas, to avoid encouraging bears to forage within developed areas.

Homeowner's Associations are encouraged to provide residents with bear-resistant garbage cans as part of their regular waste service and include provisions in their deed restrictions to require residents to take measures to prevent attracting bears into the neighborhood.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.4.12 Smoke Shed Awareness

The proposed development project is within a smoke corridor that originates from the use of prescribed fire as a management tool on Hilochee Wildlife Management Area, Lake Louisa State Park, and other conservation lands within and near the Wellness Way Area. Prescribed fire is required to maintain many of the natural upland communities that exist on these conservation areas and may be required to maintain conservation areas established as part of the PUD process.

Deed restrictions shall be required for all new development within two miles of conservation lands within the WWUSA to inform the future residents that prescribed burning is an acceptable practice for natural resource management and that the area is within a smoke corridor.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

OBJECTIVE I-8.5 PUBLIC FACILITIES

The County shall require that all development be consistent with the Capital Improvements Element and the approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

Policy I-8.5.1 Identification of Water Supplies

All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape irrigation, when available. The availability of, and requirement to connect to, Alternative Water Supplies, including reclaimed water, will be determined during the PUD approval process unless the use of water from other water sources is authorized by the St. Johns River Water Management District pursuant to Part II of Chapter 373, Florida Statutes.

To ensure that the WWUSA's water suppliers (i.e., City of Clermont, Lake Utility Services, and Southlake Utilities) account for and meet the water needs of the WWUSA, the County will monitor, and participate

as necessary, in those water suppliers' water supply planning related processes, such as water supply facility work plans, consumptive use permits, and the South Lake Regional Water Initiative.

Policy I-8.5.2 Potable and Re-use Water Facilities

The area served by Sunshine Water Services, or their successor, surrounding the planned interchange between the Lake-Orange Connector and CR 455 does not currently have potable and re-use water distribution and treatment facilities. Prior to any rezoning of properties in the Sunshine Water Services territory, the applicant for rezoning must provide, and the County must approve, a utility master plan for the property, including all off-site obligations for service. The utility master plan must demonstrate how the infrastructure will be financed and constructed.

(Ord. No. 2022-47, § 1, 11-1-2022)

Policy I-8.5.3 Sanitary Sewer Facilities

The area served by Sunshine Water Services, or their successor, surrounding the planned interchange between the Lake-Orange Connector and CR 455 does not currently have collection and treatment facilities. Prior to any rezoning of properties in the Sunshine Water Services territory, the applicant for rezoning must provide, and the County must approve, a utility master plan for the property, including all off-site obligations for service if required. The utility master plan must demonstrate how the infrastructure will be financed and constructed.

(Ord. No. 2022-47, § 1, 11-1-2022)

Policy I-8.5.4 Solid Waste Facilities

PUDs within the WWUSA shall include an analysis of solid waste impacts and, when necessary, mitigation plans that ensure adequate capacity exists to accommodate proposed demand.

Policy I-8.5.5 Parks and Trails Facilities

PUDs within the WWUSA shall include an analysis of parks and trails required to accommodate projected impacts and maintain the County's adopted level of service (LOS) for such facilities. If it is determined that one or more park sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD. The Framework Map shall be used as a guide to provide parks and trails facilities within the WWUSA area.

Trails within a proposed PUD that serve as a component of the WWUSA's multi-modal mobility system shall be identified as part of the PUD process. Conditions for the conveyance of the right-of-way required for such trails shall be established in the PUD approval.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.5.6 Provision of Educational Facilities

PUDs within the WWUSA shall include an analysis of impacts to public schools and, when necessary, mitigation consistent with the policies and procedures identified in the 2050 Comprehensive Plan, Objective VI-1.8 as amended. If it is determined that one or more school sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities needed; include an amendment of the County's Capital Improvements Element/Schedule and the Lake County School Board's five-year district facilities work plan to adopt the capacity projects which mitigate the impacts on public school facilities, if required.

In addition to the PSFE's school facility siting objective and policies, the public school siting provisions of Section 1013.36, Florida Statutes, and the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) be followed when identifying and dedicating public school sites.

Future school sites shall be suitable for development as a public school and have the ability to be served with the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical power, high-speed internet service and transportation facilities.

When it is not possible to avoid soil conditions on a public school site that would require remediation in order to permit vertical construction, such remediation will be included in the applicant's capital improvements plan for mitigation of the impacts on public schools.

Policy I-8.5.7 Provision of Law Enforcement, Fire Protection and Emergency Services

PUDs within the WWUSA shall include an analysis of law enforcement, fire protection and emergency services impacts and shall include coordination with the agencies providing these services to determine if facility sites are required within the PUD to ensure the provision of adequate public facilities and services. If it is determined that land is needed to accommodate the siting of facilities required to address the impacts of the proposed PUD, these lands shall be conveyed prior to the issuance of building permits for development within the PUD.

Given the current location of existing Fire/EMS facilities of the City to the north and Lake County to the South, Lake County should consider coordinating a joint City-County Fire/EMS facility in the center of Wellness Way to provide the highest level of response times at the least cost to the community.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.5.8 Conveyed Land Value

In order to ensure that new development adequately pays for growth-related impacts, the Board of County Commissioners shall have the authority to determine the valuation or date of valuation of property for the purpose of impact fee credits for property deemed as a required adequate public facility beyond the needs of WWUSA. The value will be agreed upon by both the County and the land owner or established by appraisals by registered appraisers acceptable to both the County and land owner. The terms of this valuation shall be incorporated into a developer's agreement for a specific development.

Policy I-8.5.9 Coordinated Development

While there is separate property ownership within WWUSA, planning for development will occur in a coordinated and comprehensive way. The initial extension of potable and non-potable water and sewer service must be sized for the PUD with a Utilities Agreement and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. The Future Land Use Map will establish a general guide for connectivity. Primary Roadway alignments will be set with the PUD process and/or a Roadway Agreement between participating property owners and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. Roadway terminus to terminus alignments are required.

(Ord. No. 2022-22, Exh. "B", 5/3/2022)

Policy I-8.5.10 Concurrency Requirements

The County shall ensure that public services and facilities are available concurrent with new development. All development orders, permits, and agreements shall be subject to the adopted Concurrency Management System consistent with the Concurrency Management Element of this Comprehensive Plan.

Policy I-8.5.11 Electric Power Distribution

All distribution lines for new development in Wellness Way shall be located underground.

OBJECTIVE I-8.6 INTERGOVERNMENTAL COORDINATION

Ensure continued coordination of development plans, infrastructure planning and development, approvals and impacts with affected local governments and public agencies throughout the duration of the WWUSA.

Policy I-8.6.1 Coordinated Review of Planned Unit Developments

To provide for intergovernmental coordination, Lake County shall provide adjacent municipalities, counties, and regional agencies a copy of applications for a Planned Unit Development (PUD). To ensure communication and coordination are used to minimize any potential adverse impacts, these adjacent municipalities, counties, other units of government and regulatory agencies shall have thirty (30) days to review and provide comments to the County regarding the proposed PUD. This shall include, but not be limited to:

- City of Orlando
- City of Winter Garden
- Department of Economic Opportunity
- East Central Florida Regional Planning Council
- Florida Department of Education
- Florida Department of Environmental Protection
- Florida Department of Transportation
- Florida Fish and Wildlife Conservation Commission
- Florida Park Service (Lake Louisa)
- Florida's Turnpike Authority
- Lake County School Board
- Lake Sumter State College
- Lake Utility Services
- Lake-Sumter MPO
- Orange County
- Orlando-Orange County Expressway Authority
- Osceola County
- Polk County
- Reedy Creek Improvement District
- South Lake Utilities
- St. Johns River Water Management District
- City of Clermont
- Valencia College
- Water Conserve II

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.6.2 Coordination with Florida Department of Transportation (FDOT)

The County shall forward any transportation study or analysis received in the WWUSA to FDOT to review. Staff shall work closely with FDOT when applications for PUDs are under review to ensure there are no adverse impacts to state transportation facilities.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

OBJECTIVE I-8.7 URBAN SERVICE AREA IMPLEMENTATION

Develop a straightforward, predictable and efficient process for the preparation, review and approval of Planned Unit Developments (PUDs) and subsequent development approvals within the WWUSA area.

Policy I-8.7.1 Master Planned Unit Developments (PUDs)

Development within the WWUSA area shall be contingent upon the adoption of Planned Unit Developments (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the Lake County Comprehensive Plan and the Wellness Way Goals, Objectives and Policies. A PUD may only be approved after funding agreements for infrastructure have been agreed upon by the participating parties.

Each PUD shall be evaluated to determine that adequate facilities and services are or will be available. Where facilities or services are determined to be deficient, the developer(s) shall have the option of entering into a funding agreement with Lake County and/or Lake County School Board to correct any deficiency and allow development to proceed. All development in the PUD will be served by central sewer and water service. On-site utilities may be used only where soil and water table conditions will permit their use, and where the developer will install the necessary water and sewer lines (dry lines) to ultimately connect the development to the central utility system; and the area is included in a capital improvement program.

Until and unless a PUD is approved by the Lake County Board of County Commissioners, the property in the WWUSA area shall maintain the existing zoning (e.g. A, R-1, CFD, PUD). All applications for development approvals (i.e. lot splits, conditional use permits, variances, etc.) on any property within the WWUSA area shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or potential PUDs and compliance with the general principles of the Urban Service Area.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.7.2 Urban Service Area Framework and Hierarchy of Place

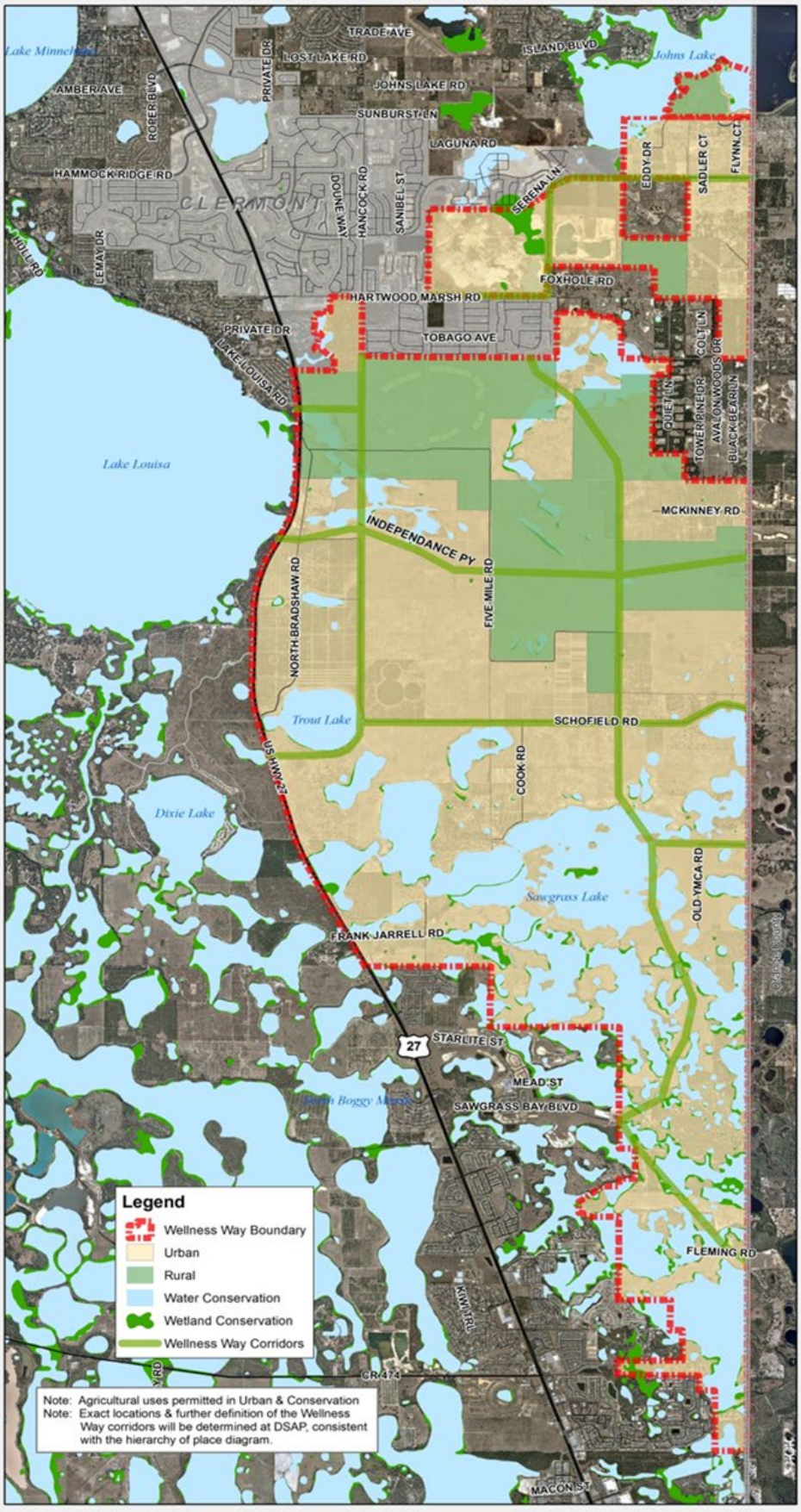
Scale is important as context towards details. The bigger the scale, the more aspirational the initiatives and less detailed the plan. As the scale gets smaller, the initiatives evolve into implementation actions and increased design detail. The second scale of planning in Wellness Way is a Planned Unit Development (PUD) . The PUD begins the refined urban design process to allow Wellness Way to successfully meet the Urban Service Area initiatives. The Urban Service Area Goals, Objectives and Policies in the comprehensive plan guide the planning of the PUD to include the following principles:

- PUDs can be any size with access to the regional roadway network.
- PUDs must determine the location and size of the Centers based upon the regional roadway network and the FLUC jobs-to-housing ratio and then locate the Wellness/Green Corridors and residential neighborhoods.
- Residential neighborhoods cluster around the Centers. Each neighborhood is adjacent to an interconnected Wellness Corridor/Open Space system. This helps define neighborhoods and

provides the opportunity for trail use for the residents to reach other neighborhoods, Centers, other PUDs, the Town Center, and the State Park.

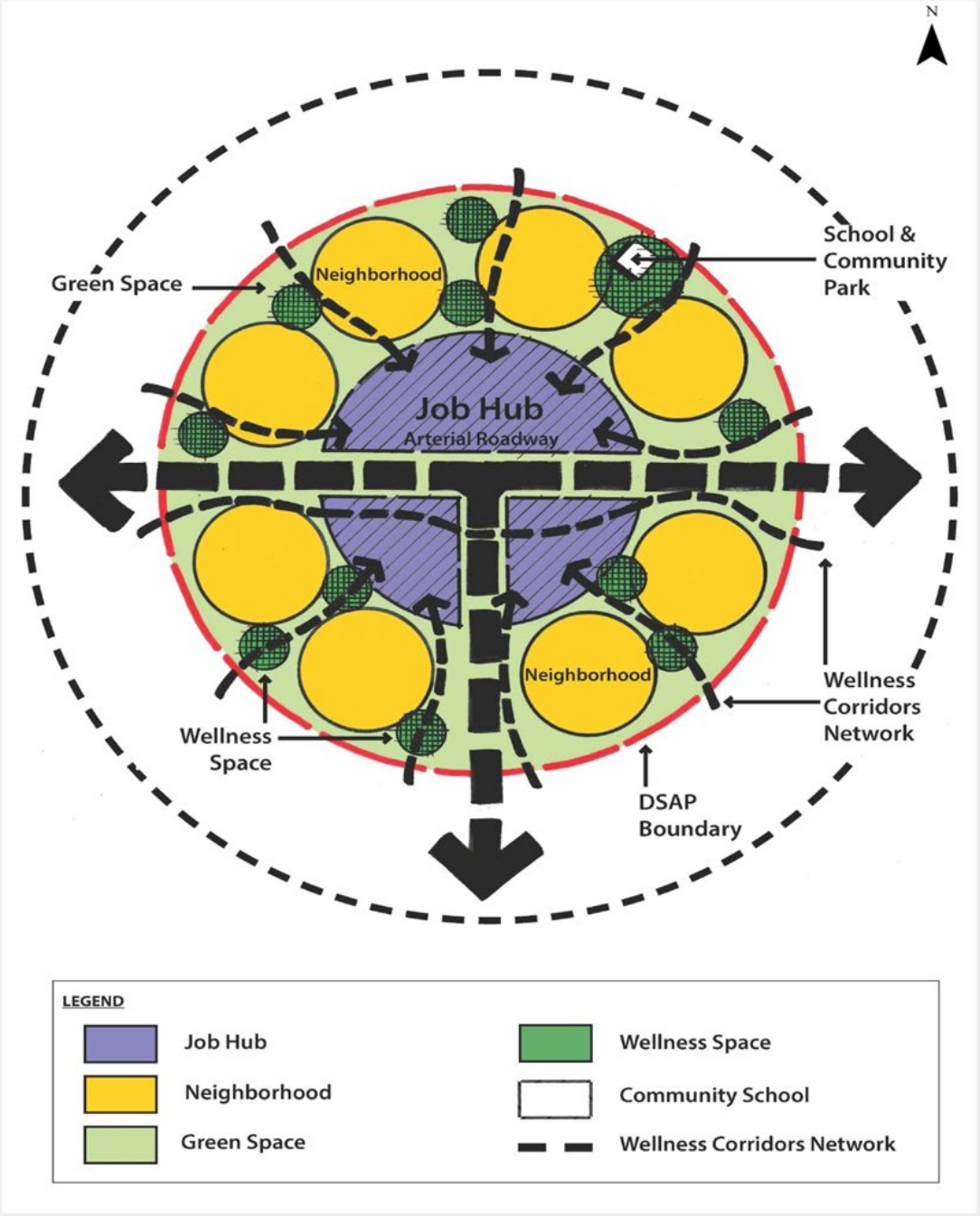
- Along with the Centers, neighborhoods and WC networks, there is a required community park. Not only are the school and park requirement, it is at the PUD level when agreements must be reached to pay for educational facilities, roads, utilities and the park. Without such agreements, development may not proceed.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)



LAKE COUNTY FLORIDA

Wellness Way Sector Plan Framework Map



LAKE COUNTY FLORIDA

Wellness Way Sector Plan
Framework: Hierarchy of Place Diagram

Policy 1-8.7.3 Master PUD Process

The primary intent of the Urban Service Area is to effectuate positive change for the following initiatives:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the Wellness/Green space corridors
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness communities development

These same principles must be demonstrated in the proposed PUD based upon the Goal, Objectives and Policies of the Urban Service Area. The PUD approval process has three tasks as follows:

- PUD Boundary Analysis
- Preliminary PUD development and community input
- Final PUD application and public hearings as a PUD

The process to establish a Master PUD shall be established in the Land Development Regulations.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.7.4 Changes to an Approved PUD

Any addition or deletion of property or changes to the land use district boundaries in an approved PUD shall follow the process for adoption of a PUD. It shall include an evaluation and analysis of the impacts to the approved or planned land uses and the ability of the proposed amendment to meet the principles and standards set forth in the WWUSA.

Policy I-8.7.5 Development Approvals within a PUD

Once a Master PUD as a PUD application is adopted by the Board of County Commissioners, all applications for development approval (i.e., subdivision plans, site plans, lot splits, and special exceptions) shall be evaluated for compatibility and compliance with the adopted PUD.

Policy 1-8.7.6 Urban Service Area Build-out Date

The planning horizon for the WWUSA is projected to be 2040.

Policy I-8.7.7 Developments of Regional Impact

Nothing in the WWUSA shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380, Florida Statutes, or who has been issued a final local development order and development has commenced and is continuing in good faith.

Policy 1-8.7.8 Existing Approved Development

Avalon Groves PUD (Ordinance#2012-10/ORB 4141 PGS 961-980) may develop and continue until adoption of a PUD, which includes a portion of the Avalon Groves PUD's legal description. The PUD shall address the phasing out of any Avalon Groves PUD use or other entitlement that is not approved and or recognized by the WWUSA policies. Avalon Groves PUD shall be allowed to redistribute approved density and open space within the existing boundary of the PUD and such redistribution shall not require an amendment to the Comprehensive Plan or be deemed to be a substantial amendment to the existing PUD;

however, the approved minimum/maximum limitations of the PUD shall not be altered. Substantial changes to an approved PUD will require the abandonment of the PUD. Proposed development within an abandoned PUD will be subject to the WWUSA Future Land Use categories and Goal, Objectives and Policies.

If this policy is rendered unenforceable or interpreted by a court or administrative body in any way that causes an impairment or other adverse change to the Avalon Groves PUD, then: (i) the owner of any lands within such PUD shall be deemed to withdraw from the WWUSA unless such owner affirmatively elects to remain part of the WWUSA (to the extent required this provision shall constitute Lake County's authorization for the owner of any lands within such PUD to voluntarily withdraw from the WWUSA); and (ii) upon such withdrawal, the PUD shall remain in full force and effect and all deadlines in such PUD shall be automatically extended for the number of months from July 21, 2015 until the date of such withdrawal or until litigation is resolved.

All land uses that have previously received a Conditional Use Permit or are the subject of a development agreement pursuant to Chapter 163, Florida Statutes, are deemed consistent with the Future Land Use element and are permitted uses within any of the six future land use categories described above/below.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy 1-8.7.9 Existing Conforming Commercial and Industrial Operations

Existing, conforming commercial and industrial operations in the WWUSA shall be allowed to continue their operations until a PUD is adopted. The PUD will address allowable uses and location criteria of all commercial and industrial uses.

Policy I-8.7.10 Annexation by the City of Clermont

It is anticipated that a large portion of the WWUSA area may be annexed into the City of Clermont. The County shall seek to incorporate procedures for such annexations into Interlocal Service Boundary Agreements to provide consistency and predictability to landowners seeking to develop property within the planning area.

Policy I-8.7.11 Water Conserv II

Water Conserv II is designated as Water Conserv II Future Land Use Category and is comprised of properties owned and used by Orange County and the City of Orlando for a water reclamation project. Portions of this property may be deemed unnecessary for either existing or future needs of the project. Therefore, the County and City (as applicable) (or assignees or successors) may request that such properties be included in PUD's in the Urban Service Area. The land uses within PUD's may be blended for residential, nonresidential or open space uses throughout PUD regardless of designation.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

OBJECTIVE I-8.8 FINANCING

Develop financing mechanisms that support the WWUSA's economic development goals while ensuring the equitable distribution of infrastructure costs.

Policy I-8.8.1 Potential Funding Mechanisms for Regional Infrastructure

Each PUD shall identify the revenue sources implementable by county ordinance (or by resolution of a dependent district created by county ordinance) as the public shares of a funding partnership to provide essential regional infrastructure including transportation, public safety and park improvements required to implement the economic development uses incorporated in the PUD. Potential revenue sources may include, but are not limited to, special assessments collected as non-ad valorem assessments on the ad

valorem tax statement pursuant to Section 197.3632, Florida Statutes; impact or mobility fees that are PUD specific; allocation of a portion of the transportation needs component in a regional or countywide impact or mobility fee; dedication of tax increment funds within identified tax increment areas; and utility capacity assessment fees and advanced funding agreements with the appropriate utility providers. A density bonus of two (2) dwelling units per acre may be granted to a PUD for right-of-way donated for arterial or collector roads.

Policy I-8.8.2 Funding Mechanisms for Site Specific Infrastructure

Within each PUD, the transportation related infrastructure and other infrastructure necessary to accommodate the economic goals of specific sites or individual development shall be incorporated as a cost requirement of site development either directly or provided as a funding component of any dependent or independent district created to provide regional infrastructure.

Given the unique nature of the existing land ownership patterns, much of the Wellness Way Roadway Network will require acquisition of road right-of-way from CONSERV. Any funding provided by a landowner/developer to the County for acquisition of road right-of-way, including ponds, easements, and trails, may also be eligible for a density bonus of two (2) dwelling units per acre in addition to transportation impact fee credits.

(Ord. No. 2022-22, Exh. “B”, 5-3-2022)

Policy 1-8.8.3 Phasing of Regional Infrastructure

To the maximum extent possible, regional infrastructure shall be phased as necessary to support economic development of specific sites or individual developments within each PUD and as required to meet economic expectations of the property bearing the burden of the infrastructure costs. Such site development infrastructure shall be to the maximum extent possible, integrated with adjacent infrastructure and incorporated into the capital improvement plan of the County, the adjacent municipalities, the Florida Department of Transportation work plan or the appropriate utility provider.