

Wellness Way Sector Plan - Comments & Responses

Government Agencies		
Department of Environmental Protection		
1	I do, however, wonder why in Policy I-8.1.7.1 under Objective I-8.1.7, DEP was omitted from the list of agencies to receive copies of the DSAP. I see that the Florida Park Service is included since Lake Louisa State Park is adjacent to the sector plan properties, but DEP (our office of Intergovernmental Programs) was left out.	DEP was added to the list of agencies.
Lake County Economic Development		
2	<u>Section II.A.2</u> Projections are reasonable. BEBR is as good of a source as any, and the most recent BEBR projections are statistically close to the 2030 Comp Plan.	Acknowledged.
3	<u>Section II.B.4</u> I'm not a planner, but it seems as if the land uses identified are reasonable and provide a good mix of land use types and ability to properly plan for development	Acknowledged.
4	<u>Section II.B.4</u> FARs and Density's seem reasonable. With that said, I would actually be okay with higher densities in the town centers	Acknowledged.
5	<u>Section II.B.4</u> Land use assumptions and calculations used to derive non-residential and residential acreage is reasonable and appropriate	Acknowledged.
6	<u>Section II.B.4</u> Housing unit projections are reasonable given residential acreage assumptions. I like the way they did min, max and typical.	Acknowledged.
7	<u>Section II.B.4</u> Population estimates are inflated, because the Consultant did not account for typical vacancy rates. According to Census, Clermont's vacancy rate is 12%. This must be accounted for in projections to ensure flexibility in housing market. Therefore, a more accurate reflection of potential population in Sector Plan would be: <ul style="list-style-type: none"> • Minimum: 13,613 • Typical: 38,738 • Maximum: 62,717 	A paragraph was added to this section to address average housing vacancy rates.
8	<u>Section II.B.4</u> Non-residential square footage projections utilized appropriate assumptions.	Acknowledged.

9	<p><u>Section II.B.4</u> Job creation did not account for vacancy rates, so they are probably anywhere from 15% to 5% to high. Using a 10% vacancy rate, the job creation would look like this:</p> <table border="1" data-bbox="199 203 756 365"> <thead> <tr> <th>Industry Type</th> <th>Minimum</th> <th>Typical</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>23,420</td> <td>38,623</td> <td>112,660</td> </tr> <tr> <td>Industrial</td> <td>12,145</td> <td>20,306</td> <td>69,143</td> </tr> <tr> <td>Retail</td> <td>13,687</td> <td>23,841</td> <td>48,681</td> </tr> <tr> <td>Total</td> <td>49,252</td> <td>82,769</td> <td>230,484</td> </tr> </tbody> </table>	Industry Type	Minimum	Typical	Maximum	Office	23,420	38,623	112,660	Industrial	12,145	20,306	69,143	Retail	13,687	23,841	48,681	Total	49,252	82,769	230,484	A paragraph was added to this section to address average job vacancy rates.
Industry Type	Minimum	Typical	Maximum																			
Office	23,420	38,623	112,660																			
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10	<p><u>Section II.B.4</u> In my opinion, “Jobs to Employed Residents” represents the most valuable metric to utilize when attempting to decide if the land use plan for a designated area has been appropriately designed. Using the updated numbers provided above, the land use mix created by the Consultant results in a jobs-to-employed residents ratio of 3.5 (82,769 jobs divided by (38,738 population * 60% employed residents ratio)). 60% is roughly the employed residents to total population ratio of Clermont. When accounting for unbuilt housing in Horizon’s West and South Lake, the ratio is close to 1.0. A target ratio for a balanced community is between 0.8 and 1.2. A target ratio for an employment center is 2.0 to 4.0. Since the Sector Plan is intended to be an employment center that will pull from Horizon’s West and other areas of South Lake, it appears that the mix of jobs to housing (as evidenced by a jobs to employed residents ratio) is appropriate.</p>	The sector plan seeks to achieve a higher jobs-to-housing ratio than is typical due to the lack of jobs in Lake County, which was a primary directive of the County. LEA also acknowledges the over allocation of non-residential uses on the land use map to provide adequate locations and choices for attraction of employment to Lake County.																				
11	<p><u>Section II.L</u> While I like the locational quotient approach to determining the demand for future industries. There are multiple methods for trying to answer this question, and I’m a little concerned that they seem to rely heavily on just this one. I would have liked to have seen additional methodologies that could all be combined to arrive at a more comprehensive view of future demand. With that said, the results, for the most part, match up with our in-house thoughts and strategies.</p> <ul style="list-style-type: none"> • Manufacturing • Transportation and Distribution • Health care 	Acknowledged.																				
12	<p><u>Section II.L</u> While Lake County will certainly have a need for more professional and business services, I’m not sure if I believe that this sector will produce the most job growth. In the employment forecast section, they discuss professional and business services, education and health services and transportation, but not manufacturing. I think manufacturing will play a larger role and professional will play a lesser role, but I do think the top four are represented by this group.</p>	Acknowledged.																				

13	<u>Section II.L</u> I would like to see the methodology behind their job growth projections in this section.	This will be included as a supplement for staff use.
14	<u>Section II.L</u> Methodology and assumptions used for estimating square footage needs based on job growth are reasonable and appropriate	Acknowledged.
15	<u>Section II.L</u> I'm not sure if I agree with the Consultant's approach of assuming the Sector Plan should or could absorb all of Lake County's future demand in the sectors that were forecasted. With the FEAT Park, Minneola Interchange, and Mount Dora Employment Center coming online (and probably before the Sector Plan), I don't think this is a reasonable approach. Rather, another analysis should have been conducted to determine what percentage of the countywide growth could reasonably be expected to be captured by the Sector Plan. I think this part of the analysis over estimates the growth potential of the Sector Plan. With that said, it is definitely better to overestimate than underestimate demand, so that you have the capacity, if needed. When it comes to reasonable buildout time horizons; however, this overestimation needs to be taken into consideration.	Acknowledged.
16	<u>Section II.L</u> Great discussion of Jobs-to-Housing balance, but I qualify that statement with my personal opinion that jobs-to-employed residents is a better metric to use. Same concept, though.	Acknowledged.
17	<u>Section III</u> Minor nitpicking here, but I think the maps should highlight the roads better. I get a little confused looking at the first map trying to figure out which are roads, trails, bike lanes, etc. To me, the most important thing to be able to identify is the major road network.	Acknowledged.
18	<u>Section III</u> Great intro regarding discussion of Hierarchy of Place. Does a great job of framing the philosophy that guided the plan. Further, I agree with the hierarchy diagram.	Acknowledged.
19	Another item to consider: I thought they were going to include some tourism related land uses in the plan, especially towards the south. Did I miss this? Or was it simply not included? I think it is important to acknowledge the role tourism could play in the southern end of the Sector Plan, and to properly include that potential in the Plan.	Agreed. Tourism will play a crucial role in the development characteristics of the Sector Plan, particularly in the southern portion. However, tourism specifically, does not need to be addressed separately. It will be accommodated by the land uses presented on the map.

20	With respect to the Jim Karr email, I don't really have any opinions on where the different land uses are actually laid out on the map. That is more of a planning issue. With that said, I'm wondering why the actual Wellness Way road (or at least what looks like that road on the map, as stated above, I really can't tell) doesn't have more employment center nodes located along it. Also, do you know why Jim believes the plan is unsustainable? Laid out wrong? Too much residential? Too much non-residential? I couldn't tell from his email, what exactly he was concerned about with respect to this comment.	Wellness Way (the roadway corridor) has not yet been determined. The Framework Map shows potential east-west options that follow similar alignments developed prior to this plan. At this time, we have prepared the plan and are seeking direction from BCC to determine the name of the appropriate corridor. We identified Shell Pond Road as the potential Wellness Way corridor due its connections between Horizon West and the termini of the Town Center and Village Center.
21	With respect to the I/5 within the Rural Reserve designation. Ideally, wouldn't you want to increase the density in the other areas and then have no density in the existing ag and environmental areas? It would seem that sprawling 5 acre ranchettes throughout most of the Sector Plan is not what we would want. Again, I'm not a planner, so I defer to your judgment, but this is something that occurred to me as a potential issue. I'd much rather see higher densities in the Mixed Use Sub-urban and urban, rather than 5 acre ranchettes.	The intent for the Rural Reserve land use is to have agriculture as the primary use and others as secondary uses. If residential were to develop, it will be strongly encouraged to be clustered through a Rural Conservation Subdivision where a maximum of 1 unit per acre is allowable with the set-aside of 50% of land for open space. Density/intensity bonuses offered in EC, MU and MS.
22	When you have some time, let's get together to discuss the layout of the different land uses on the map. It seems a little too segmented to me versus a more transitional approach with town centers, but I could be way off base. Let me know if have some time.	Please review the Framework Map. Hierarchy of place, parks, trails and greenway network are all shown on the conceptual Framework Map.
Florida Department of Transportation		
23	Page 55 – As noted in the data and analysis, US 27 functions as a major commerce route through central and south Florida and is part of the Strategic Intermodal System (SIS). It will be important to continue to provide acceptable levels of service (LOS) on this facility of state importance.	Acknowledged.
24	Page 65 – The concern about FDOT's access management requirements for US 27 should consider the unique relationship of US 27 to the Sector Plan in that much of the property on the west side of US 27 is conservation and will not be developed. Thus, it is likely that development will only occur on the east side of US 27. The resulting "T" intersections can be very efficient and may be able to provide the needed capacity if correctly designed. FDOT requests to be included in the coordination of this issue.	Lake County has every intention of coordinating with FDOT as development approvals are considered and the access and impacts to US 27 are evaluated, approved and/or mitigated.
25	Page 67, 68 – We have historically used 1 employee per 400 square feet for retail employment; between 1.7 and 2 employees per 1,000 square feet for industrial employment; and 1 employee per 250 square feet for office employment. It appears the representation of employment within the sector plan may be underestimated.	The employment ratios by land use used in the Wellness Way Study were approved by Lake County and justified based on an evaluation of the desired employment to housing ratio goal.
26	Page 69 – Recognizing that US 27 and SR 429 are SIS facilities, the professionally accepted method of determining LOS is appropriate for analyzing these facilities.	Acknowledged. As the detailed analyses are conducted in the future DSAP process, more refined tolls and a range of methodologies and consideration for multimodal systems will be necessary to maintain acceptable conditions on all facilities.

27	Page 69 – The report title identifies a horizon year of 2040; however, the transportation analysis is for 2035. The horizon year should be consistent with the data and analysis.	Acknowledged. Due to the very nature of sector planning law in the State, additional analysis will be required at the DSAP level following the completion of the Sector Plan. At that point, it is anticipated that land use impacts will be analyzed utilizing the new 2040 model.
28	Page 72 & Map 26 - Capacity used for conditions on US 27 (Table 34) use an uninterrupted highway (i.e., no signalized intersections) with a capacity of 98,300 vehicles per day. However, the future maps suggest there will be several intersections which will likely be signalized. Thus, the actual operating conditions will likely be worse than reflected in the analysis. LOS D for Class I (40 mph or higher) is 59,900 vehicles per day for state signalized arterials in urbanized areas. The analysis should use a reasonable future capacity for US 27 that corresponds to the future conditions. After considering the effects of the signalized intersections on US 27, several of the segments on this facility are anticipated to operate at LOS “F”.	It is true that the future condition will most likely reflect the addition of signal controls that will modify the uninterrupted flow conditions that exist for much of US 27 today. However, as indicated in the Department’s Comment #2, the majority of the signalized intersections will be “T” intersections that can be designed to function very efficiently and increase the base service volume capacity on a segment. It should be noted that the use of the suggested Class I capacity of 59,900 vehicles per day, when the overall cordon line capacity provided by the future Sector Plan facilities parallel to US 27, results in excess capacity still remaining in the corridor between US 27 and SR 429. It should also be understood that as development occurs, the requirements for design from in the mixed-use urban and suburban projects will include the provision of well-connected and continuous internal street network that will serve some of the volume that is currently assigned to the major roadways in the model. Finally, and as will be with many of the future SIS facilities, the introduction of alternative modes of travel, including consideration for BRT or similar technologies will ultimately be the proper approach
29	Access Management – FDOT requests to be included in the coordination of the access management strategies along US 27. The data and analysis supporting the Sector Plan states that the FDOT standards are not necessarily consistent with the design form that will be most appropriate for the Sector Plan in support of pedestrian transit and human scale (page 65). Reconsider these factors in light of development being only on the east side of US 27 for much of the Sector Plan.	The County and the City of Clermont will continue to coordinate with FDOT regarding access management issues along US 27. Development is anticipated to occur interior to the Sector Plan area. Thereby limiting access points off of the new road network displayed on the Framework Map.
30	Typical Sections – FDOT request to be included in the development example typical sections for US 27 along the corridor (similar to the typical sections provided for internal roadways) to clarify how US 27 will function, including the placement and form of buildings along US 27. Consider orienting development to the cross streets (i.e., not US 27) which could be coordinated with the access management strategies for US 27.	See response above.

31	Page 14 (Section IV) – For clarification, consider including the statutory requirement in FS 163.3245(3)(b)6 that the detailed specific area plans must include conditions and commitments that provide for public facilities necessary to serve development in the detailed specific area plan, including developer contributions in the County’s 5-year capital improvement schedule.	Acknowledged.
32	Page 18 (Section IV) – The build out date should be consistent with the supporting data and analysis, which is 2035 for the transportation analysis.	See response above. DSAPs will be analyzed utilizing the 2040 model.
Orange County Planning		
33	<u>Section II Various Locations</u> Water Conserv II is incorrectly referred to as “Conserve II”.	Conserv II was changed to the correct spelling.
34	<u>Section II Page 47</u> The text states that reclaimed water generated by Water Conserv II is “generally available for use by low consumption commercial or residential consumers”. Depending how the reader interprets “generally”, this could leave a misleading impression that there is an unrestricted supply available from WCII.	Acknowledged.
35	<u>Section II Map 11: FLUCFCS Land Cover</u> The map Indicates more citrus on WCII Sites 1 and 10 than actually exists, and shows predominant land use as “Field Crops” when it should more accurately be “Pasture”.	The information presented in Map 11 was the best available data.
36	<u>Section II Map 12: Known Species on Site</u> The map does not reflect the large population of gopher tortoises on Water Conserv II Sites 1 and 10, although text on page 31 (page 34 of pdf) does accurately qualify the public database information this map was based on by saying “it is quite likely that gopher tortoises occur throughout the area”.	More rigorous ecological studies will be required at later date during the DSAP process. The data presented in this report reflects a much higher level than site specific analysis.
37	<u>Section II Map 18: Aquifer Recharge Areas</u> Appears to under-indicate recharge rates at RIB Site 2.	The information presented in Map 18 was the best available data from SJRWMD.
38	<u>Section II Map 24: Future Improvements & Roadway Networks</u> The main east-west route crosses the proposed footprint of the Water Conserv II reclaimed water reservoir. This would constrain development of adequate reservoir – especially if the road is not sufficiently elevated to allow for intended reservoir water levels.	Acknowledged.
39	<u>Section III Framework Map</u> The map appears to: <ul style="list-style-type: none"> Eliminate a number of the proposed RIB locations on the east end of Water Conserv II Site 1. Truncate the south end of the Water Conserv II reclaimed water reservoir footprint. If the reservoir operating volume is reduced, the ability of the Water Conserv II system to provide future reliable reclaimed water supplies to customers covered by the Wellness Way Sector Plan will also be reduced.	The Framework Map is a conceptual graphic that depicts concepts required by statute. Specific alignments of roadway corridors and locations of trails, parks, schools and growth centers will be determined at the DSAP phase or soon after. Acknowledged.

40	Section IV Proposed Land Use Plan Please confirm that none of the proposed future land zoning requirements will restrict the operations of the Water Conserv II RIBs or reservoir.	The Sector Plan does not propose zoning requirements.
41	Section IV Page 13 Orange County and the City of Orlando should be included in the list of “Intergovernmental Coordination” entities.	Agreed. Orange County and City of Orlando were included.
42	Pg 56 of 148/ 4) Horizon West – The text states “very limited development has occurred” in association with the Horizon West villages. Revise to use current permit data for residential and commercial development within the villages. In the alternative, remove the reference.	Acknowledged.
43	Pg 65 of 148/2nd paragraph – Support the recommendation to conduct a multi-modal transportation study, and include text that identifies the partners for such a study...to include Orange County. Orange County should be involved in the determination of appropriate level of service measurements that will affect facilities serving the Horizon West Town Center as well as the affected villages.	The Lake County Board of County Commissioners (BOCC) should decide which agencies should be involved in the MMTS.
44	Page 23 of 148/Table 9 – The land use mix for Rural Reserve sums to much less than 100%. Table 33 on pg 67 indicates that the Industrial use is projected to be 95% as opposed to the 5% shown in Table 9.	Assumption: In order to determine job generation, 95% of the <u>non-residential square footage</u> will be industrial jobs and 5% will be retail.
45	Valencia College owns approximately 160 acres adjoining the planned Schofield Road and adjacent to Lake County (within the Town Center). It represents an important education/economic development resource to both Horizon West and Wellness Way. A section should be added to the Section K (Community Facilities and Services) to address how this resource could be integrated with the Sector Plan.	This information has been included.
46	The Mixed-use Urban district adjoining Town Center along Schofield Road is attributed land use density and intensity factors that are more intense (1.0 FAR) than would be permitted in either the Retail/Wholesale or Town Center Traditional Core districts that also adjoin Schofield Road. There should be a more coordinated set of development standards between districts in order to not create competitive advantages or disadvantages based on location.	Acknowledged.
St. Johns River Water Management District		
47	The draft sector plan identifies the City of Clermont (Clermont) as the future water supplier for the sector plan study area. Table 18, Future Water Demand, indicates the demand for 21.3 mgd of potable water and 15.5 mgd of non-potable water through a 2040 planning horizon. Table 19 analyzes Clermont’s facility capacity rather than water supply/availability. Currently, Clermont has a SJRWMD-issued consumptive use permit (CUP) valid through October 2031 with a maximum allocation of 7.91 mgd of groundwater.	Acknowledged.

48	<p>The sector plan states that “future potable water demands should be met by continued use of the Floridan aquifer via existing or new wells.” Please be aware that the study area is located within the geographic boundaries of the Central Florida Water Initiative (CFWI), a collaborative process involving SJRWMD, SWFWMD, SFWMD, DEP, DACS, regional public water supply utilities and other stakeholders to develop a unified process to address central Florida’s current and long-term water supply needs. As of August 29, 2013, the CFWI has identified south Lake County (among others) as an area susceptible to groundwater withdrawals. Further, minimum flows and levels (MFLs) have been adopted for Lake Louisa. Therefore, it is reasonable to assume there will be constraints to relying exclusively on groundwater to meet the potable water demand in the study area. More information will be available in November 2013, upon the release of the draft CFWI Regional Water Supply Plan. CFWI solutions (projects, regulatory, financing and monitoring) are to be finalized by December 31, 2014.</p>	Acknowledged.
City of Clermont		
49	<p>Page 24 -The single family mix appears high if the units are applied to the developable acreage of 10,232 acres. The estimate and text shows 16,124 units, of which 12,900 would be single family (80%) and 3,225 units would be multifamily (20%). This works out to 1.57 persons per acre. There should be a maximum number of units, or a statement "not to exceed ...", in order to avoid another repeat of Karlton. Note: Karlton was 2210 acres and 5,200 units = 2.35 ppa</p>	Acknowledged. The required DSAPs will have more refined development programs that can be considered on a case-by-case basis based on factors such as available public utilities and services, compatibility of land uses, et.c
50	<p>Page 112, 117 & 118 - Jobs to housing ratio doesn't appear to take into account any existing housing within the Clermont (incorporated and unincorporated) area which would also contribute to the Wellness Way Sector Plan. The developable area of the Sector Plan area should take these areas into consideration which could increase the number of jobs to new proposed housing for the Sector Plan, rather than the 1.5-1 ratio. Note: 2010 census shows Clermont at 13,438 jobs to 11,216 units or 1.2:1 Jobs-to-housing ratio.</p>	Please see analysis in Section II.L.2. A small portion of Clermont was utilized in the JTHR analysis. Please note that Census Block Groups 313.061, 313.081 and 313.114 were included in the analysis.
51	<p>Page 117 b. - The Land Use Allocations are shown for the total County but does not show what actually exists. Do these numbers take into account acreage within municipalities?</p>	These factors are countywide. We intentionally over allocated to provide site selection flexibility for economic development and job creation purposes.
52	<p>Maps - should depict the Conserv 2 area on several maps due to its impact on transportation routes, infrastructure accessibility, natural systems and any development.</p>	Agreed. Several maps were updated to include the Conserv II boundary.

53	Wellness Way is not represented in any real map or even general locations. Because this major east-west connector from U.S. 27 to S.R. 429 has shown quite a few renditions over the last year, we believe that at least the general corridor should be represented.	Wellness Way (the roadway corridor) has not yet been determined. The Framework Map shows potential east-west options that follow similar alignments developed prior to this plan. We identified Shell Pond Road as the potential Wellness Way corridor due its connections between Horizon West and the termini of the Town Center and Village Center. However, we are seeking direction from BCC to determine the name of the appropriate corridor.
54	Page 1, Policy 1-8.1.1.1 - same comment as Page 112, above. The ratio should be increased due to existing housing within the area.	We feel the 1.5:1 ratio is high enough to accommodate a sustainable balance of jobs within the Sector Plan area and the three Census Block Groups. Nothing prohibits exceeding the ratio.
55	Page 1, Policy 1-8.1.1.2 - Targeted industries match and exceed Clermont's zoning CD Commerce District. This list could also include "High Tech research".	Acknowledged. "High Tech Research" is included in the Research Facilities targeted industry.
56	<p>Page 2, Objective 1-8.1.2 & Policies -</p> <ul style="list-style-type: none"> • Does not specify the 10,232 developable acreage with would have to apply to any of the proposed categories. • Should provide a range of acres for each of the proposed land uses, just like what was shown on Page 117 b. in the Data and Analysis. • No provisions are outlined if annexation occurs from Clermont. Should provide for land use and zoning conversions and adherence to the Sector Plan. 	<p>Developable acreage was derived for analysis purposes. It will not be included in the GOPs. Land use and environmentally sensitive lands are on separate layers. The environmentally sensitive lands function as an overlay.</p> <p>The land use allocations on the map are based on the analysis contained in Section II.L.</p> <p>The proposed ISBA would apply. A policy addressing future annexation is included in the GOPs in the Implementation Objective.</p>

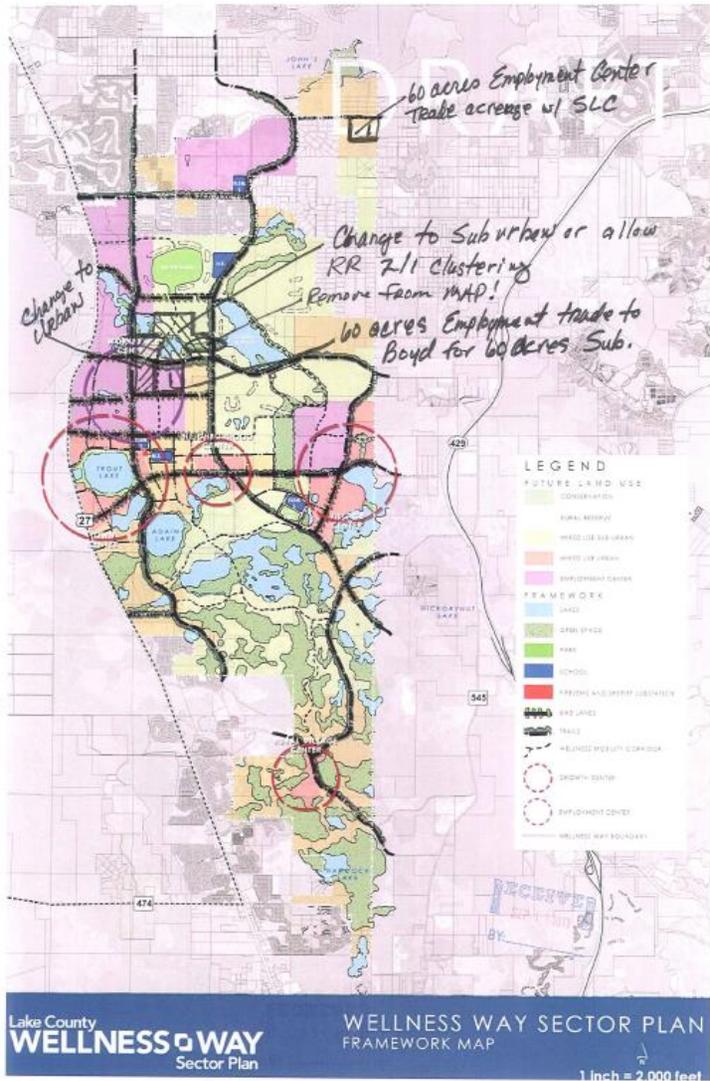
Land Owners/Key Stakeholders

Pacific Ace Corporation/Ray Properties, Inc.

57	<p>Per our previous correspondence, you have indicated that the County's intent is that any property within the WWSP boundary that has an existing PUD may choose to proceed through the development process either under the terms of the PUD or to opt for the possibility of additional development intensities that may be authorized by the WWSP. Pacific Ace Corporation does not believe that the current language in the WWSP, see Page 21 of the WWSP and Policies 1-8.1.8.1 and 1-8.1.8.7, is adequate to ensure this right to choose. Pacific Ace therefore requests that the final adopted version of the WWSP include much more specific language stating that any property with an existing PUD may be developed under the criteria of the PUD, without being a part of a Detailed Specific Area Plan of any size.</p>	<p>The policies referenced were amended to clarify this issue and an additional policy was added.</p>
58	<p>Similarly, Pacific Ace Corporation requests that specific language be added stating that the suspension of development due to the jobs-to-housing ratio does not apply to any land with and existing PUD, see Policy 1-8.1.8.8.</p>	<p>As long as development proceeds in accordance with the approved PUD, the jobs-to-housing ratio does not apply to development within the PUD.</p>
59	<p>First and foremost, the WWSP admits that it has estimated the potential job growth for the County for the next 30 years and has allocated all of this land to the WWSP area. This is not rational; jobs will certainly occur elsewhere in the County, and therefore, the amount of land allocated to employment uses within the WWSP area is excessive.</p>	<p>The consultant does not agree with this statement.</p>
60	<p>This excess is exacerbated by the fact that the projected intensity for these new jobs is based upon the current "sprawl" model of existing development rather than the compact growth that the WWSP wishes to accomplish. The result of these two decisions is that a) "bits and pieces" of employment type uses will occur throughout the areas designated for employment but few of these nodes will be able to develop the form and intensity desired by the WWSP, and b) the most likely way that the +/- 7,000 acres of land designated for employment will be used is for large-scale industrial uses, which, in general are not beneficial to the overall quality of life of the County residents.</p>	<p>See answer above.</p>
61	<p>Despite purporting to do otherwise, the analysis doesn't really focus on what jobs are best for the long-term future of the County. For example, mining should only be considered as an allowable use to the extent necessary to serve local needs and thus to reduce transportation impacts (congestion and pollution). When that role is fulfilled, the mining land needs to be restored and restricted to other uses.</p>	<p>Acknowledged with respect to mining uses.</p>

Landowners Framework Map

62



Most of these requested changes have not been able to be accommodated at this time.

Jim Karr

63 Policy 1-8.1.1.1: First sentence – Jobs to housing balance (1.5:1) is too high. Suggest a range of 0.8-1.2 with monitoring beginning 5 years after the first phase of development and every 2 years after that so as not to unfairly burden early development with correction of deficiencies.

We acknowledge that the 1.5:1 ratio is higher than a typical JTJR. The primary goal and focus of the sector plan is to create jobs. In order to develop a re-creatable baseline, three census block groups were used, which yielded a .53:1 ratio.

64	Policy 1-8.1.1.1: Third sentence – replace “South Lake Region” with “Sector Plan area”. Using the region appears place (sic) a greater burden on being able to attain the jobs to housing balance.	Agreed. This policy has been updated to reflect a smaller area for analysis purposes.
65	Policy 1-8.1.1.1: Delete forth sentence. Jobs to housing balance should be aspirational, subject to implementing a remedial measure, if necessary. (See also comment to Policy 1-8.1.8.8)	Acknowledged. Please keep in mind this is at the DSAP level of approval and not at site development. Therefore, land to accommodate jobs is to be set aside in a DSAP.
66	Table FLUE 1-8.1 – Employment Center Land Use Mix: Increase percentage of maximum commercial acreage to 25% to allow greater flexibility in DSAPs.	This change will not be made per staff direction.
67	Table FLUE 1-8.1 – Employment Center Land Use Mix: Increase percentage of maximum residential acreage to 25% to allow greater flexibility in DSAPs. Revise Example 2 accordingly.	See above.
68	Table FLUE 1-8.2 – Employment Center Typical Uses: Add general aviation / airport to Public/Institutional uses.	This is covered under “Transportation Facilities.”
69	Table FLUE 1-8.2 – Employment Center Typical Uses: Delete “Apartments” and “Condominiums” from the Residential Uses and change to the more generic “Multi-Family” to give the greatest amount of flexibility.	Agreed. The changes were made.
70	Policy 1-8.1.2.1: Lower the minimum residential density permitted in EC category from eight (8) dwelling units per net acre to six (6) dwelling units per net acre.	Agreed. The density range will be updated to reflect the same range shown in the analysis.
71	Table FLUE 8.2.3 – Mixed-use Urban Land Use Mix: Increase percentage of maximum Public/Institutional acreage to 30% to allow greater flexibility in DSAPs	This change was not made.
72	Policy 1-8.1.2.1: Delete “Common areas such as parking, stormwater and open space shall be allocated proportionately to the various uses.”	Agreed. This will be removed.
73	Table FLUE 8.2.4 – Mixed-use Urban Typical Uses: Add general aviation / airport to Public/Institutional uses.	This is covered under “Transportation Facilities.”
74	Table FLUE 8.2.4 – Mixed-use Urban Typical Uses: Delete “Apartments”, “Condominiums”, and “Townhomes” from the Residential Uses and change to the more generic “Multi-Family” and “Single Family” to give the greatest amount of flexibility.	Agreed. The changes will be made.
75	Policy 1-8.1.2.1: Lower the minimum residential density permitted in Mixed-use Urban category from six (6) dwelling units per net acre to four (4) dwelling units per net acre.	Agreed. The density range will be updated to reflect the same range shown in the analysis.
76	Table FLUE 1-8.3: Table title should be “Mixed-use <u>S</u> uburban Land Use Mix”	The consultant has utilized the term “Mixed-Use Sub-Urban”.
77	Policy 1-8.1.2.1: Lower the minimum residential density permitted in Mixed-use Suburban category from four (4) dwelling units per net acre to two (2) dwelling units per net acre.	The minimum density has been reduced to 1 dwelling unit per acre.
78	Policy 1-8.1.2.1: The Rural Conservation density bonus should be increased by making the following text change: Alternatively, residential development, not to exceed a maximum density of one (1) <u>two (2)</u> dwelling unit per one (1) net buildable acre, may be permitted providing the proposed subdivision is developed as Rural Conservation Subdivision consisting of at least fifteen (15) net buildable acres.	The Consultant and staff do not agree with this recommendation.

79	Rural Conservation Subdivisions should be required to use regional water and wastewater utilities. Recommend the following change: Rural Conservation Subdivisions developed under the RR category shall utilize regional water and wastewater utilities, when available. Connection to these utilities shall not justify an increase in density or intensity on the site being served.	The Sector Plan policies for the Rural Reserve area that refer to Rural Conservation Subdivisions rely on the existing policy language contained in the County's Future Land Use Element.
80	Recommend including a maximum ISR for the Rural Conservation Subdivision by making the following change: The maximum Impervious Surface Ration within this <u>the Rural Reserve</u> category shall be 0.30, except for agricultural, civic and recreational uses which shall be 0.50, and within the Rural Conservation Subdivision shall be [x].	See answer above.
81	Rural Reserve list of typical uses: include "general aviation/airport".	This change has not been made.
82	Policy I-8.1.3.5 Transit: Need some flexibility in particular for early DSAPs when master transit may not yet be viable. Recommend changing "shall" to "shall, when warranted,"	This should be an item of discussion for the BOCC.
83	Policy I-8.1.3.7 Level of Service: What is the impact of keeping US 27 at LOS E and what happens if LOS falls below E?	US 27 is a SIS facility and therefore has LOS standards that are purposely held at a higher level. LOS C is the desired daily LOS and LOS D can be determined acceptable in some cases during the peak periods. The intent is to maintain higher operating speeds for the facilities that have high value use for commercial/commerce travel and for emergency evacuation. It is the intent to try to avoid LOS E on US 27 and that is the primary purpose for the parallel facilities (Hancock and Haratle) we have built into the network. The model is a regional network and does not include all of the smaller streets that will help to relieve traffic off of US 27 so it is anticipated that with the major roads, smaller internal streets and the controls that can be placed on development traffic impacts until there is a reasonable level of transit shift to pull volume off the highways, US 27 can be appropriately protected.
84	Policy I-8.1.3.8 Multimodal Transportation District: Need to provide an exemption for development that precedes the County's creation of a Sector Plan-wide MMTD.	This should be an item of discussion for the BOCC.
85	Policy I-8.1.3.9 Multimodal Street Design Standards: Need to provide an exemption for development that precedes the County's establishment of multimodal street cross-sections.	This should be an item of discussion for the BOCC.
86	Environmental Resource and Open Space: Would be beneficial to have a mechanism to incentivize preservation of large/significant tracts through some type of bonus or incentive.	This should be an item of discussion for the BOCC.

87	Policy 1-8.1.4.1 Identification of Environmentally Sensitive Areas: The Wellness Way Framework Map (included in Section III) shall <u>identifies</u> areas of potentially environmentally sensitive lands within the Sector Plan area. This Framework Map shall <u>will</u> guide the preparation of subsequent DSAPs and their respective identification of lands for permanent preservation.	Acknowledged.
88	Policy 1-8.1.7.1: Delete Florida Fish and Wildlife Conservation Commission from list of required agencies to be provided DSAP applications.	Will consider, but must discuss with County staff and legal counsel.
89	Policy 1-8.1.8.1: Clarify DSAPs measured in gross acres: "A DSAP of less than 1,000 <u>gross</u> acres may be approved by Lake County based on consideration of the following criteria:"	Will add gross.
90	Policy 1-8.1.8.8. The target jobs-to-housing ratio should be a range, e.g., 0.8-1.2:1. Measurement of performance within the Sector Plan area should be done every two years. Recommend the following changes: "The target jobs-to-housing ratio for the Wellness Way Sector Plan horizon is 1.5:1 <u>0.8-1.2:1</u> jobs per residential unit. During development of Wellness Way Sector Plan Area, the jobs/housing balance shall <u>will</u> be measured at no less than annual <u>biennial</u> intervals and the results shall be reported to the Lake County Board of County Commissioners. Each Detailed Specific Area Plan shall require milestones for achieving the jobs to housing target ratio. In the event that the jobs-to-housing ratio drops below a 0.53:1 ratio, residential development approvals shall <u>may</u> be suspended until a remedial plan can be developed and approved by the County.	This change was not made per staff direction.
Davidson Harvest et al Properties, Stakeholder (A. Geoffrey McNeill, RLA)		
91	Make fewer policy and FLUM restrictions on where future employers can be located. Create incentives and promote creativity for how target industry can to be located in or adjacent to residential. "Type 4 imbalances- If not constrained by policies that "zone-out" employment in order to maintain a bedroom community, the market will probably correct this imbalance over time: employers study the strength of the local labor force in terms of their skills and education levels, and under many conditions will be eager to locate close to pools of skilled labor force, Potential solutions to this type of imbalance may include a change in local land-use policies" Page 114	This question is not clear and requires discussion.
92	The Sector Plan suggests that the Horizon West area was not planned for jobs housing balance therefore there will be excess residential to support the Wellness Way Sector. This is not a correct assumption, and the Wellness Way Sector will need to generate enough housing to support its own projected employment. "The Wellness Way Sector Plan area..... However, a large inventory of built and planned residential development surrounds the Wellness Way Sector Plan area to the north, south and east." Page 114	Acknowledged that the Wellness Way Sector Plan will need to generate enough housing to support its own projected employment per the methodology provided in the Plan.

93	<p>If the Sector Plan assumption is as stated as follows it would then be appropriate to allocate all of the related housing demand supported by the desired jobs housing balance to the sector as well.</p> <p>"is understood that not all of the potential growth that has been identified for Lake County will be developed within the Wellness Way planning area; <u>however, providing appropriate land use allocations within the Wellness Way Sector Plan that may potentially accommodate all of the estimated growth of the targeted industries for Lake County</u> will provide the maximum range of alternative site choices developers and maximize Lake County's opportunity to capture anticipated job growth in the target industry sectors within Lake County and the Wellness Way Sector Plan Area." DRAFT 8/23/13 Page 106 of 148</p>	This question is not clear and requires discussion.																																																
94	<p>Please check the math in tables 53 and 54 See Page 110</p>	Acknowledged.																																																
95	<p>It would appear from the data in tables 53 & 54 that the range for acreage demand in the County for target employment could range from 683 acres to 7,411 acres.</p>	Not understood.																																																
96	<p>On page 110 Tables 53 and 54 project 65,260 jobs. These jobs divided by 1.5 jobs per household result in a demand 43,560 housing units. How does this correlate with the Future Land use assumption and allocations on page 22 of the Plan and the Goals, Objectives and Policies? The recommended allocation of the 16,124 units, 12,900 units single family (80%) and 3,225 units multifamily (20%) seems inconsistent with the projected 91,966 jobs on page 25 which result in the need for 61,310 households. A higher amount of residential is needed in the Sector.</p>	The Consultant does not agree.																																																
97	<p>A suggested revision to Table 6 is as follows:</p> <p><i>Table 6: Proposed Future Land Use Intensities and Densities</i></p> <table border="1" data-bbox="184 980 1058 1208"> <thead> <tr> <th rowspan="2">Land Use</th> <th colspan="3">FAR</th> <th colspan="3">Residential Density</th> </tr> <tr> <th>Min</th> <th>Typical</th> <th>Max</th> <th>Min</th> <th>Typical</th> <th>Max</th> </tr> </thead> <tbody> <tr> <td>Rural Reserve</td> <td>N/A</td> <td>0.01</td> <td>0.05</td> <td>N/A</td> <td>0.10</td> <td>0.20</td> </tr> <tr> <td>Mixed-Use Sub-Urban</td> <td>0.10</td> <td>0.2</td> <td>0.75</td> <td>1.00</td> <td>3.50</td> <td>18.00²</td> </tr> <tr> <td>Mixed-Use Urban</td> <td>0.18</td> <td>0.75</td> <td>2.0³</td> <td>3.00</td> <td>5.00</td> <td>24.00³</td> </tr> <tr> <td>Employment</td> <td>0.3</td> <td>0.50</td> <td>1.7</td> <td>4.00</td> <td>8.00</td> <td>24.00</td> </tr> <tr> <td>Conservation</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 1. A maximum FAR of 3.0 will be allowed within a town center node within Mixed-Use Urban. 2. A maximum density of 24 dwelling units an acre will be allowed within a mixed town center node. 3. A maximum density of 30 dwelling units an acre will be allowed within a mixed town center node. 	Land Use	FAR			Residential Density			Min	Typical	Max	Min	Typical	Max	Rural Reserve	N/A	0.01	0.05	N/A	0.10	0.20	Mixed-Use Sub-Urban	0.10	0.2	0.75	1.00	3.50	18.00 ²	Mixed-Use Urban	0.18	0.75	2.0 ³	3.00	5.00	24.00 ³	Employment	0.3	0.50	1.7	4.00	8.00	24.00	Conservation	N/A	N/A	N/A	N/A	N/A	N/A	These changes were not made per staff direction.
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98	<p><u>Goal 1-8.1. Wellness Way Sector Plan</u> Add additional reference to the intent of the Wellness Way Sector Plan is to create a flexible market based long-term master plan that promotes significant economic development. "Shall" and "must" are suggested to be tailored to set goals with more of non-flexible requirements.</p>	Acknowledged.
99	<p><u>Objective 1-8.1.1. Economic Development</u> How can an economic based Sector Plan establish rigid "shall" policies when a comprehensive economic development strategy focusing on growth and retention of target industries and the complimentary land uses and infrastructure has not been developed?</p>	The use of the word "shall" ensures that the Sector Plan will be developed as envisioned at buildout. The County has a robust economic development staff that has programs to implement job attraction and retention.
100	<p><u>Policy 1-8.1.1.1:</u> If the Jobs-to Housing linkage remains as drafted in Policy 1-8.1.1.1 and in Policy 1-8.1.8.8, the Sector Plan has very little prospect of being successful in the foreseeable future. Residential development needs to precede job creation. If any job-to-housing ratio is retained at all, it should be aspirational, measured for the Sector Plan as a whole, and not on a DSAP by DSAP basis as now proposed. How would a predominantly Rural Reserve and Mixed Use Sub-urban DSAP ever satisfy the jobs-to-housing ratio?</p>	The Consultant does not agree.
101	<p><u>Policy 1-8.1.1.1:</u> We have confirmed with the Treasure Coast Regional Planning Council and several expert land use planners that the job to housing ratio as required by this policy is not a reliable planning approach. In fact, governing entities that want to achieve a similar benchmark have created percentage goals to be met at the end of a specific timeframe or at a specific build out (i.e.25% build out, 50% build out, etc.). These Goals should be flexible and evaluated throughout the planning period.</p>	The methodology used for the JTHR is an appropriate and acceptable methodology that is simple, clear and predictable. It is not a linkage policy as many have used in the past in other areas. The Sector Plan policies provide for periodic evaluation during the planning period.
102	<p><u>Policy 1-8.1.1.1:</u> In order to be attractive to new business there will need to be a significant amount of housing, retail and lifestyle/cultural choices in place, and the related policies must be more flexible than currently proposed. "the success of the Wellness Way Sector Plan area is not by any means going to happen spontaneously. It will take hard work on the part of county business and government leaders to ensure the necessary infrastructure is in place and that, via partnerships with educational institutions in the region, the workforce is in place to support the growth. II Page 116</p>	Acknowledged.
103	<p><u>Policy 1-8.1.1.1:</u> How can a DSAP that is done to establish initial zoning on a tract of land be analyzed "to determine the impact of the proposed development program on the target jobs-to-housing ratio" when at such an early stage in the process, none of the end users are typically known?</p>	The DSAP process will ensure that land is set aside for employment uses, even if the end users are not known at the time of approval.

104	<u>Policy 1-8.1.1.1:</u> It is highly unlikely that most owners in this area of the County will be able to have a development commitment from a significant employer at the time the DSAP is submitted.	See answer above.
105	<u>Policy 1-8.1.1.2:</u> Add reference for economic initiatives and incentives. Do not limit target industries, especially in our changing economic environment.	A policy addresses economic incentives under the Economic Development Objective. Target industries are not limited.
106	<u>Policy 1-8.1.1.3:</u> The Policies provide no financial incentives for economic development (other than the promise that incentives will be created at some future date), and they mandate a rigid balance of development patterns by requiring not-to exceed percentages of development types. This inflexibility will hinder economic development.	See answer above.
107	<u>Policy 1-8.1.1.4:</u> Allocation of Land for Economic Development. How will Lake County determine what the sufficient developable land areas and appropriate land uses are that will attract and retain target industries when a private development application is presented, or determine how long private lands must be held for future target industry uses without imposing a moratorium?	This is an opinion, not a question.
108	<u>Policy 1-8.1.1.4</u> No agreement is ever guaranteed approval therefore delete the language "Amendments determined to result in an adverse impact may be denied".	This change was not made per staff direction.
109	<u>Objective 1-8.1.2</u> "Create a more fiscally efficient development pattern", more fiscally efficient than what pattern? How will this be determined?	Please refer to the Hierarchy of Place wording in the Data, Inventory and Analysis.
110	<u>Objective 1-8.1.2</u> Strict adherence to a "compact urban form" maybe a disincentive to target industry. For example clean energy and technology targets like solar and wind turbine manufacturing and testing facilities or similar industry may not fit a compact form.	This is an opinion, not a question.
111	<u>Objective 1-8.1.2</u> How much Employment is actually needed in the Sector? The proposed Sector Plan Land Use Map has a substantial amount of Employment Center acreage that may be an aggressive aspiration. Based on the data and analysis the plan provides for more than 3,300 acres for non-residential employment uses. Based on typical FAR this would generate over 76,700,000 square feet, which is inconsistent with the imputed square foot demand of 55,462,650 (data & analysis table 12). Employment Center and nonresidential acreages should be reduced, and residential acreage increased to support projected jobs.	Acknowledged that Employment Center over-allocates land for projected jobs to provide choices to the market when industries desire to locate in the County.

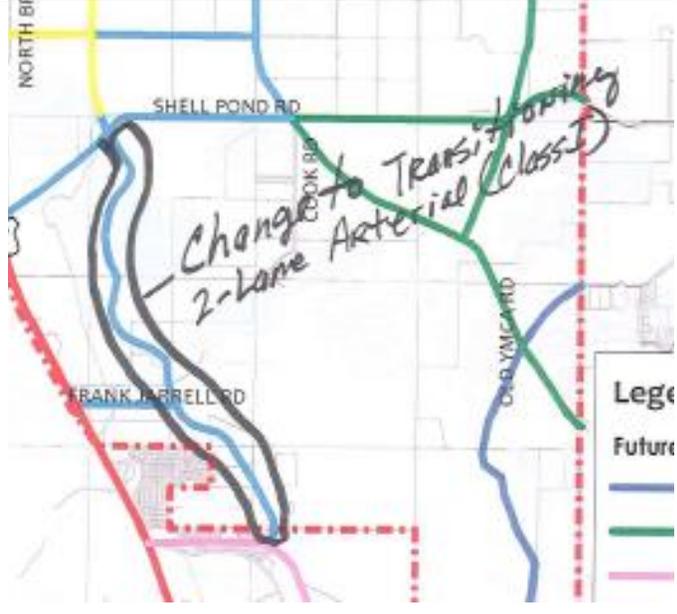
112	<u>Objective 1-8.1.2</u> Residential densities and FARs should be calculated based on gross acres (exclusive of natural water bodies) so that the landowner can get a density/FAR benefit from the wetlands that must be preserved. Alternatively, some number of additional residential units should be allowed for each acre of preserved wetlands.	These changes were not made per staff direction.																					
113	<u>Objective 1-8.1.2</u> How will land use percentages be applied Sector wide, by DSAP or individual Parcel? Who will determine these percentages over time?	By DSAP.																					
114	<u>Objective 1-8.1.2</u> Calculations should use gross acreage. Net density requires a clear definition that can become confusing to monitor especially when applied or adjusted across multiple OSAPs. Lower the density requirements as part of this phase of the Sector Plan to make the adjustment for Gross and continue to allow for ranges in density rather than a specific requirement. This applies to multiple policies in the plan. This has been a long term issue for Orange County planning monitoring Horizon West approval	These changes were not made per staff direction.																					
115	<u>Objective 1-8.1.2</u> Are recreation and open space lands allowed to include wetlands and waterbodies? They should be!	The Sector Plan utilizes the definitions of recreation and open space included in the County's adopted Comprehensive Plan. The required open space allocation for each land use in the Sector Plan are intended for active or passive open space that is useable by people. It does not include lakes, wetlands or agricultural lands.																					
116	<u>Objective 1-8.1.2</u> Amend the Use Tables in each Land Use designation removing the specific residential references to Apartments and Condominiums and changing to the reference to Multi-Family to allow for more flexibility. This will avoid future issues especially in the implementation of the OSAP PO zoning.	This change has been made.																					
117	<u>Mixed Use Urban</u> Areas designated MU are encouraged to include instead of shall a highly interconnected and multi-modal street system, compact urban design, and a broad mixture of uses. [What point is being made here?]	This change was not made.																					
118	<u>Table FLUE 8.2.3 – Mixed-use Urban Land Use Mix</u> Recommended change to mix: <table border="1" data-bbox="170 1222 953 1435"> <thead> <tr> <th>Land Use</th> <th>Minimum Acreage</th> <th>Maximum Acreage</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td colspan="2">Not Permitted</td> </tr> <tr> <td>Office</td> <td>10%</td> <td>30%</td> </tr> <tr> <td>Commercial</td> <td>20%</td> <td>50%</td> </tr> <tr> <td>Recreation/Open Space</td> <td>10%</td> <td>No Maximum</td> </tr> <tr> <td>Public/Institutional</td> <td>0%</td> <td>20%</td> </tr> <tr> <td>Residential</td> <td>10%</td> <td>60%</td> </tr> </tbody> </table>	Land Use	Minimum Acreage	Maximum Acreage	Industrial	Not Permitted		Office	10%	30%	Commercial	20%	50%	Recreation/Open Space	10%	No Maximum	Public/Institutional	0%	20%	Residential	10%	60%	This change was not made.
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119	<u>Table FLUE 8.2.3 – Mixed-use Urban Land Use Mix</u> Calculations should use gross acreage and be applied to the total area designated Mixed-use Urban and not to an individual parcel	This change was not made.																					
120	<u>Table FLUE 8.2.3 – Mixed-use Urban Land Use Mix</u> Floor Area Ratio (FAR) for non- residential development within the MU category shall be between .2 and 2.0.	This change was not made.																					
121	<u>Table FLUE 8.2.3 – Mixed-use Urban Land Use Mix</u> Within the MU category shall occur within a density range of four (4) dwellings units per net acre to twenty four (24) dwelling units per net acre.	This change was not made.																					
122	<u>Table FLUE 1-8.3 – Mixed-use Sub Urban Land Mix</u> Recommended change to mix: <table border="1" data-bbox="170 475 995 691"> <thead> <tr> <th>Land Use</th> <th>Minimum Acreage</th> <th>Maximum Acreage</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td colspan="2">Not Permitted</td> </tr> <tr> <td>Office</td> <td>0%</td> <td>20%</td> </tr> <tr> <td>Commercial</td> <td>10%</td> <td>30%</td> </tr> <tr> <td>Recreation/Open Space</td> <td>20%</td> <td>No Maximum</td> </tr> <tr> <td>Public/Institutional</td> <td>0%</td> <td>20%</td> </tr> <tr> <td>Residential</td> <td>30%</td> <td>80%</td> </tr> </tbody> </table>	Land Use	Minimum Acreage	Maximum Acreage	Industrial	Not Permitted		Office	0%	20%	Commercial	10%	30%	Recreation/Open Space	20%	No Maximum	Public/Institutional	0%	20%	Residential	30%	80%	This change was not made.
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123	<u>Table FLUE 1-8.3 – Mixed-use Sub Urban Land Mix</u> Within the MS category a density range of three (3) dwellings units per acre to eighteen (18) dwelling units per acre shall be allowed.	This change was not made.																					
124	<u>Rural Reserve</u> What is the true intent/objective and economic benefit of the significant acreage allocation in Rural Reserve? Will the areas designated really support or promote crop production and significant job creation? This designation may hinder more beneficial development in large areas of the Sector Plan that may be needed to attract substantial employers to the area. Allowing higher densities in these areas and requiring central utilities would also better serve the environment than promoting large lot development on wells and septic tanks.	The intent is to preserve the agricultural industries that currently exist in the County and that are viable industries. The intent is also to provide for a transition of densities and intensities of land uses across the Sector Plan area. i.e. not sprawl.																					
125	<u>Rural Reserve</u> Minimal environmental impacts are assured because the Policies condition approval of the DSAP on preservation of lands that have no legal status for preservation today (rather than incentivizing the voluntary preservation of such lands).	Question is not clear.																					
126	<u>Rural Reserve</u> Allow the RR category to be developed as Rural Conservation Subdivision consisting of at least 10 net or 15 dwelling units per gross acres.	This change was not made																					
127	<u>Policy 1-8.1.2.3: Urban Form</u> The reference to "compact" urban form in the hierarchy of places has been a source of ongoing restriction to the creation of market based nodes of activity. Suggest deleting the reference to compact.	This change was not made																					

128	<u>Policy 1-8.1.2.3: Urban Form</u> Suggest making direct reference to allowing the consideration of gated subdivisions where they do not reduce connections within the overall transportation framework.	This change was not made
129	<u>Policy 1-8.1.2.3: Urban Form</u> Development of balanced communities that provide opportunities to live and work through all phases of development cannot be mandated or guaranteed.	Acknowledged.
130	<u>Objective 1-8.1.3. Mobility</u> Within the Wellness Way Sector Plan area, who will be responsible for the management and guarantee that the plan will reduce vehicle trips, minimize vehicle trip lengths, and reduce vehicle miles travelled? How will the funding and development of a highly interconnected, multi-modal transportation network be assured?	Please attend the workshops in October to understand the funding options.
131	<u>Policy 1-8.1.3.3: Pedestrian Facilities</u> Front setbacks should be based on the context of the street and land use district in which they occur in lieu of the term "minimal".	Acknowledged.
132	<u>Policy 1-8.1.3.5</u> The Transit Policy 1-8.1.3.5 mandates each DSAP to include a master transit plan but does not address cost considerations for this mandate that requires introduction of "measures that will produce a transit utilization rate of 5% or greater." What does this mean and what is the likely cost of implementing this Policy within each DSAP? This mandate is likely to be a significant disincentive for economic development if it requires assessments on undeveloped land. How can anyone assure a "transit utilization rate"?	See answer to # 40 above.
133	<u>Policy 1-8.1.3.5</u> This Policy will create a competitive disadvantage for the Wellness Way Sector Plan as compared to land in the Town Center of Horizon West.	Opinion.
134	<u>Policy 1-8.1.3.5</u> This policy may have the effect of making each DSAP independent of the Framework Plan	Opinion.
135	<u>Policy 1-8.1.3.5</u> Allow for exemptions for development that precedes the County's establishment of the MMTD and multimodal street cross-sections. Allow for approval of alternatives to the street cross-sections.	This item should be discussed with the BOCC. The street cross sections are included in the DIA and will not be adopted. There is now language included on the cross sections that state that the location and design of the cross sections is conceptual and will be determined more specifically at the time of DSAP approval.
136	<u>Policy 1-8.1.3.8</u> Policy 1-8.1.3.8 requires the County to establish a Sector Plan-wide Multimodal Transportation District (MMTD). Before an MMTD is required in the Sector Plan, there should be analysis of cost to the County and individual property owners in the Sector Plan to determine if this Policy is financially feasible and how it will be implemented.	This is being accomplished by the team's financing expert. Please attend the workshops for information.

137	<p><u>Policy 1-8.1.3.10 Connectivity</u> How will the County make sure the final connections are made and when slivers and spite strips separate the stub outs?</p>	DSAP.
138	<p><u>Objective 1-8.1.4 Environmental Resources and Open Space</u> The Environmental Resources and Open Space Policies suggest that CLIP and FNAI data bases will be used in the DSAP approval process to identify lands for permanent preservation. Alternate methodology should be allowed such as site specific environmental surveys. Incentives should also be provided to the landowner for preserving uplands that are not required by state or federal law to be preserved. Incentives should have some tangible value in the development process.</p>	Acknowledged.
139	<p><u>Objective 1-8.1.5 Public Facilities</u> All of the Policies under Objective 1-8.1.5 Public Facilities should make clear that the "projected impacts" discussed in each of these Policies are the impacts from the proposed DSAP-not the generalized impacts of the Sector Plan area. For example, Policy 1-8.1.5.5 includes the statement: "Trails within a proposed DSAP that serve as a component of the Wellness Way Sector Plan's multi-modal mobility system shall be identified as part of the DSAP process. The right-of-way required for such trails shall be conveyed prior to the issuance of building permits for development within the DSAP." (Emphasis added). Any requirement for such conveyance must satisfy the constitutional tests for exactions. If the location of trails disproportionately affects one landowner's property, a system needs to be developed that ensures other owners whose lands are not impacted by trails contribute to the cost. The following language from Policy 1-8.1.5.7 is much more appropriate and should be adapted for use in each of the Public Facilities' Policies: "If it is determined that land is needed to accommodate the siting (<i>sic</i>) of facilities required to address the impacts of the proposed DSAP, these lands shall be conveyed prior to the issuance of building permits for development within the DSAP." (Emphasis added).</p>	Acknowledged.
140	<p><u>Policy 1-8.1.6.1 Potential Funding Mechanisms</u> Of the Potential Funding Mechanisms mentioned in Policy 1-8.1.6.1, tax increment financing is the only one that will help jumpstart the vision of the Sector Plan. Funding mechanisms that rely on special assessments or impact fees (unless nearly 100% credits are granted for infrastructure construction) create a penalty for the landowners who are pioneering new development in a green field area, especially if the special assessments or impact fees are higher than in other nearby areas.</p>	Opinion. Refer to financing alternatives to be presented at October workshops.
141	<p><u>Policy 1-8.1.6.1 Potential Funding Mechanisms</u> The Financing Policies should also make clear that the private sector's investment in the required infrastructure will be impact fee creditable.</p>	Acknowledged.

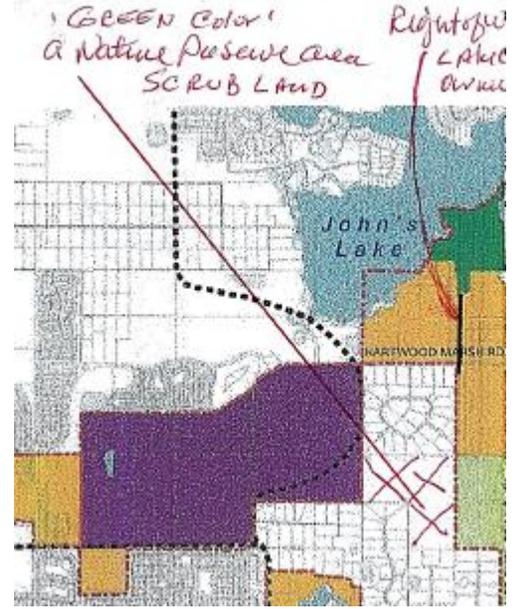
142	<p><u>Policy 1-8.1.6.2 Funding Mechanisms</u> The Policy should also make clear what is private sector and public sector responsibility.</p>	Acknowledged.
143	<p><u>Policy 1-8.1.8.1 Detailed Specific Area Plan Process</u> The following text proposes additional language: A DSAP of less than 1,000 acres may be approved by Lake County based on consideration of the following criteria:</p> <ul style="list-style-type: none"> • Proximity to existing public infrastructure with adequate capacity to serve development; • Compatibility with surrounding existing and future land uses; and, • Consistency with the financial capability of local government and/or private entities to fund needed infrastructure concurrent with development. • Ownership patterns that will promote a unified development pattern or urban form. • Edges and boundaries created by conservation areas water bodies and governmental jurisdictions 	These changes have not been made. BOCC may want to discuss.
144	<p><u>Policy 1-8.1.8.1 Detailed Specific Area Plan Process</u> DSAPs shall take the place of zoning within the Sector Plan area and be processed in a manner similar to a Planned Unit Development (PUD). Will each DSAP have a separate zoning code and ordinance?</p>	Each will have an ordinance recording DSAP approval. Process will be based on existing County PUD process.
145	<p><u>Final DSAP</u> Since one or more uses described in the current proposed policy may not be required or present in the Final DSAP then the policy text should allow for unique conditions.</p>	Acknowledged.
146	<p><u>Final DSAP</u> A "detailed natural resource plan that identifies regionally significant natural resources within the DSAP and outlines specific measures to ensure the protection and, as appropriate, preservation, restoration and management of areas" will require a land management plan that may be premature and impossible to create across different ownerships with individual timing for assets and land uses.</p>	Opinion.
147	<p><u>Policy 1-8.1.8.8 Jobs-to-Housing Tracking and Monitoring</u> No development will be able to obtain lender financing if Policy 1-8.1.8.8 remains in the Sector Plan.</p>	Opinion.
148	<p><u>Policy 1-8.1.8.8 Jobs-to-Housing Tracking and Monitoring</u> This Policy requires jobs-to-housing milestones to be achieved within specific time frames and suspends development approvals if a ratio is not achieved. Policy 1-8.1.8.8 should be deleted.</p>	This change was not made.

149	<p>Policy I-8.1.8.8 Jobs-to-Housing Tracking and Monitoring If this Policy is retained, what will be the impact on the last development within a DSAP or District that cannot meet the standard due to prior approvals or amendments? This may be an impossible monitoring task for Lake County planning, zoning and permitting.</p>	<p>Staff is willing to monitor to achieve the goal. The Consultant has provided a tracking mechanism to staff for this purpose.</p>
<p>Comments Specific to Davidson Harvest et al Properties: (Davidson Harvest, LLC; Island Tree, LLC; JJW Investment, LLC)</p>		
150	<p>For the Davidson Harvest properties south of Shell Pond/Schofield Rd change the land use district to Mixed suburban.</p>	<p>This change has not been made.</p>
151	<p>For the Davidson Harvest properties north of Shell Pond/Schofield Rd change the land use district to Mixed Suburban unless the recommended changes described in Table FLUE 8.2.3 Mixed-use Urban Land Use Mix-- in this memorandum are made, in which case this property can remain Mixed Urban.</p>	<p>This change has not been made.</p>
152	<p>Remove the Employment Center designation from the property.</p>	<p>This change has not been made.</p>
153	<p>For the JJW Investment no wetlands exist on this property. Correct the map removing the wetland designation and showing as Mixed Use Urban</p>	<p>Acknowledged. The information showing wetlands in the Sector Plan area is the best available data. More detailed ecological studies will be required at the time of DSAP.</p>
154	<p>For the Island Tree, LLC property give it the Mixed Suburban designation.</p>	<p>This change has not been made.</p>
<p>Roadway Network - Landowners</p>		
155		<p>Acknowledged. The traffic demand on this facility is too large to reduce it to a 2-lane facility.</p>

Maury Boyd (McKinnon)

156 Two pages-Sector Map and enlargement showing the additional preserve area. Ownership is a governmental agency--unknown.

Additionally shown is the right-of-way to the park owned by the Lake County Water Management Dist. I recall 60 feet wide and runs from Marsh Road to the park. Also there is a recent parking area bought.



Acknowledged.

Requires further discussion with landowner.