



LAKE COUNTY
FLORIDA

July 30, 2015

Ray Eubanks, Plans Processing Administrator
Division of Community Development
Department of Economic Opportunity
107 East Madison Street, MSC 160
Tallahassee, Florida 32399

RE: Wellness Way Sector Plan, LPA #14/10/1-2

Dear Mr. Eubanks:

Pursuant to Florida Statute 162.3184(3), Lake County is transmitting a copy of the enclosed, adopted Comprehensive Plan Map and Text Amendment to the Department of Economic Opportunity.

On July 21, 2015, the Lake County Board of County Commissioners held a public hearing and approved adoption of the attached amendment (LPA# 14/10/1-2). The public hearing was duly noticed and advertised pursuant to Chapter 163.3184(11).

The amendment does not include lands within the Green Swamp Area of Critical State Concern. The amendment does not include lands within the Wekiva Study Area or Wekiva River Protection Area.

The adoption ordinance and analysis are included in the package. One paper copy and two electronic copies (DVDs) are also included. This notification has also been provided to all appropriate agencies on this date.

If you have any questions regarding this amendment or need additional information please, do not hesitate to contact me at 352-343-9762 or by email at cschmidt@lakecountyfl.gov.

Sincerely,

Chris Schmidt, Planning Manager

c: Robert Chandler IV, CECD Economic Growth Department Director
State and local agencies

PLANNING AND COMMUNITY DESIGN | *A Division of the Department of Economic Growth*
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**LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

PLANNING AND ZONING BOARD	 LAKE COUNTY <small>FLORIDA</small>	BOARD OF COUNTY COMMISSIONERS
Transmittal October 29, 2014	District 2 Commissioner Parks District 1 Commissioner Sullivan	Transmittal - November 18 , 2014 Adoption – July 21, 2015

LPA # 14/10/1-2 Wellness Way Sector Plan	Case Manager(s): Robert Chandler Economic Growth Director Chris Schmidt Planning and Community Design Manager Paul Simmons Business Relations Manager	Agenda Item #5
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- Item -

Type: Comprehensive Plan Amendment (text and map series)– BCC initiated

Creation or Revision: Revision and Creation

Description: Amending the Lake County Comprehensive Plan by providing text and map amendments to the future land use element & map related to the creation of the Wellness Way Sector Plan, pursuant to Section 163.3245 of the Florida Statutes; amending Future Land Use Element Policy I-1.2.2 ('Consistency between Future Land Use and Zoning") to include additional land use categories under the Wellness Way Sector Plan; and creating Goal I-8, to be entitled "Wellness Way Sector Plan", with objectives and policies establishing a long-term master plan for the Southeast Lake County region.

- Summary of Recommendation / Action -

Staff Recommendation: APPROVAL of the ADOPTION to amend Future Land Use Element Policy I-1.2.2 (Consistency between Future Land Use and Zoning) to include additional land use categories, to create Goal I-8, to be entitled "Wellness Way Sector Plan", with objectives and policies, and to amend Map 1 (Future Land Use Map) of the Future Land Use Map Series to include the aforementioned future land uses.

The Board of County Commissioners (BCC): Approved (5-0) the transmittal of the Comprehensive text and map amendment on the Regular Agenda, as specified in the proposed ordinance.

Analysis: The South Lake Sector Planning Area, also referred to as Wellness Way Sector Plan (WWSP), (Attachment A) has been recognized for many years as an area that has significant potential for economic development in southeast Lake County. A successful sector planning effort will enable Lake County to diversify its economy, protect natural resources and strengthen its connectivity with other economic hubs in the region. The Lake County Board of County Commissioners has designated approximately 15,481 acres in southeast Lake County south of State Road 50 and east of US 27 as the planning area.

Approval of a sector plan is accomplished in two stages: first, a long-term master plan is adopted and second, implementation of the master plan is accomplished through detailed specific area plans. Adoption of this long-term master plan will require an amendment to the Comprehensive Plan in accordance with the state coordinated review process. The intent of the Wellness Way Sector Plan (WWSP) is to create such 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. To achieve a successful Sector Plan, the Goal, Objectives and Policies (GOPs) specifically address the unique conditions of Wellness Way. These GOPs are flexible for the long term horizon of development in Wellness Way. Further, to provide predictability within the Sector Plan, there are five (5) future land use categories (FLUC) as described below:

Future Land Use Category Summary Table Maximum Density Allocation Table

Future Land Use Categories	Minimum Average Density/Net Buildable Acre (du)	Maximum Average Density/Net Buildable Acre(du)	Minimum Average FAR	Maximum Average FAR
Town Center	6.00	25.00	0.30	2.00
Wellness Way 1	3.00	20.00	0.25	2.00
Wellness Way 2	2.50	15.00	0.20	2.00
Wellness Way 3	2.00	10.00	0.15	2.00
Wellness Way 4	0.00	0.00	N/A	N/A

Through the Wellness Way Sector Plan (WWSP), Lake County shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio within the WWSP as described below:

Maximum Capacity Allocation Table

Future Land Use Category	<u>Residential</u>	<u>Non-Residential</u>		
	Maximum Capacity / Net Acre (du)	Jobs to Housing Ratio	Square Feet per Employee	Minimum FAR
Town Center	4.00	2.00 / 1.00	450	0.30
Wellness Way 1	1.85	1.75 / 1.00	450	0.25
Wellness Way 2	1.60	1.50 / 1.00	450	0.20
Wellness Way 3	1.35	1.25 / 1.00	450	0.15
Wellness Way 4	0.00	N/A	N/A	N/A

The anticipated build out of 16,252 units will generate over 26,000 jobs based on the jobs-to-housing requirements of each land use. This will result in an overall jobs-to-housing ratio of just over 1.6 for the entire WWSP.

Detailed specific area plans (DSAPs) will be implemented through a development order. The development order must be rendered to the Department of Economic Opportunity (DEO) in the same manner as a Development of Regional Impact (DRI) development order, but is not subject to the review process. The master plan and detailed specific area plans do not need to demonstrate need for the amount of development they would allow.

Detailed specific area plans must contain at least 1,000 acres, although a local government can approve less acreage in certain

circumstances, and the DSAPs must address the same issues as the master plan, although in greater detail. Areas identified for permanent preservation must have a conservation easement recorded and in effect before or concurrent with the effective date of the DSAP. The development order for the DSAP is required to establish a build out date, and upon approval the DSAP is not subject to downzoning, or density or intensity reductions. This provides the property owner with some certainty in moving forward with investments in developing the property.

A DSAP shall be processed as a Master PUD application as provided for in the Land Development Code. Principles, guidelines, and standards for each DSAP shall be codified in the Lake County Land Development Regulations.

- Conclusions -

The proposed amendment recommended will enhance economic development opportunities throughout Lake County. The creation of the Wellness Way Sector Plan (WWSP) and its inclusion in the 2030 Comprehensive Plan will facilitate more economic development opportunities for Lake County residents and businesses.

- Staff Recommendation -

Staff recommends **APPROVAL of the ADOPTION** to amend Future Land Use Element Policy I-1.2.2 (Consistency between Future Land Use and Zoning) to include additional land use categories, to create Goal I-8, to be entitled "Wellness Way Sector Plan", with objectives and policies, and to amend Map 1 (Future Land Use Map) of the Future Land Use Map Series to include the aforementioned future land uses.

-Planning and Zoning Board (PZB) Recommendation-

On October 29, 2014, the Planning and Zoning Board (PZB) **approved (5-0)** the transmittal of the Comprehensive text and map amendment on the Regular Agenda, as specified in the proposed ordinance.

-Board of County Commissioners (BCC) TRANSMITTAL-

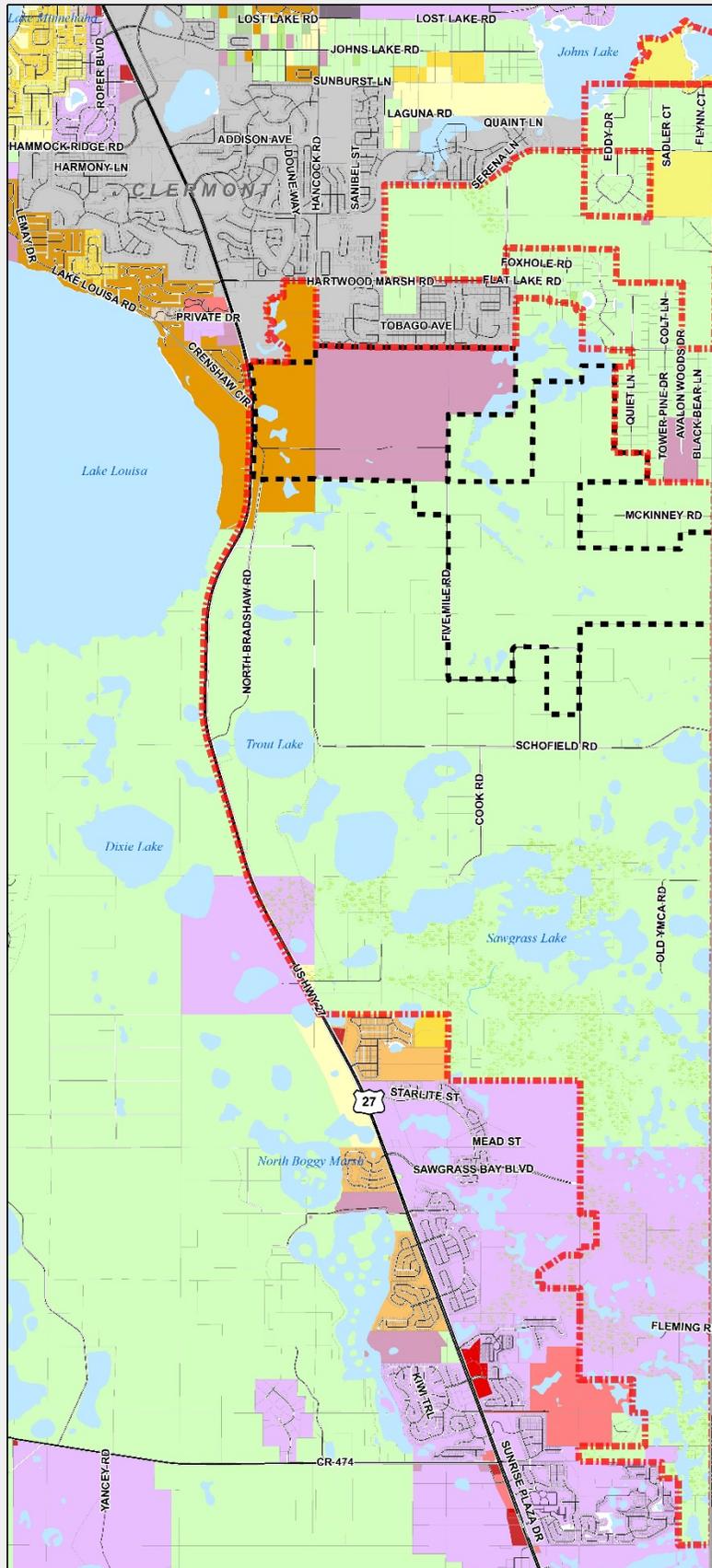
On November 18, 2014, the Board of County Commissioners (BCC) **approved (5-0)** the transmittal of the Comprehensive text and map amendment on the Regular Agenda, as specified in the proposed ordinance.

-State Agency Recommendation-

On February 6, 2015, the Department of Economic Opportunity provided Lake County with the Objections, Recommendation, and Comments Report.

-Board of County Commissioners (BCC) ADOPTION-

On July 21, 2015, the Board of County Commissioners (BCC) **approved (5-0)** the adoption of the Comprehensive text and map amendment on the Regular Agenda with amended Policy I-8.7.9 Existing Approved Developments and Revisions to the Data, Inventory, and Analysis and the Future Land Use Map to reflect the withdrawal of the Pacific Ace PUD. as specified in the proposed ordinance.



Legend

- County Boundary
- WWSP Boundary
- Conservil Area
- Wetlands

Current Zoning

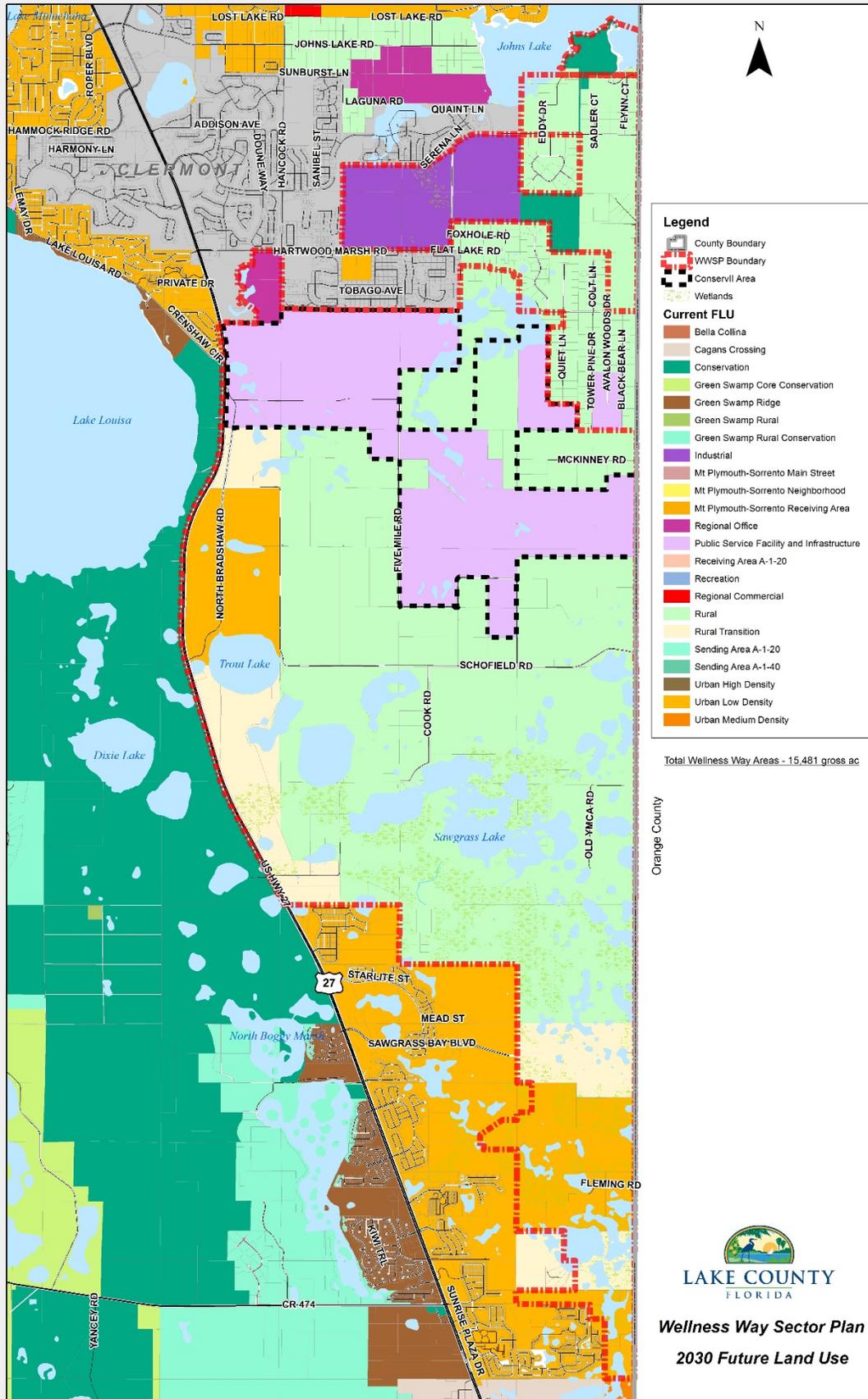
- A
- AR
- RA
- R-1
- R-2
- R-3
- R-4
- R-6
- R-7
- RP
- RMRP
- RM
- RV
- C-1
- C-2
- CP
- LM
- HM
- MP
- CFD
- PUD

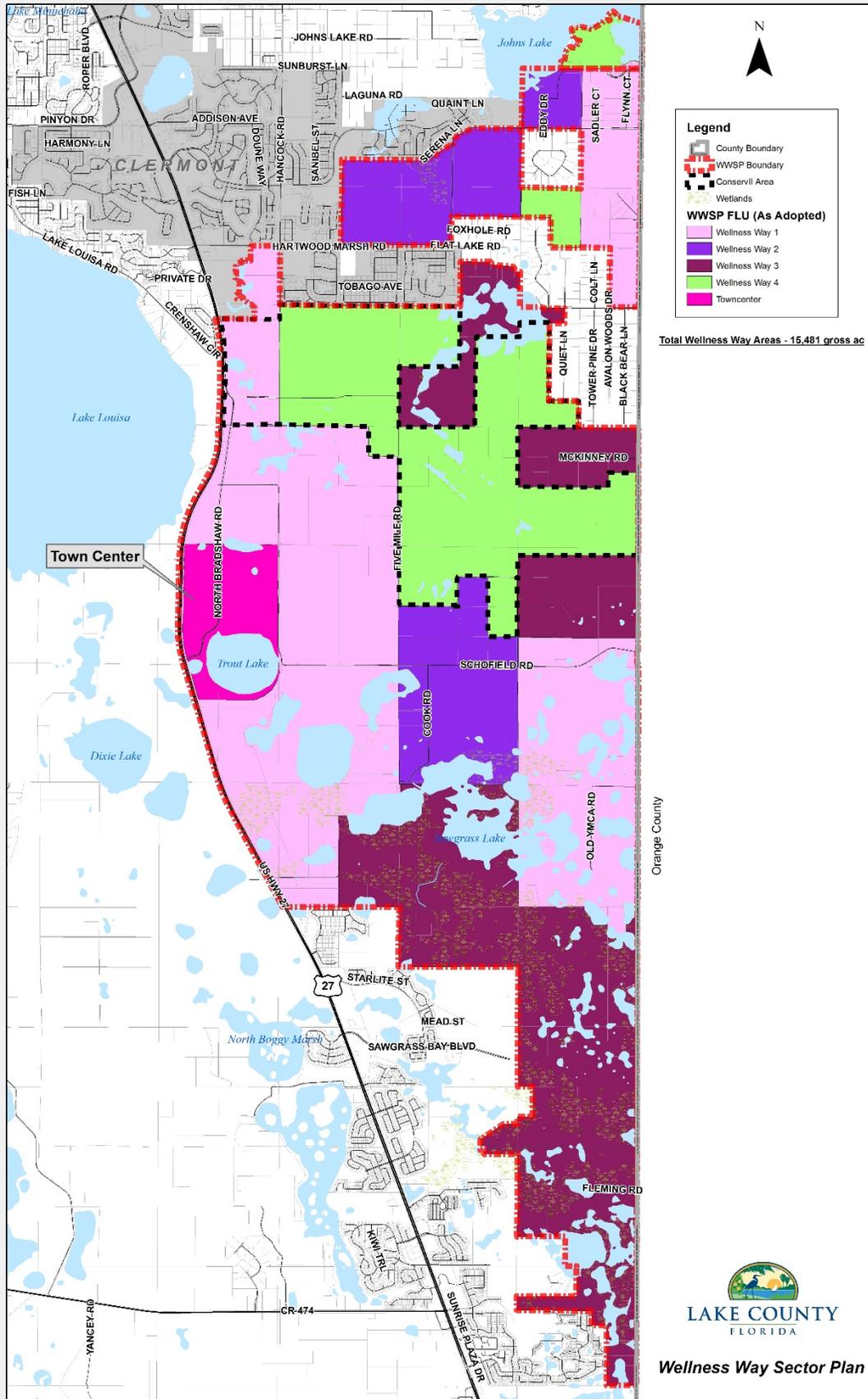
Total Wellness Way Areas - 15,481 gross ac

Orange County



Wellness Way Sector Plan Zoning







LAKE COUNTY
FLORIDA

**WELLNESS WAY SECTOR PLAN
DATA, INVENTORY & ANALYSIS
2040 PLANNING HORIZON**

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Section I: INTRODUCTION

I. INTRODUCTION

A. Purpose

Starting in 2008, the West Orange South Lake Transportation & Economic Development Task Force has been discussing the need to coordinate transportation decisions and job creation efforts in the western area of Orange County and the southeastern portion of Lake County. The Task Force recognized the need to plan for the large expanse of mostly undeveloped land in the two counties due to the development pressure beginning to occur in the area and the continued development of Horizon West. From this realization, Lake County and many of its stakeholders determined that the creation of a sector plan for approximately 15,481 acres in Lake County along the southeastern boundary of Lake County and western boundary of Orange County, directly west and adjacent to the Horizon West Sector Plan area, was the best path forward for realizing the goal of economic development and balanced growth. Access to SR 429, from Lake County and improved overall connectivity (network) in both east-west and north-south corridors within the sector plan would need to be a priority and focus on the introduction of true multi-modal considerations. The land uses would be defined by their character and the potential economic benefits, and complementary to the Horizon West uses. The design form would be synergistic within the urban communities but harmonious with the historic agricultural industries and natural lands still remaining in south Lake County. Financial feasibility of the plan as well as clarity, flexibility and ease of use are paramount to the County.

B. Regional Setting/Location

The Wellness Way Sector Plan area is strategically located between several regionally significant major roadway facilities in the southeastern portion of Lake County, see **Map 1 (Location Map)**. These facilities include US Highway 27, SR 429, US Highway 192 and SR 50. US Highway 27 serves as the western boundary of the study area, the Lake/Orange County line serves as the eastern boundary, Johns Lake provides the northern edge (immediately south of SR 50) and Crooked Lake (just north of US 192) book ends the southern limits, see Map 1. The southern extent of the western edge of the Sector Plan borders the Green Swamp Area of Critical State Concern. From the center of the study area, by automobile, it is 34 miles to Orlando International Airport (MCO), 74 miles to Kennedy Space Center/Space Port/Port Canaveral and 75 miles to the Tampa Port Authority.

The City of Clermont has portions of its Interlocal Service Boundary area within the limits of the sector plan study area and is a recognized provider for both potable and wastewater service in the area.

C. Area Profile

The area encompassing and surrounding the Wellness Way Sector Plan area is largely undeveloped with large tracts of agricultural lands, some of which are still economically viable for agricultural production. This area was a large producer of citrus prior to the permeating freezes due to the south migrating frost line and citrus greening, a disease that has hindered growers in the recent past. During the past two decades, the City of Clermont to the north has grown rapidly as a bedroom community to Orlando, with expansive areas of new residential subdivisions and supporting commercial services. There are very few residents living in the Sector Plan area as of 2013.

D. Sector Planning

Sector Plans are authorized in Section 163.3245, Florida Statutes, to encourage and recognize the benefits of long-range planning for specific areas within a region or a local government jurisdiction. The minimum size of land area for a sector plan is 15,000 acres. The primary goals of a sector plan include:

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- Promoting long-term planning for conservation, development and agriculture on a landscape scale;
- Supporting innovative and flexible planning and development strategies and development strategies
- Facilitate protection of regionally significant resources;
- Ensuring adequate mitigation of impacts to regional resources and facilities, including extra-jurisdictional impacts; and
- Emphasizing urban form.

Approval of a sector plan is accomplished in two stages: first, a long-term master plan and second, implementation of the master plan is accomplished through detailed specific area plans (DSAPs). Adoption of a long-term master plan requires an amendment to the comprehensive plan in accordance with the state coordinated review process. DSAPs are implemented through a local government development order, which must be rendered to the Department of Economic Opportunity in the same manner as a Development of Regional Impact development order. However, the Development of Regional Impact process does not apply to development within the boundaries of the detailed specific area plan. Neither the long-term master plan nor the detailed specific area plans are required to be based on a demonstration of need for the amount of development they would allow, and they may both have planning timeframes exceeding the general timeframe of the comprehensive plan.

The long term master plan consists of:

- A framework map
- Policies guiding development form, intergovernmental coordination, and protection of natural resources, and,
- A general identification of the water supplies, transportation facilities, and regionally significant public facilities that will be needed to support development in the sector plan.
- Regionally significant natural resources must also be identified. Once approved, any long-range transportation plan of the metropolitan planning organization must be consistent, to the maximum extent feasible, with the projected population and the approved uses of the master plan. Also, the water needs, sources, and water supply development projects identified in the master plan and detailed area specific plans must be incorporated into the applicable district or regional water supply plan.

The Detailed Specific Area Plans

Detailed specific area plans must contain at least 1,000 acres, although a local government can approve less in certain circumstances, and they must address the same issues as the master plan, although in greater detail. Areas identified for permanent preservation must have a conservation easement recorded and in effect before or concurrent with the effective date of the detailed specific area plan. The detailed specific area plan development order is required to establish a build-out date until which the approved development is not subject to downzoning, or density or intensity reductions.

The Wellness Way Sector Plan contained in this document is the long-range master plan (Framework Map) and associated goal, objectives and policies for adoption by the Lake County Board of County Commissioners as an amendment to the Future Land Use Element and adoption of a new Future Land Use map for the geographic area encompassed in Wellness Way.

Section II: DATA, INVENTORY AND ANALYSIS

II. DATA, INVENTORY AND ANALYSIS

The Data, Inventory and Analysis for the Wellness Way Sector Plan is based on a vast resource of existing information, data and maps that have been provided to the consultant by Lake County and other government entities as part of the planning process. Primary sources of data include the Lake County GIS system, Lake County Data Analysis and Inventory dated 2009 prepared for the 2011 Lake County Comprehensive Plan, Lake County Parks Master Plan, Lake County Trails Plan, readily available data from the Florida Natural Areas Inventory (FNAI), discussions with service providers including public and private utilities, public services providers, and information provided by the City of Clermont. Data has also been provided from Conserv II, a wide range of transportation agencies (state, local and regional) and Orange County.

This document provides an inventory of relevant data for the Wellness Way Sector Plan area, an analysis of each topic addressed and recommendations for each topic to be addressed in the Sector Plan Goal, Objectives and Policies. Topics addressed include population and employment, land use, natural resources, multi-modal transportation, water supply and other public utilities, public infrastructure and services, economic development, conservation, urban form, education, and open space, parks and recreation.

A. POPULATION AND EMPLOYMENT

1. Historic Trends

The Wellness Way Sector Plan area, which comprises 25.28 square miles, had an estimated population of 451¹ in 2010. The sector plan area encompasses a large geographical area (2.2% of the County area), but houses only a small fraction of the County population (0.15%). The area consists primarily of large tracts of land used for agriculture and public utilities. There are two residential subdivisions in the area, Regency Hills with 103 lots and about 39 units already built, and Prominent Pointe located north of Hartwood Marsh Road and along the shoreline of Little Johns Lake with 10 lots and about 7 homes built. Additionally, there are 23 sites in the area classified as single-family residential and two as multi-family (less than 10 units each). Other homes in the area are classified as agriculture.

According to the US Census, Lake County had a population of 297,052 in 2010. Based on the University of Florida's Bureau of Economic and Business Research (BEBR), the current estimated population for the County is 299,677, which represents a 0.9% increase over the 2010 count.

The study area is located adjacent to the City of Clermont. Clermont has experienced tremendous growth over the past ten years. The city population increased from 9,333 in 2000 to 29,827 in 2012²; a growth rate of 219% for the 12-year period, or an average of over 18% per year. The growth pressure stemming from the City is reaching the sector plan area. Subdivisions currently border the area to the north and south, and as noted above, have also started to encroach into the area. **Figure 1 (Population Density in Lake County -- 1990 to 2010)** depicts the evolution of population density in Lake County. It can be observed that the Sector Plan area has seen significant intensification immediately to the north and south.

There are not many employment opportunities within the study area and are limited to the agriculture, mining and service industries. The residents of the sector plan area work either in Clermont, Orange County or Osceola County.

¹ ESRI Business Analyst Online

² BEBR Estimate

2. Projections

The Lake County Future Land Use Element of the Comprehensive Plan predicts that the County as a whole will grow to 370,900 by 2020 and 451,600 by 2030³. The projections prepared by the Bureau of Economics and Business Research (BEBR) in February of 2012 show that the County is estimated to grow to approximately 437,800 residents by 2030.

Based on the adopted Future Land Use Map (FLUM), the County had not yet planned for significant growth within the sector plan area. The FLUM shows the area mostly designated as Rural and Public Service Facility and Infrastructure. The map shows smaller areas of Rural Transition, Urban Low Density, and Heavy Industrial. These land use classifications will allow some growth to occur in the future, but would most likely result in primarily low density residential development as opposed to a mix of complementary uses. Considering the proximity of this area to the City of Clermont and Horizon West in Orange County, it is safe to assume that the area is ready to support increased managed growth.

The Housing Element of the County Comprehensive Plan states that the County expects a shift in focus for the population centers within the County. Whereas the population center of the County was historically in the Northwest portions of the County (Leesburg, Lady Lake, and Fruitland Park) and the Golden Triangle area (Eustis, Tavares, and Mount Dora), it is anticipated that increased population growth will make South Lake (Clermont, Minneola, Groveland, and Four Corners/Citrus Ridge) the population center of the County in the future.

³ Future land Use Element, 11-4-2010

B. LAND USE

This section describes existing characteristics of the sector plan area related to land use, ownership and tract sizes. The following information provides a base line of the current conditions of the Wellness Way Sector Plan area.

1. Existing Conditions

a. Generalized Land Use

As previously mentioned, the Wellness Way Sector Plan area is dominated by large tracts of Agricultural lands, which account for nearly 78% (or 12,470 acres) of the total area, see **Table 1 (Existing Land Use)**. Public right-of-way and similar uses are not reflected in the acreages shown. **Map 2 (Existing Land Uses)** illustrates the generalized land uses within the study area. The next largest use within the area is Public/Institutional comprising 18% (or 2,928 acres) of the total area. Approximately 2,800 acres of the Public/Institutional uses comprise the Conserv II area. Conserv II is a multi-public agency water reuse and infiltration program (the largest of its kind in the world) that provides non-potable water to the area's agriculture industry and utilizes rapid infiltration basins (RIBS)/percolation ponds for disposal of treated wastewater effluent. The RIBS are also a source of recharge for the Florida Aquifer in this area.

Table 1: Existing Land Use

Existing Land Use	Acres	Percent
Agriculture	12,107.97	77.96%
Industrial	12.73	0.08%
Multi-family Residential	0.70	0.00%
Public/Institutional	2,927.64	18.85%
Single Family Residential	150.52	0.97%
Vacant	332.29	2.14%
Total	15,531.85	100.00%

Source: Lake County Property Appraiser, 2013.

Vacant lands comprise 332 acres or roughly 2% of the total land area. Single Family Residential uses account for 150 acres (less than 1% of the area), and Multifamily Residential uses encompass 0.70 acres of the sector plan area. Accounting for 13 acres of land, industrial uses rank as the second least land use in the Wellness Way Sector Plan area. There are two generalized and common land uses that are not present in the study area. The study area is devoid of any commercial and office uses.

b. Ownership

The Wellness Way Sector Plan area contains only 362 parcels. Due to the number of relatively large tracts of land, the average sized parcel is 44 acres, which is much larger compared to the 4-acre parcel average countywide. The median parcel size in the study area is approximately 15 acres.

For a large area, the total number of property owners in the study area is quite small compared to many regions of the same size. There are approximately 120 land owners according the Lake County Property Appraiser's records. That number may actually be lower. For example, many companies listed may be subsidiaries of larger companies also listed or there may be a slight difference in the

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company name, which prompts the GIS to list it as two separate owners. **Map 3 (Ownership)** identifies land ownership for sites that are 90 acres or more in the sector plan area.

Of the total acreage in the study area, the City of Orlando and Orange County jointly own the most land, which comprises of approximately 2,800 acres or nearly 18%. This is the property associated with Conserv II. Arnold Groves & Ranch Ltd. is the second largest land owner with 1,789 acres. Third is South Lake Crossings I, II & III with 1,392 acres. **Table 2 (Top Ten Owners by Acreage)** includes the top ten largest landowners within the sector plan area according to the Lake County Property Appraiser.

Table 2: Top Ten Owners by Acreage

Rank	Owner Name	Acres
1	CITY OF ORLANDO & ORANGE COUNTY (Conserv II)	2,796.40
2	ARNOLD GROVES & RANCH LTD	1,789.16
3	SOUTH LAKE CROSSINGS	1,392.74
4	LAKE LOUISA LLC	1,202.78
5	TOUSA-HEARTHSTONE LAKE WEBSTER LLC	986.98
6	CLONTS GROVES INC	721.27
7	CENTER LAKE PROPERTIES LTD	688.24
8	ROPER JAMES E ET AL TRUSTEES	546.64
9	DAVIDSON HARVEST LLC ET AL	536.68
10	HICKORY GROVES LLC	406.92

Source: Lake County Property Appraiser, 2013.

In addition to the list of top ten largest property owners, 17 land holders own more than 200 acres within the Wellness Way Sector Plan area. Of the top ten land owners, 4 owners control over 1,200 acres.

c. Historic Resources

There are no historically significant sites within the sector plan area. Several structures were surveyed and recorded in the Florida Master Site File in the past, but only two structures (LA02134 and LA02814) remain. Neither was deemed historically significant. Many pre-historic archeological sites within the study area have been identified during previous surveys.

d. Housing

Some of the tools used to inventory and analyze housing data in the sector plan area include the Esri Business Analyst Online, property appraiser records, and the 2010 Census. The sector plan area encompasses portions of three Census Block Groups within three Census Tracts, see **Map 4 (Census Block Groups)**.

Table 3 (Population by Block Group) displays the total number of people and housing units within the various geographies. As seen on **Map 4 (Census Block Groups)**, most of the development within the block groups identified has occurred outside the sector plan area boundaries. Therefore, the figures for just the sector plan area would be much lower. It is, however, important to analyze what is happening on the periphery of the sector plan area to identify development trends.

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The three block groups together comprise approximately 17,211 persons, with a majority of them being female. The median age varies, with Block Group 1 in Tract 313.08 having the oldest (58.2) and Block Group 1 in 313.11 having the youngest (31.0). The area contains approximately 8,319 housing units, with about 25% of them vacant at the time the 2010 Census took place. About 77% of the occupied units were owned.

The Esri Business Analyst Online software interpolates the population data based on the given boundaries of an area that does not coincide with tract or block group boundaries. The data obtained from Esri is also shown in **Table 3 (Population by Block Group)**.

Table 3: Population by Block Group

Tract	313.06	313.08	313.11	Total		Esri BAO	
Block Group	1	1	4	Count	%	Count	%
Total Population	4,814	6,012	6,385	17,211	100	451	100
Male	2,363	2,803	3,060	8,226	47.8	212	47.8
Female	2451	3209	3325	8,985	52.2	239	52.2
Median Age	37.7	58.2	31.0	--	--	50	--
In Households	4,807	6,012	6,385	17,204	99.96	451	100.00
In Group Quarters	7	0	0	7	0.04	0	0.00
Households	1,584	2,595	2,081	6,260		146	
Housing Units	1,763	2,903	3,653	8,319	100	166	100
Occupied	1,584	2,595	2,081	6,260	75.2	146	75.2
Owned	1,369	2,427	1,021	4,817	76.9	132	76.9
Rented	215	168	1,060	1,443	23.1	14	23.1
Vacant	179	308	1,572	2,059	24.8	20	24.8
Average Household Size	3.03	2.32	3.07	8	--	3.1	--

Source: US Census, American FactFinder; Esri Business Analyst Online.

The housing data obtained from Esri, however, does not appear completely accurate. Based on property appraiser records, there are approximately 362 residential sites within the sector plan area. Two of the sites are multi-family buildings with less than 10 units each. Esri shows a total of 166 dwelling units.

Whether the Esri count is realistic or not, the sector plan area contains substantially less development than the surrounding area, which is comprised of predominantly residential development in the form of subdivisions. Several apartment complexes have also been built along US 27, near the US 192 intersection south of the sector plan area. There are currently three apartment complexes with more than 300 units each. Commercial development has also come to the area, to the intersection of US 27 and US 192.

The County Comprehensive Plan contains a series of Goals, Objectives and Policies related to housing. The policies are adequate to ensure the provision of a diversity of housing options and prices within the sector plan area, and to require proximity to services and transportation. The County, however, lacks sufficient specific directives to ensure that the design of new neighborhoods achieve appropriate connectivity and walkability, and are focused on creating balanced communities and a multi-modal transportation system.

e. Growth Policy and Regulations

i Comprehensive Plan

Similar to the existing land use map, the County’s adopted Future Land Use Map shows the vast majority of the sector plan area as rural and rural transition (approximately 9,932 acres). Public Service accounts for 2,521 acres and Urban Low Density comprises 2,210 acres, as shown in **Table 4 (Future Land Use)**.

Table 4: Future Land Use

Future Land Use	Acres	Percent
Conservation (N/A)	93.01	0.60%
Heavy Industrial (1.0 FAR)	696.98	4.57%
Public Service (1.0 FAR)	2,521.21	16.54%
Regional Office (3.0 FAR)	206.88	1.36%
Rural (1 du per 5 Acres)	8,592.55	56.36%
Rural Transition (1 dua)	1,339.97	8.79%
Urban Low Density (4 dua - .35 FAR)	1,726.46	11.32%
Water	68.57	0.45%
Total	15,245.63	100.00%

Source: Lake County Planning & Community Design Division, 2013

Based on the current adopted future land use map, the study area has a maximum potential yield of 8,400 residential units and over 200 million square feet of non-residential uses, including public facilities, industrial, regional office and retail. These estimates of residential units and non-residential square footage are based on the maximum gross density/intensity figures and do not account for the presence of wetlands or other environmentally sensitive lands.

ii Zoning

Most of the land, approximately 12,888 acres, within the study area is currently zoned Agriculture (A), see **Table 5 (Current Zoning Designations)**. According to the Lake County Land Development Regulations, Agriculture is intended to accommodate uses associated with agriculture production including establishments for the keeping, grazing or feeding of livestock and animals; feedlots; croplands; aquaculture; silviculture; apiaries; honey extracting; and buildings that are an accessory use to these agricultural uses.

Planned Unit Development is the second largest zoning district within the study area at 1,302.78 acres. The approved PUD / Avalon Groves contains 1,659 units and 350,000 square feet of commercial/office/retail.

Table 5: Current Zoning Designations

Zoning	Acres	Percent
A - Agriculture	12,888.87	85.08%
C-1 - Neighborhood Commercial	5.42	0.04%
CFD - Community Facility District	4.08	0.03%
PUD - Planned Unit Development	1,302.78	8.60%
R-1 - Rural Residential	9.19	0.06%
R-2 - Estate Residential	254.18	1.68%
R-6 - Urban Residential	685.48	4.52%
Total	15,150.00	100.00%

Source: Lake County Planning & Community Design Division, 2013

The third largest zoning district within the sector plan area is R-6, which is known as Urban Residential. This district accounts for 685 acres and is located off US 27 between Hartwood Marsh Road and Shell Pond Road.

iii How Shall We Grow?

Conducted over the course of several years beginning in 2001, the “How Shall We Grow?” initiative was designed to develop a collaborative regional planning forum that brought 86 cities, seven counties, leaders and citizens, and over 400 elected and appointed officials together to build a better future for central Florida residents and businesses.

During Phase II of the *How Shall We Grow?* movement, through the participation of 20,000 Central Floridians, a vision was developed for the year 2050. As shown in **Figure 2 (How Shall We Grow? - 2050 Vision)**, the vision represented an approach for connected regional city centers rather than the sprawling development pattern experienced within the last three decades in this region.

The *How Shall We Grow?* vision map shows a Regional City (100,000 or more) and a Medium City (50,000-99,999) in the vicinity of the sector plan area. Although the exact location of the city centers shown on the vision map may not be centered within the sector plan area, this document does show forethought that substantial growth would occur in this area and that the Wellness Way Sector Plan area was being considered in extremely nascent terms.

Figure 2: How Shall We Grow? - 2050 Vision

Source: *How Shall We Grow? A Shared Vision for Central Florida, 2009.*

iv Horizon West Sector Plan

As noted above, the Horizon West Sector Plan abuts the study area on its eastern boundary (Lake/Orange County Line). Conceived in 1995 and considered the first operational sector plan in the state, Horizon West spans 23,000 acres in west Orange County adjacent to the cities of Winter Garden and Bay Lake. According to the adopted 2010 Specific Area Plan (SAP) Map developed by Orange County, the land uses allocated adjacent to the Wellness Way Sector Plan boundary consist of Corporate Campus to the north, Garden Home District, Townhome District and wetlands to the south. For more detailed land use information for Horizon West, see **Map 5 (Horizon West Land Use Map)**.

v Interlocal Service Boundary Agreement

Part II of Chapter 171 of the Florida Statutes was originally adopted by the State Legislature in 2006 and subsequently amended in 2011. Chapter 171 includes annexation provisions, and Part II of this chapter, titled *Interlocal Service Boundary Agreements (ISBA)*, provides an optional alternative to conventional annexation procedures and is considered a more collaborative process for counties that choose this option. The principal goal of this statute is to encourage local governments to jointly determine adequate provision of services to development in the most efficient and effective manner while balancing the needs and desires of the community.

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At present, Lake County, the Town of Howey-in-the-Hills, and the cities of Groveland, Clermont, Leesburg, Mascotte, and Minneola comprise the South Lake Interlocal Service Boundary Agreement. The agreement addresses the following items:

1. Annexations
2. Development Applications, Land Development Regulations & Comprehensive Plan Provisions
3. Solid Water
4. Fire Hydrants
5. Sharing of Equipment and Resources
6. E-911 System: County Addressing System
7. Utilities
8. Economic Development Plan

Included in the agreement is an exhibit that illustrates the negotiated future annexation boundaries, known as growth areas. By executing this agreement the subject municipalities consent to the County's authority to approve each annexation of unincorporated lands within the ISBA growth areas. An ISBA boundary has not been designated for the sector plan area.

2. Analysis

a. *Land Use/Development Trends*

In total, the Wellness Way Sector Plan area is almost devoid of development. With the exception of sporadic single family residences, pump stations and small scale mining operations, the study area is largely comprised of undeveloped and improved agricultural lands. Although the amount of vacant property within the study area, according to the existing land use information from the property appraiser, is small compared to the size of the sector plan, the lands categorized as agriculture are vastly undeveloped and mostly cleared of significant vegetation. Additionally, after a recent site visit and review of site aerials much of the agriculture lands appear vacant or are not currently being utilized for agricultural production.

Recent development within close proximity to the sector plan area has been predominantly single family residential subdivisions with some highway commercial. This has occurred predominantly along the east side of US 27 south of Frank Jarrell Road in the southern portion of the study area.

Part of the impetus for this planning exercise was to plan this 15,000-plus acre area in an orderly and cohesive manner. The current development pattern that has occurred within recent years adjacent to the study area has been predominantly incrementally disconnected single family residential subdivisions off US 27 and sporadic mining operations. The current design of this development trend is extremely auto-oriented. Although most of the subdivisions have sidewalks, the fragmented nature of each development does not promote walkability or alternative modes of travel.

On average, the cost to provide services to sprawling single family residential is much higher than the cost to provide services to non-residential uses. Current development trends in the sector plan area are not economically efficient. More compact and low-impact development should be pursued to reduce the cost of services and impacts on natural resources, and thus the burden on local

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government to address the needs of its citizens. Compact and multi-use development will also promote walkability and the use of alternative modes of travel. These are the primary means of reducing the utilization of automobiles and limiting the average trip length.

b. *Land suitability for development.*

With much of the land in a relatively undeveloped state and mostly cleared, there will be fewer obstacles to maneuver during initial development phases than a redevelopment project or heavily wooded site. However, there are two drawbacks related to developing on rural lands where agriculture uses once dominated. First, developing land in a rural area will require considerable upfront capital costs to construct infrastructure sized adequately to accommodate long term growth and development. Secondly, there is a perceived presence of contamination in the soils used for citrus production. Ethylene dibromide (EDB), arsenic and lead contamination is common in former citrus groves due to the chemicals utilized between the early 1900's and 1960's to protect against destructive insects.

The large tracts under single ownership can be advantageous in master planning large pieces of a community due to the flexibility in design, less complexity related to cohesive design between parcels, single point of contact, easier to identify impacts and a large single development could be a catalyst for the sector plan.

c. *Redevelopment*

There will be little redevelopment activity associated with the sector plan due the undeveloped nature of the study area. Areas that are likely to redevelop include the mining operations that will require considerable land restoration actions in order to make the land viable for future development. The State and the County have strict guidelines for restoration of mining sites after the mining is completed. The guidelines address how the restoration is accomplished as well as what the land needs to look like after completion of the restoration. Currently, mining or resource extraction activities are permitted and occur along Hartwood Marsh Road in the northern portion of the study area. These facilities are clearly visible from aerial photography. During the processing and extraction of the sand or limestone, the land is scraped and bored into leaving behind large mounds of earth (fines) and craters.

Additional reclamation actions may be necessary in areas of significant agricultural production, due to insecticides and chemicals that contained large amounts of arsenic. These concerns are typically evaluated during the environmental assessment phases of development. Each developer of land will assume the responsibility of ensuring that contaminated lands are adequately rehabilitated prior to development.

d. *Utility service areas*

The closest public water and sewer service provider to the sector plan area is the City of Clermont, which a portion of the city boundary is within the sector plan boundary. More specific information regarding infrastructure, capacity and facilities is contained in the Utilities Section.

The current boundaries of Clermont's Utility Service Area cover the northern third of the sector plan area. The remaining two-thirds of the sector plan area are not within an urban service area.

There are 30 private potable water/wastewater utility service providers in the County. Of the 30 providers, two private utility companies provide water and wastewater services to the two-thirds of the study area not covered by the City of Clermont's service area. Lake Utilities Services, Inc.

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provides water and wastewater immediately south of the Clermont Urban Services Area. Southlake Utilities provides water and wastewater services to the southernmost tip of the sector plan area.

e. *Urban form*

With the exception of the limited highway commercial and retail uses along US Highway 27 and the isolated and disconnected residential subdivisions just outside the sector plan area, there is little that could be qualified as urban form inside the study area. For most practical purposes, the sector plan area is devoid of urban form and, therefore, presents a relatively clean slate for future planning purposes.

3. Recommendations

This section contains recommendations for the development of the Wellness Way Sector Plan policy framework. The following recommendations are based on the existing conditions and analysis presented in this chapter.

Agricultural production continues to be a viable part of the economy in the sector plan area. However, only a small amount of the citrus groves and other crops are in operation today. The land use plan for this area needs to achieve a balance between the preservation of economically viable agricultural lands and the development potential of the remaining land.

Due to the extensive environmentally sensitive lands within the sector plan area, compact design principles will be necessary to ensure lands are developed efficiently and to promote walkability, lessen the cost of infrastructure and lessen the impact on major thoroughfares.

Due to the long agrarian history of the sector plan area and the understanding that harmful pesticides were used in the cultivation of the crops in Lake County, adherence to environmental assessments and soil testing requirements in accordance with current standards is critical. The sector plan area development procedures should be consistent with the current local, state and federal requirements for potentially contaminated soils.

As documented above, the study area's rather homogenous land use composition is not a balanced mixture that can support economic growth. The land use master plan should include a diversity of land uses that complement each other and focus on employment/job creation, which is the primary goal for Wellness Way.

The transportation plan must encourage cohesive development with a highly interconnected multimodal transportation system.

The sector plan area contains two mining operations. In order for these lands to be developed, proper land restoration procedures are necessary to bring back land to its former state. The procedure requirements often exceed the basic reclamation standards required under the mining permits issued. Lake County is committed to continue to utilize standards for restoration of lands disturbed by mining activities and borrow pits that will allow the desired urban form.

As indicated on the County's Zoning Map, there are several approved PUDs within the southern portion of the sector plan area. These entitlements should be honored and incorporated into the land use plan, except where it is determined that a PUD has expired or the owner of the entitlements would like to develop in a manner more synergistic to the sector plan.

4. Future Land Use Map

A separate future land use map is required by state statute to be developed for a sector plan area. Based on the desired outcome for the Wellness Way Sector Plan area, five (5) land use categories were developed. The land use categories were applied to specific geographic areas within the sector plan area based on the following elements:

- Stakeholder input,
- Desired outcome of the area,
- Coordinated with existing and future roadway network,
- Hierarchy of place,
- Compact development pattern, and
- Limit sprawl.

The proposed **Future Land Use Map (see Section III)** illustrates the locations of future land use categories applied to the sector plan area. Also included on the map is the proposed road network represented by the dashed black lines. It should be noted that the proposed roadway facilities shown on the map are not programmed or planned as part of the Lake Sumter MPO Long Range Transportation Plan and were developed during the development of the Wellness Way Sector Plan. However, the alignments of the proposed roads were evaluated by and coordinated with the appropriate transportation agencies and property owners.

a. Land Use Categories

The development potential for the Wellness Way Sector Plan will be based on a methodology that utilizes jobs-to-housing ratios to calculate the required land use mix and land use acreages. Each land use category was assigned a maximum residential dwelling unit capacity, which when applied to net acres results in a total residential unit capacity.

Next, a mandatory jobs-to-housing ratio was assigned to each land use category. This ratio is applied to the maximum residential unit capacity to determine the total number of jobs needed within that FLUC. Utilizing an average square feet per employee ratio (450 sf/emp), the required jobs figure is then translated into the minimum volume of non-residential square footage needed to generate those jobs.

Finally, a minimum floor area ratio (FAR) figure was assigned to each land use category to ensure the proper amount of acreage is set aside for non-residential uses. The FAR is applied to the required non-residential square footage figure to arrive at the minimum non-residential acreage requirements.

Table 6 (Future Land Use Densities, Jobs-to-Housing Ratios and Intensities) provides the maximum residential capacities, jobs-to-housing ratios and non-residential intensities assigned to each land use category. Residential densities are calculated utilizing net acres (gross acres minus wetland acreage minus water body acreage).

Table 6: Future Land Use Capacity, Jobs-to-Housing Ratios and Intensities

Land Use	Maximum Residential Capacity (Net Acres)	Jobs-to-Housing Ratio	Minimum FAR
Town Center	4.00	2.00	0.30
Wellness Way 1	1.85	1.75	0.25
Wellness Way 2	1.60	1.50	0.20
Wellness Way 3	1.35	1.25	0.15
Wellness Way 4	0.00	N/A	N/A

Table 7 (Future Land Use Acreage) includes the total acreage of each land use category applied to the future land use map. The largest land use category shown on the map is the Wellness Way 3 land use with 4,924 acres (31%). Wellness Way 2 accounts for 1,818 acres (11%), Wellness Way 1 accounts for 5,614 acres (35%), Wellness Way 4 accounts for 2,857 acres (18%), and Town Center accounts for 631 acres (4%).

Table 7: Future Land Use Acreage

Land Use	Gross Acres	Percent
Town Center	631	4%
Wellness Way 1	5,614	36%
Wellness Way 2	1,818	12%
Wellness Way 3	4,561	29%
Wellness Way 4	2,857	18%
Total	15,481	100%

b. Net Acres

Wetland acreage and water bodies were removed from the future land use acreages to determine the net acres for each land use category. As identified in **Table 8 (Net Acres)**, there are a total of 3,778 acres of wetlands and water bodies within the study area.

Table 8: Net Acres

Land Use	Gross Acres	Wetlands & Water Bodies	Net Acres
Town Center	631	189	442
Wellness Way 1	5,614	1,067	4,547
Wellness Way 2	1,818	208	1,610
Wellness Way 3	4,924	1,971	2,953
Wellness Way 4	2,857	186	2,671
Total	15,844	3,621	11,860

c. Open Space and Net Buildable Acres

The Wellness Way Sector Plan will require that development within each land use category set aside a minimum amount of acreage as permanent open space. **Table 9 (Open Space Requirements and Net Buildable Acres)** provides the open space requirements and the remaining buildable acreage for each land use category.

Table 9: Open Space Requirements and Net Buildable Acres

Land Use	Net Acres	Open Space %	Open Space Acres	Net Buildable Acres
Town Center	442	30%	133	309
Wellness Way 1	4,547	30%	1,364	3,183
Wellness Way 2	1,610	30%	483	1,127
Wellness Way 3	2,590	30%	777	1,813
Wellness Way 4	2,671	30%	801	1,870
Total	11,860		3,558	8,302

The maximum densities shown in **Table 6 (Future Land Use Capacity, Jobs-to-Housing Ratios and Intensities)** were applied to the net acres shown in **Table 8 (Net Acres)** to arrive at the maximum housing units by each land use category as shown in **Table 10 (Maximum Housing Unit Potential)**.

Table 10: Maximum Housing Unit Potential

Land Use	Net Acres	Density	Max DU*
Town Center	442	4.00	1,768
Wellness Way 1	4,547	1.85	8,412
Wellness Way 2	1,610	1.60	2,576
Wellness Way 3	2,590	1.35	3,497
Wellness Way 4	2,671	0.00	0
Total	11,860		16,252

* This does not include an existing PUD which could increase the dwelling units up to a maximum of 944 additional units.

Based on the calculation shown in **Table 10 (Maximum Housing Unit Potential)**, the total residential yield for the Wellness Way Sector Plan is 16,252 units.

d. Population Projections

Total population was derived by applying the current average vacancy rate of 12% and household size of 2.73 for the South Lake County region to the total residential units. Based on these assumptions, the total population for the sector plan area is projected to be 39,713 at buildout. **Table 11 (Population Projection)** shows the calculations for determining the total population of the Sector Plan at buildout.

Table 11: Population Projection

Housing Units	16,252
Vacancy	12%
Households	14,302
Household Size	2.73
Population	39,045

e. Job Generation and Non-Residential Square Footage Requirements

Job generation requirements were calculated by applying the jobs-to-housing ratios found in **Table 6 (Future Land Use Densities, Jobs-to-Housing Ratios and Intensities)** to the housing unit projections found in **Table 10 (Maximum Housing Unit Potential)**. **Table 12 (Job Generation Requirements by Land Use)** shows the total job generation requirements for each land use.

Table 12: Job Generation Requirements by Land Use Category

Land Use	Max DU*	Jobs-to-Housing Ratio	Required Job Generation
Town Center	1,768	2.00	3,536
Wellness Way 1	8,412	1.75	14,721
Wellness Way 2	2,576	1.50	3,864
Wellness Way 3	3,497	1.25	4,371
Wellness Way 4	0	N/A	N/A
Total	16,252	1.63	26,492

* This does not include an existing PUD which could increase the dwelling units up to 944 additional units.

As shown in **Table 12 (Job Generation Requirements by Land Use)**, the anticipated build out of 16,252 units will generate over 26,000 jobs based on the jobs-to-housing requirements of each land use. This will result in an overall jobs-to-housing ratio of just over 1.6 for the entire WWSP.

The volume of required non-residential square footage is based on the application of an average square feet per employee ratio. For all land use categories, an industry standard of 450 square feet per employee is utilized to determine non-residential square footage requirements.

Table 13 (Non-Residential Square Footage by Land Use and Industry Type) shows the required non-residential square footage by land use category. As shown, a total of almost 12-million square feet of non-residential square feet will be generated according to the land use allocations. **Table 13 (Non-Residential Square Footage by Land Use and Industry Type)** also shows the percentage and volume of non-residential square footage by industry type across all land use categories utilizing a projected land use mix of 27% Office, 41% Industrial and 32% Retail.

Table 13: Non-Residential Square Footage by Land Use and Industry Type

Land Use	Required Job Generation	Square Feet per Employee	Non-Residential Square Feet
Town Center	3,536	450	1,591,200
Wellness Way 1	14,721	450	6,624,411
Wellness Way 2	3,864	450	1,738,800
Wellness Way 3	4,371	450	1,966,781
Wellness Way 4	N/A	N/A	N/A
Total	26,492		11,921,192
Industry Type	Land Use Allocation	Non-Residential Square Feet	
Office	27%	3,228,365	
Industrial	41%	4,849,504	
Retail	32%	33,843,323	
Total	100%	11,921,192	

C. NATURAL RESOURCES

This section of the Data, Inventory and Analysis contains detailed information regarding the natural resources found within the Sector Plan Area. Data sources utilized in the drafting of this section include local, state and federal environmental agencies.

1. Inventory.

The sector plan area is located on the Lake Wales Ridge and consists generally of well drained sandy ridges with lower uplands, flatwoods and wetlands interspersed. Much of the area has very little development and has been in active agriculture, silviculture, or mining.

a. Surface Water

Surface waters comprise approximately 5.6% (910.49 acres) of the Wellness Way Sector Plan area based on 2009 land use/land cover data obtained from the St. Johns River Water Management District (SJRWMD), see **Map 6 (Surface Waters)**. Named and unnamed lakes of varying size dominate the surface waters. The largest lakes within the area are Trout Lake (153.54 acres), Sawgrass Lake (135.17 acres), an unnamed lake south of Pike Lake (117.49 acres), and Pike Lake (54.28 acres) in the central portion of the area, and Hancock Lake (41.85 acres) in the southern portion of the area. Deep, sandy, well-drained soils of aeolian origin are dominant. As a consequence, rainfall leaches rapidly into the soil, and drainage features such as natural streams are few or absent as evidenced by the prevalence of artificial flowlines in the National Hydrographic Dataset database for this area shown on **Map 6 (Surface Waters)**. Although the sector plan area is entirely within the SJRWMD, the east boundary is on the boundary line between the SJRWMD and the South Florida Water Management District shown on **Map 6 (Surface Waters)**. The northern portion of the area lies within the Oklawaha River watershed, which drains to the St. Johns River. The southern portion of the sector plan area is in the extreme northwestern corner of the Reedy Creek basin, which ultimately flows into the Kissimmee River, Lake Okeechobee, and the Florida Everglades. A small area of wetlands in the northern portion drains under US 27 into Lake Louisa, which is part of the Clermont Chain of Lakes. Lake Louisa is an Outstanding Florida Water, and it is bordered to the south and east by Lake Louisa State Park.

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The Florida Department of Environmental Protection GIS database of Verified Impaired State Waters indicates that Lake Louisa is an impaired water body due to the presence of mercury in fish tissues. A small portion of the northern extent of the sector plan area overlaps Johns Lake, which is classified as impaired due to excessive nutrient concentrations. Neither of these water bodies currently has an approved Basin Management Action Plan (BMAP) in place. None of the other surface waters within the study area are classified as Impaired State Waters or as Outstanding Florida Waters.

The Critical Lands and Waters Identification Project (CLIP) (Oetting et al. 2011) was an effort to identify and rank Florida's natural resources based on 20 core GIS data layers grouped into five resource categories: biodiversity, landscape, surface waters, groundwater, and marine. The shoreline, surrounding wetlands, and streams discharging to Lake Louisa were among the highest priorities identified by CLIP for protection of surface waters in Florida, see **Map 7 (Surface Water Priorities)**. The highest priority areas included a small area of wetlands that drain to Lake Louisa in the northeast corner of the sector plan area. The wetlands in the southern section are moderate priority for protection of surface water resources **Map 7 (Surface Water Priorities)**.

b. Floodplains

Approximately 5,385.13 acres (32.67%) of the sector plan area are within the 100-year floodplain based on the Federal Emergency Management Agency's (FEMA) Digital Flood Insurance Rate Map data layer dated June 2013. Most of floodplain areas are associated with the lakes and wetlands systems in the southern half of the area **Map 8 (100-Year Floodplains)**.

c. Wetlands

Table 14 (Land Cover - Wetland Types) shows that the sector plan area includes approximately 1,763 acres of wetlands, which cover 11% of the area. Herbaceous wetlands dominate, accounting for approximately 60% of wetlands, and are found primarily in the southern two-thirds of the sector plan area as shown on **Map 9 (Wetlands)**. Forested wetlands, dominated by a mix of hardwoods, cypress, and bays, occur primarily in the southern third of the study area.

Table 14: Land Cover - Wetland Types

Wetlands Type	Acres	Percent
Freshwater Pond	249	14%
Freshwater Forested/Shrub Wetland	1,173	67%
Freshwater Emergent Wetland	341	19%
Total	1,763	100.00

Source: SJRWMD Land Cover GIS, 2009.

d. Minerals

The primary mineral resources in Lake County are sand, peat and clay. There is one (1) operational sand mine in the study area. Sand is abundant on the Lake Wales Ridge and some lower upland areas interspersed with wetlands in the southern one-third of the area.

e. Soils

Soil types that typically support xeric plant communities under natural conditions dominate the sector plan area as indicated in **Table 15 (Soil Types)**. Soil types that support longleaf pine (*Pinus palustris*) – turkey oak (*Quercus laevis*) sandhill or xeric hammock communities under natural conditions account for 9,926.64 acres (61%), and soils that typically support scrub or scrubby flatwoods vegetation types account for 473.24 acres (3%). Sandhill-type soils occur primarily in the

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northern two-thirds of the sector plan area, whereas scrub and scrubby flatwoods soil types occur as small ridges interspersed between wetlands habitats, primarily in the southern third of the area (**Map 10 (Ecosystem Based on Soils)**). The location and distribution of xeric soil types in the area is significant because most of the lands are on the Lake Wales Ridge, a physiographic feature of Florida well known for its diversity of xeric-adapted endemic species of plants and animals, many of which are listed as threatened or endangered. Soil types that typically support forested and herbaceous wetlands under natural conditions cover approximately 2,661.36 acres (16% of the area) and are found primarily in the southern third of the area. Soil types that support mesic pine flatwoods vegetation under natural conditions cover approximately 1,253.53 acres (8%) and are found primarily in the transition zone between wetlands and scrub ridges in the southern part of the sector plan. **Table 15 (Soil Types)** includes acreages of soil types within the sector plan area sorted by types of natural plant communities they are likely to support under natural conditions and mean depth to annual high water table, an indicator of the value of the soil type as gopher tortoise (*Gopherus polyphemus*) habitat.

Table 15: Soil Types

Ecosystem Type/Soil Type	Acres	Percent	DTW*
Sandhill	9,882.45	61.09	-
Candler fine sand, 0 to 5 percent slopes	3.10	0.02	72
Candler fine sand, 5 to 12 percent slopes	0.64	0.00	72
Candler sand, 0 to 5 percent slopes	5,567.60	34.41	72
Candler sand, 12 to 25 percent slopes	408.57	2.53	72
Candler sand, 5 to 12 percent slopes	2,841.14	17.56	72
Lake sand, 0 to 5 percent slopes	375.96	2.32	72
Lake sand, 12 to 22 percent slopes	2.94	0.02	72
Lake sand, 5 to 12 percent slopes	161.45	1.00	72
Orlando fine sand, 0 to 5 percent slopes	42.85	0.26	72
Tavares sand, 0 to 5 percent slopes	478.19	2.96	51
Sandhill/Xeric Hammock	44.19	0.27	-
Apopka sand, 0 to 5 percent slopes	35.13	0.22	72
Apopka sand, 5 to 12 percent slopes	9.06	0.06	72
Scrub	82.40	0.51	-
Orsino sand	19.43	0.12	51
Paola sand, 0 to 5 percent slopes	10.80	0.07	72
St. Lucie sand, 0 to 5 percent slopes	52.17	0.32	72
Scrubby Flatwoods	390.84	2.42	-
Cassia sand	57.74	0.36	27
Pomello fine sand, 0 to 5 percent slopes	0.06	0.00	33
Pomello sand, 0 to 5 percent slopes	333.04	2.06	33
Upland Hardwood Hammock	124.74	0.77	-
Seffner sand	124.74	0.77	12
Mesic Flatwoods	1,253.53	7.75	-
Immokalee fine sand	0.03	0.00	6
Immokalee sand	767.10	4.74	12

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Ecosystem Type/Soil Type	Acres	Percent	DTW*
Myakka sand	481.62	2.98	12
Ona fine sand	4.77	0.03	12
Wet Flatwoods	52.28	0.32	-
Pompano sand	52.28	0.32	12
Cypress Swamp	1,168.30	7.22	-
Placid and Myakka sands, depressional	975.49	6.03	0
Placid sand, depressional	192.81	1.19	6
Cypress Swamp/Freshwater Marsh	0.04	0.00	-
Basinger fine sand, depressional	0.04	0.00	0
Mixed Hardwood Swamp	936.68	5.79	-
Swamp	936.68	5.79	3
Mixed Hardwood Swamp/Freshwater Marsh	504.00	3.12	-
Anclote and Myakka Soils	47.58	0.29	0
Oklawaha muck	456.41	2.82	0
Freshwater Marsh	0.06	0.00	-
Sanibel muck	0.06	0.00	0
Disturbed Land	80.84	0.50	-
Arents	80.84	0.50	72
Pits	249.89	1.54	-
Borrow pits	249.89	1.54	0
Water	1,407.91	8.70	-
Water	1,407.91	8.70	0
Grand Total	16,178.15	100.00	-
*DTW = mean annual depth to high water table, inches			

Source: National Resource Conservation Service, 2013.

f. Vegetative, Wildlife and Listed Species Community Inventory

Agricultural land uses comprise approximately 8,303.88 acres (51% of the area) of the Site based on 2009 land use/land cover data obtained from SJRWMD shown in **Table 16 (FLUCFCS Land Cover)**). Agricultural uses are approximately equally distributed among improved pastures, field crops, and citrus groves. Most of the agricultural areas are on xeric soils in the northern half of the study area (**Map 11 (FLUCFCS Land Cover)**). Wetlands cover approximately 3,343.98 acres (21% of the sector plan area). Freshwater marshes, wet prairies, and emergent aquatic vegetation account for approximately 60% of wetlands whereas forested and shrub-dominated wetlands account for the remaining 40%. Forested wetlands dominate the southern portion of the area with pasturelands or pine plantations occurring on the upland ridges interspersed within the wetlands. Herbaceous wetlands tend to be associated with lakes or areas of open water. Land cover data indicate that very few of the upland acres within the sector plan area are in relatively undisturbed or natural condition. These most natural cover types would include rangelands, which account for 779.16 acres (5%) and upland hardwood and mixed hardwood-pine forests which cover 793.18 acres (5%).

Table 16: FLUCFCS Land Cover

FLUCFCS Code: Land Cove Type	Acres	Percent
Urban and Built-Up	653.20	4.04
1100: Residential, low density - less than 2 dwelling units/acre	71.28	0.44
1180: Residential, rural - one unit on 2 or more acres	53.32	0.33
1200: Residential, medium density - 2-5 dwelling units/acre	16.83	0.10
1290: Medium density under construction	0.00	0.00
1300: Residential, high density - 6 or more dwelling units/acre	0.75	0.00
1390: High density under construction	8.18	0.05
1400: Commercial and services	0.66	0.00
1620: Sand & gravel pits (must be active)	411.32	2.54
1660: Holding ponds	72.99	0.45
1850: Parks and zoos	17.87	0.11
Agriculture	8,303.88	51.33
2110: Improved pastures (monocult, planted forage crops)	2,539.97	15.70
2130: Woodland pastures	112.47	0.70
2150: Field crops	2,671.89	16.52
2200: Tree crops	4.55	0.03
2210: Citrus groves	2,783.11	17.20
2410: Tree nurseries	156.37	0.97
2430: Ornamentals	19.20	0.12
2510: Horse farms	16.32	0.10
Rangeland	779.16	4.82
3100: Herbaceous upland nonforested	301.93	1.87
3200: Shrub and brushland (wax myrtle or saw palmetto, occasionally scrub oak)	110.93	0.69
3300: Mixed upland nonforested	366.30	2.26
Upland Forest	1,862.80	11.51

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FLUCFCS Code: Land Cove Type	Acres	Percent
4110: Pine flatwoods	54.21	0.34
4200: Upland hardwood forests	158.83	0.98
4340: Upland mixed coniferous/hardwood	634.35	3.92
4410: Pine plantation	820.17	5.07
4430: Forest regeneration	195.24	1.21
Water	910.49	5.63
5200: Lakes	905.49	5.60
5250: Open water within a freshwater marsh / Marshy Lakes	3.73	0.02
5300: Reservoirs - pits, retention ponds, dams	1.27	0.01
Wetlands	3,343.98	20.67
6110: Bay swamp (if distinct)	9.18	0.06
6170: Mixed wetland hardwoods	42.87	0.26
6210: Cypress	69.62	0.43
6250: Hydric pine flatwoods	77.41	0.48
6300: Wetland forested mixed	967.74	5.98
6410: Freshwater marshes	1,160.96	7.18
6430: Wet prairies	684.88	4.23
6440: Emergent aquatic vegetation	169.45	1.05
6460: Mixed scrub-shrub wetland	161.87	1.00
Barren Land	127.82	0.79
7400: Disturbed land	4.24	0.03
7410: Rural land in transition without positive indicators of intended activity	123.58	0.76
Infrastructure	196.85	1.22
8140: Roads and highways (divided 4-lanes with medians)	126.67	0.78
8200: Communications	0.30	0.00
8320: Electrical power transmission lines	5.53	0.03
8360: Treatment ponds	63.34	0.39
8370: Surface water collection basins	1.01	0.01
Grand Total	16,178.18	100.00

Source: SJRWMD FLUCFCS Land Cover GIS, 2009.

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The likelihood that listed species plants and animals known to occur in Lake County may be present on the study area was assessed by reviewing occurrence databases, habitat models, and species habitat requirements in relation to the soils and cover types in the sector plan (see **Table 17 (Protected Plants and Animals Potential for Occurrence On-Site)**). Most of the species of plants known to occur in Lake County and listed as endangered or threatened by the U.S. Fish and Wildlife have a moderate to high likelihood of occurring in the sector plan area. Most of the listed plant species in Lake County are associated with xeric habitats such as sandhill and scrub or are endemic to the Lake Wales Ridge. Similarly, most of the listed species of wildlife likely to occur in the area are associated with xeric habitats. These species include Florida pine snake, short-tailed snake, sand skink, gopher tortoise, burrowing owl, and Florida mouse. A number of listed wading birds also are likely to utilize the wetlands in the area, and there is one historical record of a wading bird nesting colony in the east central portion of the sector plan area. Two eagle nests also are present in the area, one along the shoreline of Johns Lake and the other in the south-central portion of the sector plan area.

The Florida Natural Areas Inventory and Florida Fish and Wildlife Conservation Commission databases of known locations of rare and imperiled species of plants and animals contains records of six species of wildlife, one wading bird rookery, one invertebrate, 10 species of plants, and four examples of natural plant communities in good condition on or immediately adjacent to the study area, see **Map 12 (Known Species on Site)**. Most of these species are adapted to xeric habitats and the records are associated with the xeric soil types that dominate the northern half of the sector plan area. It should be noted that these records as illustrated on **Map 12 (Known Species on Site)** are based only on public databases, have not been confirmed as part of this work, and are not intended as a complete illustration of all rare and imperiled species known to occur within the sector plan area. For example, it is quite likely that gopher tortoises occur throughout the area where there are xeric soils. The same may also be true for sand skinks.

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Table 17: Protected Plants and Animals Potential for Occurrence On-Site

<i>Scientific Name</i>		Presence in	Likelihood of	Listing Status	
Common Name	Habitat of Occurrence	County	Occurrence	USFWS	FWC
PLANTS					
<i>Warea carteri</i> Carter's mustard	Sandhill, scrubby flatwoods, inland and coastal scrub	Confirmed	Moderate	E	
<i>Warea amplexifolia</i> Wide-leaf warea	Sandhill	Confirmed	Moderate	E	
<i>Prunus geniculata</i> Scrub plum	Sandhill, xeric oak scrub	Confirmed	High	E	
<i>Polygala lewtonii</i> Lewton's polygala	Xeric oak scrub, sandhill	Confirmed	High	E	
<i>Paronychia chartacea</i> Papery whitlow-wort	Scrub, sandhill	Confirmed	High	T	
<i>Nolina brittoniana</i> Britton's beargrass	Scrub, sandhill, scrubby flatwoods, xeric hammock	Confirmed	High	E	
<i>Justicia cooleyi</i> Cooley's water-willow	Mesic hardwood hammocks over limestone	Confirmed	Not Applicable	E	
<i>Eriogonum longifolium var. gnaphalif</i> Scrub buckwheat	Sandhill, scrub	Confirmed	High	T	

E=Endangered; T=Threatened; T(S/A)=Threatened due to similarity of appearance; SSC=Species of Special Concern; C=Federally-designated as Candidate for listing; USFWS=U.S. Fish and Wildlife Service; FWC=Florida Fish and Wildlife Conservation Commission.

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<i>Scientific Name</i>				Listing Status	
Common Name	Habitat of Occurrence	Presence in County	Likelihood of Occurrence	USFWS	FWC
<i>Cucurbita okeechobeensis ssp. okeec</i> Okeechobee gourd	Pond apple swamps, mixed hardwood swamp	Confirmed	Not Applicable	E	
<i>Chionanthus pygmaeus</i> Pygmy fringe-tree	Scrub, sandhill, xeric hammock	Confirmed	High	E	
<i>Bonamia grandiflora</i> Florida bonamia	Scrub, dry pinelands	Confirmed	High	T	
FISH					
<i>Cyprinodon hubbsi</i> Lake Eustis pupfish	Lakes	Confirmed	Not Applicable		SSC
<i>Acipenser brevirostrum</i> Shortnose sturgeon	Rivers, estuaries	Confirmed	Not Applicable	E	
<i>Pteronotropis welaka</i> Bluenose shiner	Blackwater rivers and streams, spring runs	Confirmed	Not Applicable		SSC
AMPHIBIANS					
<i>Notophthalmus perstriatus</i> Striped Newt	Principally longleaf pine-turkey oak sandhills, but also scrub; occasionally pine flatwoods.	Confirmed	Unlikely	C	

E=Endangered; T=Threatened; T(S/A)=Threatened due to similarity of appearance; SSC=Species of Special Concern; C=Federally-designated as Candidate for listing; USFWS=U.S. Fish and Wildlife Service; FWC=Florida Fish and Wildlife Conservation Commission.

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<i>Scientific Name</i>	Habitat of Occurrence	Presence in County	Likelihood of Occurrence	Listing Status	
				USFWS	FWC
<i>Lithobates capito</i> Gopher frog	Xeric oak scrub, sand pine scrub, sandhill, upland hardwoods, pine flatwoods, freshwater marsh	Confirmed	High		SSC
REPTILES					
<i>Drymarchon corais couperi</i> Eastern indigo snake	Xeric oak scrub, sand pine scrub, sandhill, pine flatwoods, pine rocklands, torpical hardwood hammock, hydric hammock, wet prairie, mangrove swamp	Confirmed	Moderate	T	
<i>Pituophis melanoleucus mugitus</i> Florida pine snake	Xeric oak scrub, sand pine scrub, sandhill, scrubby pine flatwoods, old fields on former sandhill and scrub sites	Confirmed	Moderate to High		SSC
<i>Stilosoma extenuatum</i> Short-tailed snake	Sandhill, xeric hammock, sand pine scrub, xeric oak scrub	Confirmed	Moderate		T
<i>Neoseps reynoldsi</i> Sand skink	Rosemay scrub, sand pine scrub, xeric oak scrub, scrubby flatwoods, xeric hammock	Confirmed	High	T	
<i>Gopherus polyphemus</i> Gopher tortoise	Sandhill, sand pine scrub, xeric oak scrub, coastal strand, xeric hammock, dry prairie, pine flatwoods, mixed hardwood-pine forests, ruderal	Confirmed	High	C	T
<i>Pseudemys suwanniensis</i> Suwannee cooter	Rivers, large streams, spring runs, and associated backwaters and impoundments	Confirmed	Not Applicable		SSC

E=Endangered; T=Threatened; T(S/A)=Threatened due to similarity of appearance; SSC=Species of Special Concern; C=Federally-designated as Candidate for listing; USFWS=U.S. Fish and Wildlife Service; FWC=Florida Fish and Wildlife Conservation Commission.

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<i>Scientific Name</i> Common Name	Habitat of Occurrence	Presence in County	Likelihood of Occurrence	Listing Status	
				USFWS	FWC
<i>Alligator mississippiensis</i> American alligator	Freshwater marsh, cypress swamp, mixed hardwood swamp, shrub swamp, bottomland hardwoods, lakes, ponds, rivers, streams	Confirmed	High	T(S/A)	
BIRDS					
<i>Apelocoma coerulescens</i> Florida scrub-jay	Xeric oak scrub	Confirmed	Unlikely	T	
<i>Egretta caerulea</i> Little blue heron	Freshwater marsh, various types of forested wetlands, lakes, steams, salt marsh, mangrove swamp, tidal mud flats	Confirmed	High	SSC	
<i>Sterna antillarum</i> Least tern	Beaches, tidal mud flats, estuarine and marine waters, lakes	Potential	Unlikely	T	
<i>Aramus guaranauna</i> Limpkin	Freshwater marsh, mixed hardwood swamp, rivers, streams, spring runs, lake margins, ruderal	Confirmed	Moderate	SSC	
<i>Egretta thula</i> Snowy egret	Freshwater marsh, various types of forested wetlands, streams, lakes, salt marsh, mangrove swamp, tidal mud flats, impoundments, ditches	Confirmed	High	SSC	
<i>Egretta tricolor</i> Tricolored heron	Salt marsh, mangrove swamp, tidal mud flats, tidal creeks, tidal dtiches, freshwater marsh, various types of forested wetlands, lakes and ponds	Confirmed	Moderate	SSC	

E=Endangered; T=Threatened; T(S/A)=Threatened due to similarity of appearance; SSC=Species of Special Concern; C=Federally-designated as Candidate for listing; USFWS=U.S. Fish and Wildlife Service; FWC=Florida Fish and Wildlife Conservation Commission.

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<i>Scientific Name</i>				Listing Status	
Common Name	Habitat of Occurrence	Presence in County	Likelihood of Occurrence	USFWS	FWC
<i>Eudocimus albus</i> White ibis	Freshwater marsh, various types of forested wetlands, salt marsh, mangrove swamp, tidal mud flats, ruderal	Confirmed	High		SSC
<i>Grus canadensis pratensis</i> Florida sandhill crane	Dry prairie, freshwater marsh, pasture	Confirmed	High		T
<i>Mycteria americana</i> Wood stork	Freshwater marsh, various types of forested wetlands, ponds, salt marsh, mangrove swamp, tidal mud flats, lagoons, flooded pastures	Confirmed	Low	E	
<i>Athene cunicularia</i> Burrowing owl	Sandhill, dry prairie, pastures, ruderal	Confirmed	Moderate to High		SSC
<i>Falco sparverius paulus</i> Southeastern American kestrel	Sandhill, pine flatwoods, dry prairie, pasture, old field	Confirmed	Moderate to High		T
<i>Rostrhamus sociabilis plumbeus</i> Everglade snail kite	Freshwater marsh, lakes	Potential	Unlikely	E	
<i>Picoides borealis</i> Red-cockaded woodpecker	Sandhill, pine flatwoods	Confirmed	Unlikely	E	
MAMMALS					
<i>Sciurus niger shermani</i> Sherman's fox squirrel	Sandhill, pine flatwoods, pastures	Confirmed	Low		SSC

E=Endangered; T=Threatened; T(S/A)=Threatened due to similarity of appearance; SSC=Species of Special Concern; C=Federally-designated as Candidate for listing; USFWS=U.S. Fish and Wildlife Service; FWC=Florida Fish and Wildlife Conservation Commission.

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<i>Scientific Name</i>	Habitat of Occurrence	Presence in County	Likelihood of Occurrence	Listing Status	
				USFWS	FWC
<i>Podomys floridanus</i> Florida mouse	Xeric oak scrub, sand pine scrub, sandhill	Confirmed	High		SSC
<i>Trichechus manatus latirostris</i> Florida manatee	Estuarine bays and lagoons, seagrass beds, rivers, spring runs	Confirmed	Not Applicable	E	
<i>Ursus americanus floridanus</i> Florida black bear	Upland hardwood hammock, mixed hardwood-pine forest, pine flatwoods, cabbage palm-live oak hammock, cypress swamp, bay swamp, shrub swamp, hydric hammock, bottomland hardwoods	Confirmed	Unlikely		

E=Endangered; T=Threatened; T(S/A)=Threatened due to similarity of appearance; SSC=Species of Special Concern; C=Federally-designated as Candidate for listing; USFWS=U.S. Fish and Wildlife Service; FWC=Florida Fish and Wildlife Conservation Commission.

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The CLIP database⁴ includes a ranking of priorities for the protection of biodiversity in Florida based on four separate data layers: Strategic Habitat Conservation Areas, Potential Habitat Richness, Rare Species Habitat Conservation Priorities, and Priority Natural Communities. The study area contains two small areas with highest priority for protection of biodiversity on a statewide scale as shown on **Map 13 (Biodiversity Priorities)**, but these areas are already in public ownership or proposed for acquisition by the State's Florida Forever program. The higher ranking areas of the area for biodiversity conservation are in generally associated with the wetlands and scrub ridges in the southern portion of the sector plan.

The CLIP database also includes an identification and ranking of an ecological greenways network throughout Florida. The data layer is intended to represent a statewide network of ecological hubs and linkages designed to maintain large landscape-scale ecological functions including focal species habitats and ecosystem services throughout the state. As such, the data layer is useful for identifying candidate areas for protection to maintain ecological connectivity. The primary area of the area identified by CLIP as a candidate for greenways protection was a Priority 2 area of wetlands and associated surface waters in the southern third of the study area, see **Map 14 (Greenways Priorities)**. This landscape ultimately connects to Green Swamp to the west of US 27 and south to the Kissimmee River.

2. Analysis.

The natural resources inventory described above provides a basis for identifying potentially key natural resources assets within the sector plan area which could provide conservation value. The analysis employed a coarse-scale/fine-scale approach. At the coarse scale, large ecosystems and natural areas were identified as surrogates for the potential conservation of multiple species of rare and imperiled plants and animals. At the fine scale, smaller areas are identified to meet the needs of individual species which might not have been identified in the coarse-scale phase. The result of this analysis is to identify those areas within the sector plan area which have the highest potential to provide conservation value, however, at the scale the analysis was conducted and with the absence of any field survey work, these results should be considered guidance to be used later in the development of specific area plans.

The natural resources analysis for the sector plan area began with the identification of lands already in public ownership within or adjacent to the area, lands under conservation or regulatory easement, and lands designated as Conservation in the Lake County Future Land Use Map. These areas have already been reviewed and approved as appropriate conservation lands. Also included were parcels on the Florida Forever list because these lands have been evaluated and found to be suitable for purchase by the state as conservation lands, see **Map 16 (Soils, Wetlands, Public Lands & Upland Buffers)**. Next, all wetlands and surface waters were extracted from 2009 SJRWMD land use/land cover data, and a 50-foot upland buffer was created around these areas to generally meet the standards for wetlands protection in federal, state, and/or local regulation. Although the boundaries of these wetlands are not precise and their relative ecological function is not known, they are included as having potentially high conservation value because of the many benefits they provide to local and regional ecosystems. The Lake Wales Ridge, which was formed over one million years ago, is a significant natural feature within the area. The Lake Wales Ridge features scrub habitats which are generally considered highly significant natural resources due to the presence of many rare, imperiled, or endemic species that may occur there including sand skinks and gopher tortoises as well as several endemic plant species. However, there is very little published information on the distribution of listed species within the sector plan area.

⁴ Oetting, J., T. Hctor, and B. Stys. 2011. Critical lands and waters identification project (CLIP): Version 2.0. Final report. Florida Natural Areas Inventory, Tallahassee, Florida.

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Therefore, as a surrogate, soil types that typically support scrub or scrubby flatwoods communities were selected from the USDA Natural Resources Conservation Service soils database for the area (**Map 16 (Soils, Wetlands, Public Lands & Upland Buffers)**). These areas may be in good condition or highly disturbed. More site specific information should be gathered at the specific area plan phase. No specific recommendations for conservation are offered at this time.

There are extensive restrictions to development in the Comprehensive Plan, especially Objective III-2.5 Wetlands, Objective III-2.4 Floodplains, and Goal III-3 Land Objective III-3.1, Policy III-3.1.6 Lake Wales Ridge. Overall provisions in these objectives and the associated adopted LDRs will make it very difficult to develop at medium or high density where there are significant areas of wetlands or floodplains.

3. Recommendations.

As described above the primary areas within the Sector that offer the highest potential for conservation lie generally in the southern one third of the study area with smaller areas east of Lake Louisa. These areas consist primarily of wetlands, surface waters and their adjacent upland buffers and including areas of uplands with scrub and scrubby flatwoods soils which may provide habitat for rare, threatened or endangered species, many of which may be endemic to the Lake Wales Ridge on which the majority of the Sector lies. These areas provide the highest potential for conservation value and/or a conservation network and should be designated as Open Space or Rural Reserve land uses. Interspersed among these areas are uplands that are currently in agriculture, silviculture or rangeland. Preserving these land uses in the Rural Reserve land use category blends well with the Open Space land use. These areas also offer the potential for some higher density development. The existing GOPs in the 2030 Comprehensive Plan provide a robust set of principles to manage growth in a manner that strikes the appropriate balance between development, economic opportunity, and environmental stewardship. No specific changes to those GOPs are proposed at this time.

D. WATER SUPPLY/NATURAL GROUNDWATER AQUIFER RECHARGE

Much of the Wellness Way Sector Plan area is situated on some of the highest recharge areas to the Floridan aquifer within the boundaries of the Central Florida Water Initiative (CFWI) and in the State of Florida and, as such, certain levels of preservation and aquifer recharge enhancement should be considered. The aquifer recharge map is included as **Map 17 (Aquifer Recharge Areas)**.

High recharge zones should be identified and pre-to-post recharge conditions should be preserved to maintain or enhance the water balance associated with the Floridan aquifer. Offsite discharge of stormwater and surface water should be minimized as much as possible.

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Areas within the Wellness Way Sector Plan should also be considered as potential sites for enhanced artificial aquifer recharge through Rapid Infiltration Basins (RIBS). Providing increased recharge by accessing the aquifer's natural storage capabilities would mitigate impacts to resources associated with both local and regional groundwater withdrawals. Artificial aquifer recharge would afford an additional level of resource protection and may permit greater groundwater withdrawals within the Wellness Way Sector Plan.

Recognizing all of the benefits that increased recharge in the Wellness Way Sector Plan could contribute to supporting the CFWI's long term goals for the development of a sustainable water supply plan, partnerships with Alternative Water Supplies (AWS) suppliers should be investigated.

1. Inventory

Lake County does not own or operate any water supply facilities. All water use within the county is supplied by municipalities, private utilities or individual private wells permitted through the St. Johns River Water Management District.

2. Analysis

Groundwater from the Floridan aquifer has been the traditional and primary source of water supply for all uses in this area. However, with implementation of new rules and regulations anticipated through the CFWI Steering Committee, now in progress, access to the Floridan aquifer may become limited or reserved for potable water demands only. Alternative Water Supplies (AWS) such as reclaimed water and stormwater may be required to meet non-potable water demands wherever possible. A breakdown of the anticipated potable and non-potable demand within the Wellness Way Sector Plan is presented in the following table.

Table 18: Future Water Demand

Demand	Source
7.01 MGD	Potable – Groundwater or Treated to Groundwater Standards
6.69 MGD	Non-potable - AWS

3. Recommendations

Future potable water demands should be met by continued use of the Floridan aquifer via existing or new wells within the Wellness Way Sector Plan. However, to meet non-potable demands and to offset local and regional impacts caused by groundwater withdrawals, importing AWS for landscape irrigation and/or to recharge the aquifer may be required. The SJRWMD, through their representative, has presented the South Lake Regional Water Initiative with three interconnected partnership options to consider for this area:

- Water Conserv II (non-potable)
- Water Cooperative of Central Florida (non-potable)
- Seminole County Yankee Lake WTF (possibly potable only)

Of the above, Water Conserv II, which is owned by Orange County and the City of Orlando, may be the most viable option to meet non-potable water demands in the near future. Water Conserv II already provides AWS reclaimed water for reuse via public access irrigation and aquifer recharge via rapid infiltration basins (RIBs) in west Orange (Horizon West area) and south Lake Counties. All potable and

non-potable water supply projects including the phasing of new sources will follow the recommendations of the CFWI.

E. POTABLE WATER

1. Inventory

Lake County does not provide potable water through a public water system (PWS) or otherwise engage in the treatment and distribution of drinking water. However; within the sector plan boundary area there are three public water system operators.

a. *Inventory of Wells and Treatment Facilities*

Map 18 depicts the location of existing wells within and near the sector plan area. The wells depicted meet the standards requiring a consumptive use permit through the St. Johns River Water Management District (SJRWMD) under the provisions of F.A.C 40C-2. This rule indicates that a consumptive use permit is required if:

- Average annual daily withdrawal exceeds one hundred thousand (100,000) gallons average per day on an annual basis.
- Withdrawal equipment or other facilities have a capacity of more than one million (1,000,000) gallons per day.
- Withdrawals occur from a combination of wells or other facilities, having a combined capacity of more than one million (1,000,000) gallons per day.
- Withdrawals from a well occur in which the outside diameter of the largest permanent water bearing casing is six inches or greater. For purposes of this paragraph, the diameter of the well at ground surface will be presumed to be the diameter of the well for the entire length unless the well owner or well contractor can demonstrate that the well has a smaller diameter water bearing casing below ground surface.

Most of the production wells, unless identified with a callout, are irrigation wells. Only the production wells identified with a call out are associated with water service providers and depict water treatment systems.

b. *Water Service Providers*

Within the sector plan area, the City of Clermont, Lake Utilities Services, Inc. and Southlake Utilities, Inc. provide potable water service through their public water system treatment and distribution systems. **Map 18 (Water Wells)** shows the utility service areas for the three potable water suppliers serving the sector plan area. **Table 19 (Current Potable Water Plant Capacity and Flow)** shows current capacity available and surplus or shortage for each. **Table 20 (Reported Current Level of Service Standards)** shows the current level of service of each supplier.

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Table 19: Current Potable Water Plant Capacity and Flow

Supplier	Current Pumping Capacity	Current 12 Month Average Daily Flow	Pumping Capacity Surplus or Shortage
City of Clermont	18.34 MGD	5.07 MGD	13.27 MGD
Lake Utility Services	6.00 MGD	2.65 MGD	3.35 MGD
South Lake Utilities	2.92 MGD	1.531 MGD	0.665 MGD

Source: Lake County Comprehensive Plan, City of Clermont Public Works, Lake Utility Services, Inc. and South Lake Utilities, Inc., 2013

Table 20: Reported Current Level of Service Standards

Supplier	LOS Standard (ERC)	LOS Standard (per capita)
City of Clermont	480 GPD	137 GPD
Lake Utility Services	350 GPD	100 GPD
South Lake Utilities	350 GPD	100 GPD
Lake County	N/A	100 GPD

Source: Lake County Comprehensive Plan, City of Clermont Public Works, Lake Utility Services, Inc. and South Lake Utilities, Inc., 2013

Table 21: Current CUP Allocation

Supplier	Current CUP Allocation	Current 12 Month Average Daily Flow	Current Surplus
City of Clermont	7.91 MGD	7.22 MGD	0.71 MGD
Lake Utility Services	5.32 MGD	3.96 MGD	1.36 MGD
South Lake Utilities	1.66 MGD	1.45 MGD	0.21 MGD

Source: SJRWMD, 2015, City of Clermont Public Works, Lake Utility Services, Inc. and South Lake Utilities, Inc., 2015

Table 22: Projected Potable Demand by Supplier

Supplier	Current Surplus	WWSP Demand	Projected Surplus or Shortage
City of Clermont	0.71 MGD	2.4 MGD	1.69 MGD
Lake Utility Services	1.36 MGD	4.54 MGD	3.18 MGD
South Lake Utilities	0.21 MGD	0.07 MGD	0.14 MGD

Source: Lake County Economic Growth 2015

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i City of Clermont

The City of Clermont's service area is located in the northern portion of the sector plan boundary. Their current service area extends south to Shell Pond/Schofield Road and encompasses all of the area east of US Hwy 27 to the Orange County line. The Joint Planning Area (JPA) line is indicated as well as the proposed Interlocal Service Boundary Agreement (ISBA) line.

The City of Clermont Director of Environmental Services reported that in a recent impact fee study the daily use of water within the City for each Equivalent Residential Connection (ERC) was determined to be 480 gpd. This would equate to a water use of approximately 137 gpd/capita based on there being 3.5 persons per unit.

It is likely that the higher value listed for Clermont reflects the higher portion of their water being utilized for landscape irrigation and industrial uses when compared to the other providers within the sector.

The City of Clermont has a Consumptive Use Permit issued by the St. Johns River Water Management District that is valid through October 2031. This permit authorized a maximum groundwater withdrawal allocation of 7.91 MGD.

The City of Clermont will need to provide approximately 2.4 MGD of potable water to supply the development located within their service area. This estimate is based on the maximum residential capacities and minimum non-residential intensities shown on the proposed FLU map.

ii Lake Utility Services, Inc.

Lake Utility Services' service area is generally located south of the City of Clermont's service area and encompasses the full width of the sector plan area extending over to the Orange County Line.

Lake Utility Services regional manager reported that they have established their ERC rate at 350-gpd. This equates to a water use of 100 gpd/capita.

This rate is consistent with the ERC values typically used while permitting the construction and modification of water systems with the Florida Department of Environmental Protection.

Lake Utilities Inc. has a Consumptive Use Permit issued by the St. Johns River Water Management District that is valid through August 2024. This permit authorized a maximum groundwater withdrawal allocation of 5.32 MGD

Lake Utilities Inc. will need to provide approximately 4.54 MGD of potable water to supply the development located within their service area. This estimate is based on the maximum residential capacities and minimum non-residential intensities shown on the proposed FLU map.

iii Southlake Utilities, Inc.

The final PWS in the sector plan area is Southlake Utilities, Inc. Their service area is located in the very southern reach of the sector plan area.

Southlake Utilities utilizes an ERC rate similar to Lake Utility Services. Southlake Utilities uses an ERC value of 350 gpd. This again equates to a water use of 100 gpd/capita.

ATTACHMENT A

Southlake Utilities Inc. has a Consumptive Use Permit issued by the St. Johns River Water Management District that is valid through October 2032. This permit authorized a maximum groundwater withdrawal allocation of 1.66 MGD

Southlake Utilities Inc. will need to provide approximately 0.07 MGD of potable water to supply the development located within their service area. This estimate is based on the maximum residential capacities and minimum non-residential intensities shown on the proposed FLU map.

iv Lake County Water Supply Plan (LCWSP)

It should be pointed out for reference purposes that the Lake County Water Supply Plan (LCWSP) notes that the median gross residential per capita rate is 178 gallons per capita per day (gpcpd) among Alliance members. This exceeds the St. Johns River Water Management District goal of 150 gpcpd.

c. Priority Water Resource Caution Area

The entire sector plan area and the surrounding areas within the St. Johns River Water Management District (SJRWMD) lie in a Priority Water Resource Caution Area. The St. Johns River Water Management District per FAC 40C-23.001 has designated the entire area of the District as a "Water Resource Caution Area." It is the water management district's Governing Board's policy to implement reuse, and provide for the greater availability of reclaimed water District-wide to conserve available water resources pursuant to the requirements of Section 373.250, F.S. This is identified on **Map 20 (Priority Water Resource Caution Area)**.

2. Analysis

The source of water for all three water providers is the Floridan Aquifer. The Floridan Aquifer is generally known to be the most economical source of raw water to be used for the production of drinking water within the sector plan area. Onsite wells located at the treatment facilities reduce pumping and related energy costs and the high quality of the water reduces the amount of treatment required prior to distribution as compared to surface water sources. The specifics regarding the current condition and availability of the Floridan Aquifer as a water source for the sector plan area is being covered in the water supply section.

Based on the land uses assigned within the sector plan boundary, the projected potable water use increase by provider is shown in **Table 23 (Projected Residential Water Use)**, **Table 24 (Projected Office, Industrial, and Retail water Use)**, and **Table 25 (Projected Alternative Water Supply Use)**.

Table 23: Projected Residential Potable Water Use (irrigation not included)

Projected Residential Population	LOS Standard (gpd per capita)	Projected Daily Water Use (million gallons per day)
39,045	100	3.90

Table 24: Projected Office, Industrial, and Retail Water Use

Industry Type	Projected Square Footage of Use (sq.ft.)	Average Assigned Water Use Rate (per sq.ft.)	Projected Daily Water Use (million gallons per day)*
Office	3,228,365	0.18	0.58
Industrial	4,849,504	0.30	1.45
Retail	3,843,323	0.25	0.96
Total	11,921,192		3.00

* Does not include irrigation uses

Table 25: Projected Alternative Water Supply Use (Irrigation)

Gross Area (acres)	Environmental Lands (not irrigated)	Net Lands Assumed to Receive Irrigation	Application Area (% of Net Lands)	Application Rate * (inches/yr.)	Projected Daily Irrigation Water Use (million gallons per day)
15,481	5,846	9,635	25%	36	6.44

3. Recommendations

Based on the anticipated growth within the sector plan, the providers will need to assess the impacts on their utilities and plan accordingly. The providers should begin looking at the sector plan’s impact on their consumptive use permit allocations and future allocations. It is likely that an alternative to the Floridan Aquifer as a source for raw drinking water will be needed before the sector plan is fully developed. This issue is addressed further in the Water Supply section.

Expansion of infrastructure and facilities needs to be anticipated and sites selected in conjunction with the preparation of the Detailed Specific Area Plans (DSAP). Timely expansion of facilities in advance of incoming business and industry will make the sector plan an attractive place for these types of uses.

As with the other utilities needed to support the development of the sector plan, the County should consider reserving a utility corridor within planned road rights of way within the sector plan boundary. Providing a pre-planned space within rights of way reserved for the installation of specific utilities helps reduce cost and potential future conflicts with other utilities.

Funding mechanisms should be developed to support the installation and expansion of adequate water distribution and treatment facilities so that initially-installed infrastructure is sized to accommodate future demand and extension of mains within the sector plan area. Having adequately sized lines in place at the onset of the sector plan’s development will speed expansion and growth within the sector plan area, reduce future construction costs, and reduce the likelihood of disruption to traffic and water service.

F. SANITARY SEWER

1. Inventory

Lake County does not provide wastewater or reclaimed water service nor are they otherwise engaged in the treatment and disposal of wastewater. However, within the sector plan boundary area, there are three utility services providers that do provide wastewater collection, treatment and disposal through the operation of their permitted and regulated systems.

a. Wastewater Service Providers

The City of Clermont, Lake Utilities Services, Inc. and Southlake Utilities, Inc. provide wastewater collection, treatment, and disposal; see **Map 21 (Wastewater Collection Service Areas)**. **Table 26 (Current Wastewater Plant Capacity and Flow)** shows current capacity available and surplus or shortage for each. **Table 27 (Level of Service Standards)** shows the current level of service of each supplier.

Table 26: Current Wastewater Plant Capacity and Flow

Supplier	Current Permitted Capacity	Current 12 Month Average Daily Flow	Current Surplus
City of Clermont	4.00 MGD	2.34 MGD	1.66 MGD
Lake Utility Services	1.00 MGD	0.41 MGD	0.59 MGD
South Lake Utilities	1.15 MGD	0.79 MGD	0.36 MGD

Source: City of Clermont Public Works, Lake Utility Services, Inc. and South Lake Utilities, Inc., 2013

Table 27: Level of Service Standards

Supplier	LOS Standard (ERC)	LOS Standard (per capita)
City of Clermont	220 gpd	63 gpd
Lake Utility Services	280 gpd	80 gpd
South Lake Utilities	300 gpd	86 gpd
Lake County	N/A	70 gpd

Source: Lake County Comprehensive Plan, City of Clermont Public Works, Lake Utility Services, Inc. and South Lake Utilities, Inc., 2013

i City of Clermont

The City of Clermont’s service area is located in the northern portion of the sector plan boundary. Their current service area extends south to approximately one (1) mile north of Shell Pond Road and encompasses all of the area east of US Hwy 27 to the Orange County line.

The City of Clermont Director of Environmental Services reported that in a recent impact fee study the daily wastewater generation rate for within the City for each Equivalent Residential Connection (ERC or ERU) was determined to be 220 gpd. This equates to a wastewater generation rate of approximately 63 gpd/capita based on there being 3.5 persons per unit.

ii Lake Utility Services, Inc.

Lake Utility Services’ service area is generally located south of the City of Clermont’s service area and encompasses the full width of the sector plan area extending over to the Orange County Line.

Lake Utility Services regional manager reported that they have established their ERC rate at 280 gpd. This equates to a per capita water use of 80 gpd/capita.

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This rate is consistent with the ERC values typically used while permitting the construction and modification of water systems with the Florida Department of Environmental Protection.

iii Southlake Utilities, Inc.

The final PWS in the sector plan area is Southlake Utilities, Inc. Their service area is located in the very southern reach of the sector plan area.

Southlake Utilities utilizes an ERC rate similar to Lake Utility Services. Southlake Utilities uses an ERC value of 300 gpd. This equates to a per capita water use of 86 gpd/capita.

b. Reclaimed Water Suppliers

i Local Utilities

The City of Clermont and Lake Utility Services both provide reclaimed water to customers in their service areas. However, Southlake Utilities does not provide reclaimed water to its customers.

ii Conserv II

Conserv II is a joint venture between the City of Orlando and Orange County. Conserv II pumps and discharges reclaimed water into Rapid Infiltration Basins (RIBS) and provides reclaimed water for use by agricultural operations within the sector plan area. Agricultural users typically use the reclaimed water for irrigation and freeze protection purposes. Other large consumers of reclaimed water are supplied by Conserv II under specific contract. The reclaimed water generated by Conserv II is generally available for use by low consumption commercial or residential consumers.

Excess water not consumed by other uses such as irrigation is sent to the rapid infiltration basins. The RIBS are used to infiltrate excess reclaimed water back into the ground water to offset impacts caused by drinking water and other withdrawals from the Floridan Aquifer.

Map 20 shows the utility service areas for the three wastewater providers serving the sector plan area. It also depicts the location of property controlled by Conserv II where surplus reuse water is used to recharge aquifer levels to offset withdrawal impacts.

2. Analysis

Based on the land uses assigned within the sector plan boundary and the projected residential population the increased wastewater volume generated is shown in **Table 28 (Projected Residential Wastewater Demand)** and **Table 29 (Projected Non-Residential Wastewater Demand)**.

Table 28: Projected Residential Wastewater Demand

Projected Residential Population	LOS Standard (gpd per capita)	Projected Daily Wastewater Volume Generated (million gallons per day)
39,713	70	2.78

Table 29: Projected Non-Residential Wastewater Demand

Industry Type	Projected Square Footage of Use (sq. ft.)	Average Assigned Wastewater Generation Rate (per sq. ft.)*	Projected Daily Wastewater Generated (million gallons per day)
Office	3,228,365	0.13	0.42
Industrial	4,849,504	0.21	1.02
Retail	3,843,323	0.18	0.69
Total	11,921,192		2.13

* Based on the Ratio of Water Use LOS to Wastewater LOS rates using 100-gpd and 70-gpd respectively

3. Recommendations

Based on the anticipated growth within the sector plan, the provider of wastewater and reclaimed water will certainly need to assess the impacts on their utilities and plan for growth accordingly.

Expansion of infrastructure and facilities for wastewater treatment and reclaimed water storage need to be planned in advance and sites selected in conjunction with the preparation of the Detailed Specific Area Plans. Timely expansion of facilities in advance of incoming business and industry will make the sector plan an attractive place for such uses.

As mentioned in previous sections, the County should consider reserving a utility corridor within planned road rights of way within the sector plan boundary. Providing a pre-planned space within rights of way reserved for the installation of specific utilities helps reduce cost and potential future conflicts with other utilities.

Funding mechanisms to support the installation and expansion of wastewater collection and treatment facilities and to support the installation of reclaimed water distribution facilities have been identified in the Goal Objectives and Policies.

G. SOLID WASTE

Proper management of solid and hazardous waste is essential to the quality of life enjoyed by Lake County residents. The purpose of this section is to identify the facilities and management programs that the County will require in order to properly manage solid and hazardous wastes through the year 2040.

1. Inventory

a. *Active Landfills*

Most of Lake County's Class I waste goes to the Resource Recovery Facility in Okahumpka. Lake County operates a Class I landfill at the Central Facility in Astatula that receives the Class I solid waste that is not processed at the Resource Recovery Facility and residual incinerator ash from the Resource Recovery Facility. Note: The contract with Covanta's Resource Recovery Facility will be expiring in 2014. The county has recently decided to dispose of waste in a landfill facility in Bushnell, Florida. By disposing of waste in the Bushnell landfill, the waste streams going to the Resource Recovery Facility and Astatula Landfill will be reduced significantly. At the Astatula Landfill, there is a separate disposal area for construction and demolition debris on the northwest side of the property. The Phase III municipal solid waste (MSW) cell at the Astatula Landfill is designed to hold 1.5 million cubic yards of solid waste. Assuming an average density of 1,200 lbs/cubic yard, this will provide Lake County with 900,000 tons of MSW disposal capacity. The Phase III Ash Cell is designed to hold 247,000 cubic yards of ash residue. Assuming an average density of 2,500 lbs/cubic yard, this will provide Lake County with 308,750 tons of incinerator ash disposal capacity.

Together, these two initial Central Phase III Landfill Cells will provide a combined disposal capacity of 1,747,000 million cubic yards (or 1,208,750 tons). Additional land is available and permitted through an FDEP Environmental Resource Permit. The completed build out of Phase III will eventually provide Lake County with a total of 11,500,000 cubic yards of waste disposal capacity which should be sufficient to provide landfill disposal capacity beyond 2030.

b. Residential Drop-Off Facilities

Lake County maintains and operates five residential drop-off (RDO) facilities throughout the county and a Citizen Convenience Center at the Astatula Landfill where residents can self-haul their solid, hazardous, recycling materials and special wastes. Special wastes consist of used motor oil, furniture, waste tires, white goods, and electronic wastes. Each RDO handles different amounts and types of waste depending on its size and location. The locations of the sites are listed in **Table 30 (Residential Drop-Off Locations Serving the Wellness Way Sector Plan)**.

Table 30: Residential Drop-Off Locations Serving the Wellness Way Sector Plan

Facility Name	Address	City
Citizen Convenience Center	13130 County Landfill Rd.	Astatula
RDO #2	10435 Loghouse Transfer Station Rd.	Clermont

Source: Lake County Department of Public Works

2. Collection

Lake County has instituted mandatory waste collection to discourage illegal dumping and burning of solid wastes in the unincorporated area of the County. Residents have solid waste collection available to them from a County franchised hauler. The City of Clermont also has a mandatory waste collection program. According to the City of Clermont’s Comprehensive Plan Solid Waste Element, they utilize Lake County’s Landfill for disposal. Consequently, the county’s resources are the primary solid waste facility for the Wellness Way Sector Plan Area. Residential collection includes household garbage, yard waste, appliances, and furniture.

3. Analysis

Based on the land uses assigned within the sector plan boundary and the projected residential population the increased solid waste volume generated is depicted in **Table 31 (Projected Residential Solid Waste Demand)** and **Table 32 (Projected Non-Residential Solid Waste Demand)**.

Table 31: Projected Residential Solid Waste Demand

Projected Residential Population	Estimated (lbs per day per resident)*	Projected Annual Solid Waste Generated (million lbs/yr.)	Solid Waste Ratio (lbs/cubic yard)**	Solid Waste Volume Generated (CY/year)
39,045	7.67	109.31	1,200	91,090

*Source: *Lake County Department of Public Works; **Lake County Comprehensive Plan*

Table 32: Projected Non-Residential Solid Waste Demand

Projected Office, Industrial, and Retail Uses (acreage) *	Projected Annual Solid Waste Generated per Acre (tons/yr./acre) **	Solid Waste Ratio (lbs/cubic yard)***	Solid Waste Volume Generated by Commercial Property (CY/year)
1,231	10.5	1,200	21,537

*Source: *Lake County Department of Public Works; **FDEP Commercial Waste Tonnage Report and Lake County Comprehensive Plan; *** Lake County Comprehensive Plan*

4. Recommendations

Based on the anticipated growth within the sector plan, the County will need to assess the impacts on the receiving capacity of the Astatula Landfill and other disposal sites.

H. TRANSPORTATION

This section presents the data collected for the transportation network, existing conditions and service, future plans and identified needs and the initial general recommendations that were considered when preparing the final transportation plan and policies for implementation.

Wellness Way Sector Plan

PREPARED FOR

Lake County Board of County Commissioners

PREPARED BY



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07/14/2015



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Appendices

Appendix A – CFRPM Outputs

Appendix B – 2040 Future Total Daily Volume Forecast



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1

Introduction

This section presents the transportation analysis completed for the Wellness Way Sector Plan. The Wellness Way Sector Plan is defined as approximately 16,200 acres in southeast Lake County, generally located south of State Route 50 and east of US Highway 27. The transportation analysis is intended to support the Wellness Way long-term master plan. The analysis includes the existing data collected for the transportation network, the proposed development program land use impacts, and the future conditions analysis for the proposed transportation network.

The proposed transportation network within the Sector Plan was devised to integrate the land use planning for Wellness Way with the existing transportation system to support the area. Wellness Way is located between several regionally significant major roadway facilities. These facilities include US Highway 27 to the west, State Route 429 to the east, US Highway 192 to the south, and State Route 50 to the north. Providing access to SR 429 from Lake County and improving overall connectivity along the east-west and north-south corridors within the Sector Plan were priority when determining the roadway alignments for Wellness Way.

The remainder of this Section addresses the following:

- Existing Conditions Transportation Analysis and Level of Service
- Wellness Way Development Program
- Wellness Way Transportation Network
- Future Conditions (2040) Transportation Analysis and Level of Service

Existing Conditions

Study Area and Existing Roadways

The Wellness Way Sector Plan is located in southeast Lake County. It consists of approximately 16,200 acres south of State Road 50 and east of US Highway 27. **Figure 1** shows the Wellness Way study area. The following is a description of the existing primary roadways in the study area:

US Highway 27 generally serves as the western boundary of the Wellness Way Sector Plan. This highway is a major commerce route through central Florida. It is a major truck route for freight and goods movement and is on the State of Florida Strategic Intermodal System (SIS) from SR 826 (the Palmetto Expressway) in south Florida to its interchange with Florida's Turnpike north of the Sector Plan. This facility is maintained by FDOT and is currently a six-lane divided roadway from US 192 to the south to SR 50 to the north with the exception of the Boggy Marsh Road and Lake Louisa Road segment, where it is a four-lane divided roadway.

State Route 429 is a limited-access toll road maintained by the Central Florida Expressway Authority from US Highway 441 to Seidel Road and by Florida's Turnpike Enterprise from Seidel Road to Interstate 4. This facility provides an alternate north-south route to heavily traveled Interstate 4 as well as to US Highway 27. With the construction of the Schofield Road interchange, SR 429 will also enhance access to the Florida's Turnpike from the Horizon West development area. Because the eastern boundary of the Wellness Way Sector Plan is adjacent to Horizon West, it is integral to provide connections between these two developments to achieve the goals of economic development and balanced growth. Thus, the access to SR 429 via Horizon West will also provide an important access point for Wellness Way.

US Highway 192 is an east-west arterial located south of the Sector Plan that provides a connection from US 27 east past Walt Disney World and through Kissimmee, St. Cloud and Melbourne. It is a six-lane arterial maintained by FDOT from its terminus at US 27 to the Orange County Line.



State Route 50 is a major arterial to the north of the Sector Plan that provides an east-west connection between the City of Clermont and Orlando. The City of Clermont incorporated area is adjacent to the northern limits of the Sector Plan boundary. As a suburb of Orlando, many residents of Clermont commute to Orlando via SR 50. It is a six-lane arterial maintained by FDOT.

Hartwood Marsh Road is the only existing east-west roadway connection through the Sector Plan boundary. This collector extends from US 27 to the Lake/Orange County Line and continues easterly to its intersection with Avalon Road. It is generally a two-lane rural facility maintained by Lake County.

There are other existing roadways outside of the Wellness Way Sector Plan boundary that will serve as linkages to the expanded Sector Plan roadway network and create a well-connected transportation grid. These roadways have been included in the analysis to show how the external roadway connections will interact with the internal Sector Plan roadways. **Figure 2** shows the existing roadway network.

In addition to these facilities, there are many unnamed facilities that are graded and serve as farm/agricultural service roads, these facilities have not been included in the Sector Plan analysis. **Table 1** shows the existing roadway network included in the Sector Plan analysis.

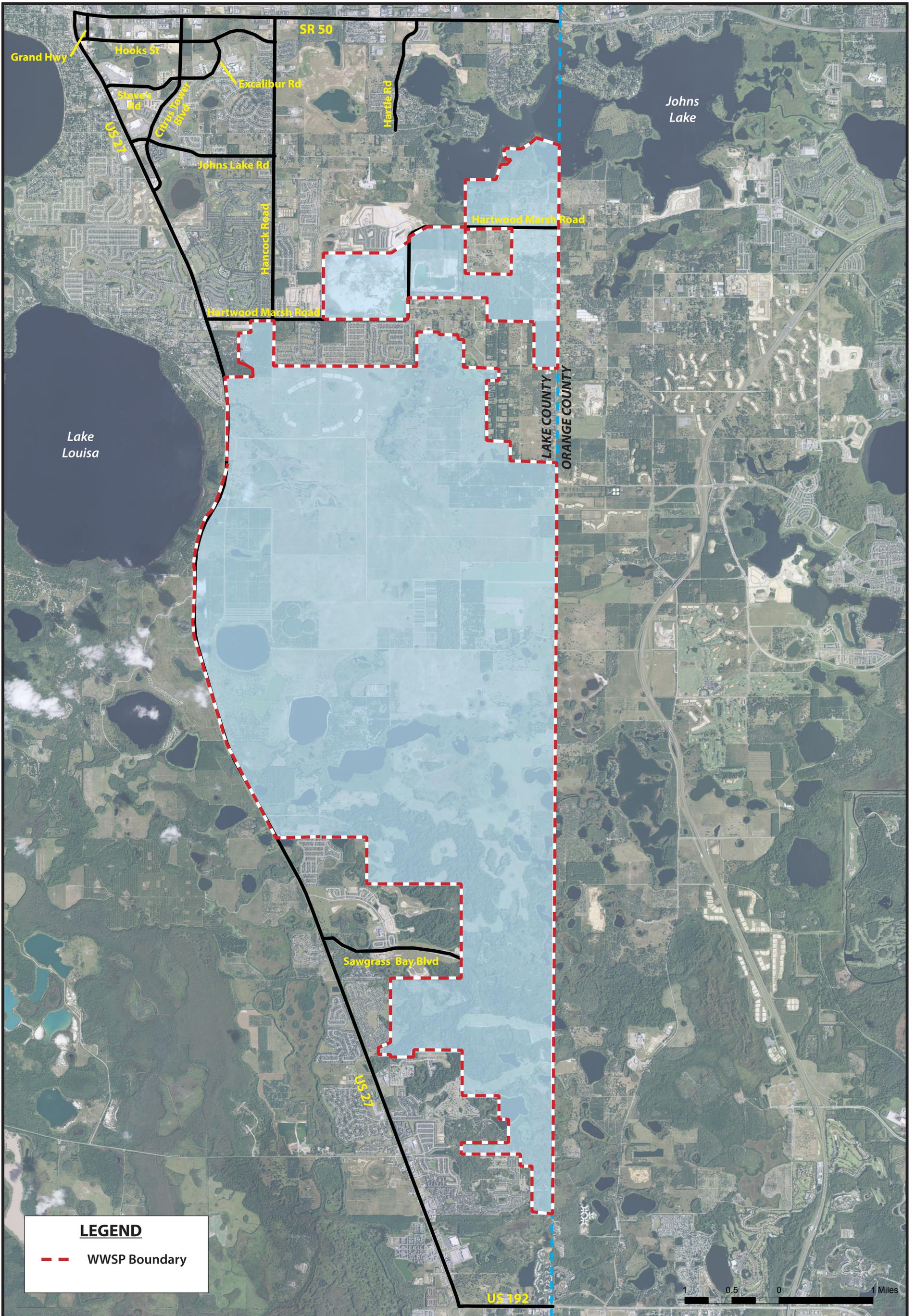


FIGURE 1 - STUDY AREA MAP
WELLNESS WAY 2040 SECTOR PLAN
 SIMPLE ▪ FLEXIBLE ▪ PREDICTABLE

SCALE IN FEET
 0' 2000' 4000'



DATE: April 29, 2015
 PROJECT NUMBER: 61830.00
 225 E. Robinson St, Suite 300 | Orlando, Florida 32801
 Tel: 407.839.4006 | Fax: 407.839.4008 | www.VHB.com

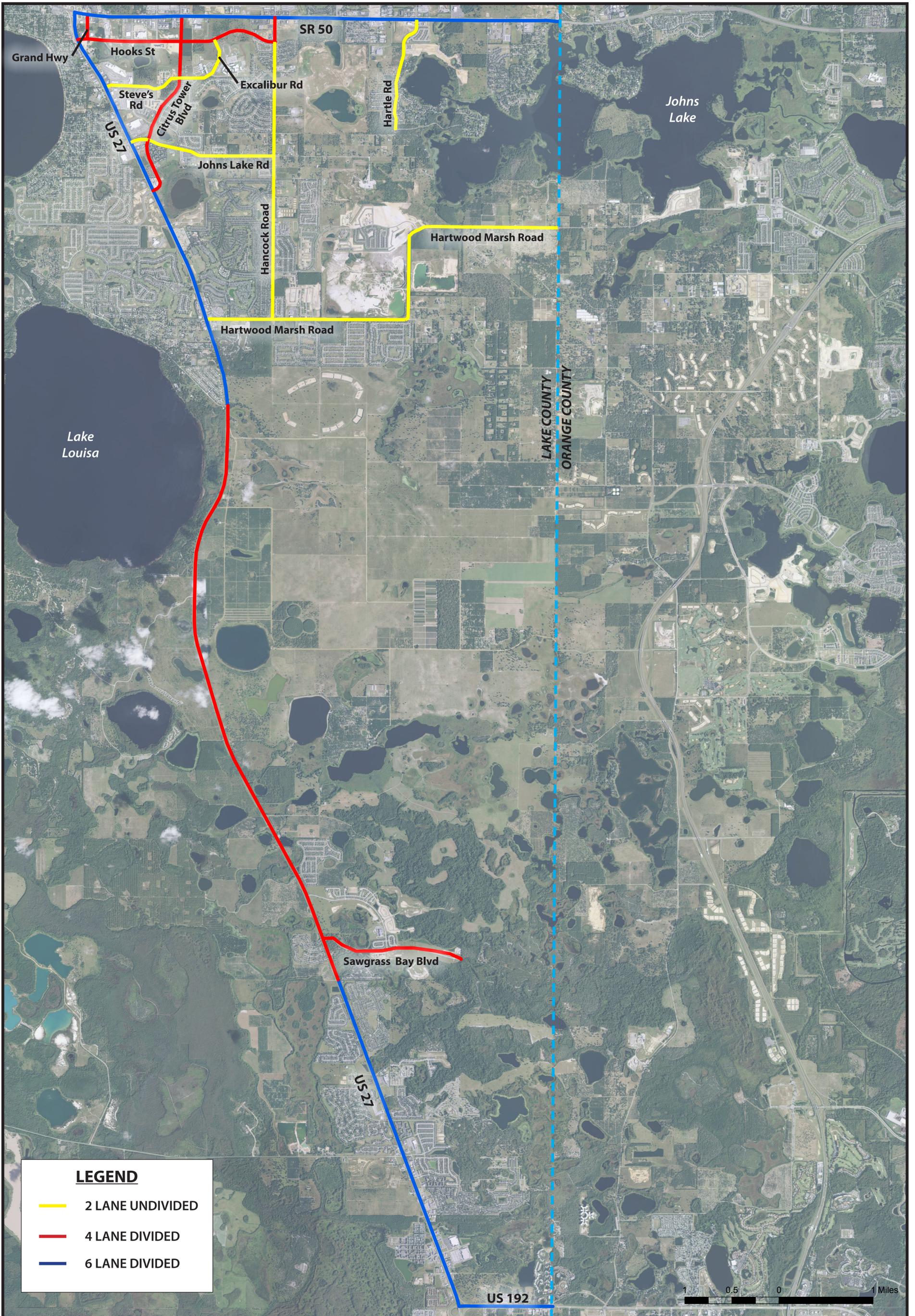


FIGURE 2 - EXISTING ROADWAY NETWORK MAP
WELLNESS WAY 2040 SECTOR PLAN

SIMPLE ▪ FLEXIBLE ▪ PREDICTABLE

SCALE IN FEET
 0' 2000' 4000'



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Table 1 Existing Roadway Network

Roadway	Segment	No of Lanes	Functional Classification	Area Type	Source
US 27	SR 50 to Hooks St	6D	Arterial	Urban	(1)
	Hooks St to Steve's Rd	6D	Arterial	Urban	(2)
	Steve's Rd to Johns Lake Rd	6D	Arterial	Urban	(2)
	Johns Lake Rd to Hammock Ridge Rd	6D	Arterial	Urban	(2)
	Hammock Ridge Rd to Hartwood Marsh Rd	6D	Arterial	Urban	(2)
	Hartwood Marsh Rd to Lake Louisa Rd	6D	Arterial	Urban	(2)
	Lake Louisa Rd to Boggy Marsh Rd	4D	Highway	Transitioning	(2)
	Boggy Marsh Rd to CR 474	6D	Arterial	Transitioning	(2)
CR 474 to US 192	6D	Arterial	Transitioning	(2)	
Grand Hwy	SR 50 to Hooks St	4D	Major Collector	Urban	(3)
Citrus Tower Blvd	SR 50 to Hooks St	4D	Major Collector	Urban	(3)
	Hooks St to Johns Lake Rd	4D	Major Collector	Urban	(3)
	Johns Lake Rd to US 27	4D	Major Collector	Urban	(3)
Hancock Rd	SR 50 to Hooks St	4D	Major Collector	Urban	(3)
	Hooks St to Johns Lake Rd	2U	Major Collector	Urban	(3)
	Johns Lake Rd to Hartwood Marsh Rd	2U	Major Collector	Urban	(3)
SR 50	US 27 to Citrus Tower Blvd	6D	Arterial	Urban	(2)
	Citrus Tower Blvd to Hancock Rd	6D	Arterial	Urban	(2)
	Hancock Rd to CR 455	6D	Arterial	Urban	(2)
	CR 455 to Orange County Line	6D	Arterial	Urban	(2)
Hooks St	US 27 to Oakley Seaver Dr	4D	Major Collector	Urban	(3)
	Oakley Seaver Dr to Citrus Tower Blvd	4D	Major Collector	Urban	(3)
	Citrus Tower Blvd to Hancock Rd	4D	Major Collector	Urban	(3)
Steve's Rd	US 27 to Citrus Tower Blvd	2U	Collector	Urban	(3)
Excalibur Rd	Hooks St to Citrus Tower Blvd	2U	Collector	Urban	(3)
Johns Lake Rd	US 27 to Hancock Rd	2U	Collector	Urban	(3)
Hartwood Marsh Road	US 27 to Hancock Rd	2U	Collector	Urban	(3)
	Hancock Road to 90 degree bend	2U	Collector	Urban	(3)
	90 degree bend to Orange County Line	2U	Collector	Transitioning	(3)
US 192	US 27 to Orange County Line	6D	Arterial	Transitioning	(2)

Source:

- (1) FDOT 2014 LOS_ALL spreadsheet Updated to reflect recently completed improvements
- (2) FDOT 2014 LOS_ALL spreadsheet
- (3) 2014 Lake Sumter MPO Transportation Management Annual Report



Transit Service

Lake County provides transit service via the LakeXpress fixed-route transportation service. The bus service runs every hour from Lady Lake to Mount Dora with circulator routes in the cities of Leesburg and Mount Dora. Currently, there are no LakeXpress routes serving the Wellness Way Sector Plan area.

Lake County also provides public transportation services for the Transportation Disadvantaged. This service is intended for use primarily by the mobility impaired or mentally impaired citizens of the county and also serves as a significant segment of the elderly population who do not have access to any other means of transportation.

The Central Florida Regional Transportation Authority (LYNX) also provides transit service in Lake County. There is an express bus service between the City of Clermont and downtown Orlando (Link 204) and a route that serves the Four Corners area from Cagan Crossings at US 27 along US 192 to the Celebration area (Link 55). There is an additional route that provides service from the Four Corners area from the Cagan Crossings Wal-Mart parking south along US 27 to the Heart of Florida Hospital in Haines City (Link 427).

Paratransit service is provided complementary through the Americans with Disabilities (ADA) program and is available to all persons who live or work within $\frac{3}{4}$ mile of a fixed route and meet the program requirements.

Existing Roadway Performance

Table 2 summarizes the existing volumes for the study area roadways, which includes the number of lanes and daily volumes for each segment. The traffic counts shown are 2013 average annual daily traffic (AADT), which are the latest available volumes from the Florida Department of Transportation's (FDOT) count database and the Lake-Sumter MPO Transportation Management Annual Report.

The existing level of service (LOS) analysis for the roadway segments is shown in **Table 3**. The existing analysis classifies most of the roadways in the study area as urban area type facilities. The exceptions are US 27 south of Lake Louisa Road, Hartwood Marsh Road east of the 90 degree bend, and US 192, which are all located in a transitional area type. **Table 3** shows that all of the roadways currently operate within their respective adopted levels of service. **Figure 3** depicts the level of service for each of the segments. All of the roadway segments operate at a level of service D or better.



Table 2 Existing Traffic Volumes

Roadway	Segment	No of Lanes	2013 AADT		
			AADT [veh/day]	Count Station #	Source
US 27	SR 50 to Hooks St	6D	31,500	11-0425	FDOT
	Hooks St to Steve's Rd	6D	31,500	11-0425	FDOT
	Steve's Rd to Johns Lake Rd	6D	31,500	11-0012	FDOT
	Johns Lake Rd to Hammock Ridge Rd	6D	31,500	11-0012	FDOT
	Hammock Ridge Rd to Hartwood Marsh Rd	6D	29,500	11-0011	FDOT
	Hartwood Marsh Rd to Lake Louisa Rd	6D	24,500	11-0311	FDOT
	Lake Louisa Rd to Boggy Marsh Rd	4D	21,500	11-0007	FDOT
	Boggy Marsh Rd to CR 474	6D	21,500	11-0007	FDOT
	CR 474 to US 192	6D	43,000	11-0310	FDOT
Grand Hwy	SR 50 to Hooks St	4D	8,585	290	MPO
Citrus Tower Blvd	SR 50 to Hooks St	4D	13,799	280	MPO
	Hooks St to Johns Lake Rd	4D	16,629	197	MPO
	Johns Lake Rd to US 27	4D	12,376	283	MPO
Hancock Rd	SR 50 to Hooks St	4D	15,769	165	MPO
	Hooks St to Johns Lake Rd	2U	11,806	N/A	N/A
	Johns Lake Rd to Hartwood Marsh Rd	2U	7,843	180	MPO
SR 50	US 27 to Citrus Tower Blvd	6D	37,500	11-0390	FDOT
	Citrus Tower Blvd to Hancock Rd	6D	37,500	11-0390	FDOT
	Hancock Rd to CR 455	6D	54,000	11-0300	FDOT
	CR 455 to Orange County Line	6D	54,000	11-0300	FDOT
Hooks St	US 27 to Oakley Seaver Dr	4D	5,227	289	MPO
	Oakley Seaver Dr to Citrus Tower Blvd	4D	6,588	281	MPO
	Citrus Tower Blvd to Hancock Rd	4D	6,743	185	MPO
Steve's Rd	US 27 to Citrus Tower Blvd	2U	5,529	287	MPO
Excalibur Rd	Hooks St to Citrus Tower Blvd	2U	3,561	282	MPO
Johns Lake Rd	US 27 to Hancock Rd	2U	7,104	170	MPO
Hartwood Marsh Road	US 27 to Hancock Rd	2U	11,221	146	MPO
	Hancock Road to 90 degree bend	2U	9,402	150	MPO
	90 degree bend to Orange County Line	2U	9,402	150	MPO
US 192	US 27 to Orange County Line	6D	43,500	11-0470	FDOT



Table 3 Existing Roadway Level of Service

Roadway	Segment	No of Lanes	Service Capacity			2013 AADT [veh/day]	LOS	Meet Adopted Level of Service?	Volume/Capacity
			LOS Std	Service Capacity [veh/day]	Source				
US 27	SR 50 to Hooks St	6D	D	62,900	2014 LOS_ALL Report Revised to Reflect 2014 Geometry	31,500	C	Yes	0.50
	Hooks St to Steve's Rd	6D	D	59,900	2014 LOS_ALL Report	31,500	C	Yes	0.53
	Steve's Rd to Johns Lake Rd	6D	D	59,900	2014 LOS_ALL Report	31,500	C	Yes	0.53
	Johns Lake Rd to Hammock Ridge Rd	6D	D	62,900	2014 LOS_ALL Report	31,500	C	Yes	0.50
	Hammock Ridge Rd to Hartwood Marsh Rd	6D	D	62,900	2014 LOS_ALL Report	29,500	C	Yes	0.47
	Hartwood Marsh Rd to Lake Louisa Rd	6D	D	62,900	2014 LOS_ALL Report	24,500	C	Yes	0.39
	Lake Louisa Rd to Boggy Marsh Rd	4D	C	49,600	2014 LOS_ALL Report	21,500	B	Yes	0.43
	Boggy Marsh Rd to CR 474	6D	C	54,710	2014 LOS_ALL Report	21,500	C	Yes	0.39
CR 474 to US 192	6D	C	54,710	2014 LOS_ALL Report	43,000	C	Yes	0.79	
Grand Hwy	SR 50 to Hooks St	4D	D	35,800	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	8,585	C	Yes	0.24
Citrus Tower Blvd	SR 50 to Hooks St	4D	D	35,800	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	13,799	C	Yes	0.39
	Hooks St to Johns Lake Rd	4D	D	35,800	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	16,629	C	Yes	0.46
	Johns Lake Rd to US 27	4D	D	35,800	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	12,376	C	Yes	0.35
	SR 50 to Hooks St	4D	D	35,800	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	15,769	C	Yes	0.44
Hancock Rd	Hooks St to Johns Lake Rd	2U	D	15,900	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	11,806	C	Yes	0.74
	Johns Lake Rd to Hartwood Marsh Rd	2U	D	15,900	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	7,843	C	Yes	0.49
	US 27 to Citrus Tower Blvd	6D	D	62,900	2014 LOS_ALL Report	37,500	C	Yes	0.60
SR 50	Citrus Tower Blvd to Hancock Rd	6D	D	62,900	2014 LOS_ALL Report	37,500	C	Yes	0.60
	Hancock Rd to CR 455	6D	D	62,900	2014 LOS_ALL Report	54,000	C	Yes	0.86
	CR 455 to Orange County Line	6D	D	62,900	2014 LOS_ALL Report	54,000	C	Yes	0.86
	US 27 to Oakley Seaver Dr	4D	D	35,800	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	5,227	C	Yes	0.15
Hooks St	Oakley Seaver Dr to Citrus Tower Blvd	4D	D	35,800	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	6,588	C	Yes	0.18
	Citrus Tower Blvd to Hancock Rd	4D	D	35,800	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	6,743	C	Yes	0.19
	Steve's Rd	US 27 to Citrus Tower Blvd	2U	D	13,300	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	5,529	C	Yes
Excalibur Rd	Hooks St to Citrus Tower Blvd	2U	D	13,300	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	3,561	C	Yes	0.27
Johns Lake Rd	US 27 to Hancock Rd	2U	D	13,300	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	7,104	D	Yes	0.53
Hartwood Marsh Road	US 27 to Hancock Rd	2U	D	13,300	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	11,221	D	Yes	0.84
	Hancock Road to 90 degree bend	2U	D	13,300	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	9,402	D	Yes	0.71
	90 degree bend to Orange County Line	2U	D	12,000	2014 Lake-Sumter MPO - Transp. Mgmt. System Annual Report	9,402	D	Yes	0.78
US 192	US 27 to Orange County Line	6D	C	54,710	2014 LOS_ALL Report	43,500	C	Yes	0.80

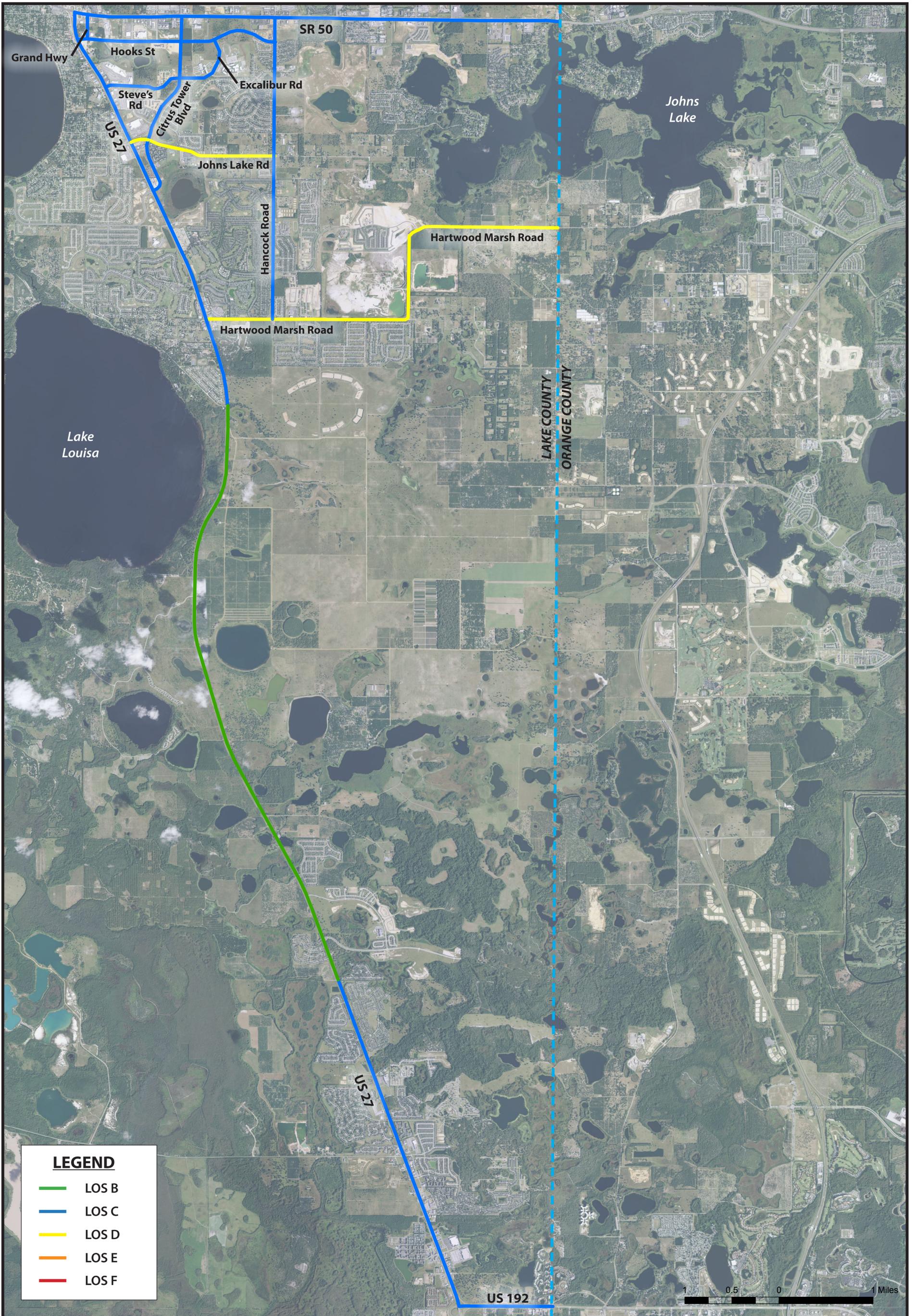


FIGURE 3 - EXISTING ROADWAY LEVEL OF SERVICE MAP
WELLNESS WAY 2040 SECTOR PLAN

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SCALE IN FEET
 0' 2000' 4000'



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Project Description

The Wellness Way Sector Plan is comprised of approximately 16,200 acres. With the exception of sporadic single family residences, pump stations and small scale mining operations, the study area is largely comprised of undeveloped and improved agricultural lands. The goal of the Sector Plan is to create a cohesive master plan for this area that incorporates more compact and multi-use development that will promote walkability. The initial layout of the roadway network for Wellness Way was designed based on the most viable linkages between the various land uses within the Sector Plan and the existing roadways outside of the Sector Plan.

Based on the desired outcome for the Wellness Way Sector Plan area, five (5) land use categories were developed. The land use categories were applied to specific geographic areas within the sector plan area based on stakeholder input, desired outcome of the area, coordination with the existing and future roadway network, hierarchy of place, a compact development pattern, and to limit sprawl. The location of these land use areas are depicted in **Figure 4**. Transportation analysis zones (TAZs) were then assigned based on the location of these designations and the future roadway network.

The development program for the Wellness Way Sector Plan was established based on a methodology that utilizes jobs-to-housing ratios to calculate the required land use mix and land use acreages. The maximum residential density, jobs-to-housing ratio, and minimum average floor area ratio (FAR) for each land use category are shown in **Table 4**. Each land use category was assigned a maximum residential dwelling unit density that was applied to the total developable acreage. The developable acreage was determined by calculated the gross acreage minus the wetland and water body acreages and minus the acreages associated with the proposed schools for the Sector Plan. Once the maximum residential unit capacity was established for each TAZ, the corresponding jobs-to-housing ratio was applied to determine the total number of jobs needed. An average square feet per employee ratio (450 sf/emp) was then used to translate the number of jobs into the non-residential square footage needed to generate those jobs. It should be noted that the average square feet per employee ration mentioned above (450 sf/emp) was only used to estimate to total number of employees for the jobs-to-housing ratio and it was not used to estimate the number of employees to be coded in the travel demand forecasting model, where FDOT recommended conversion rates were used. This is described in further detail below. The TAZs that contain non residential land uses were strategically assigned to promote compact development and are shown in **Figure 5** as Job Hubs.

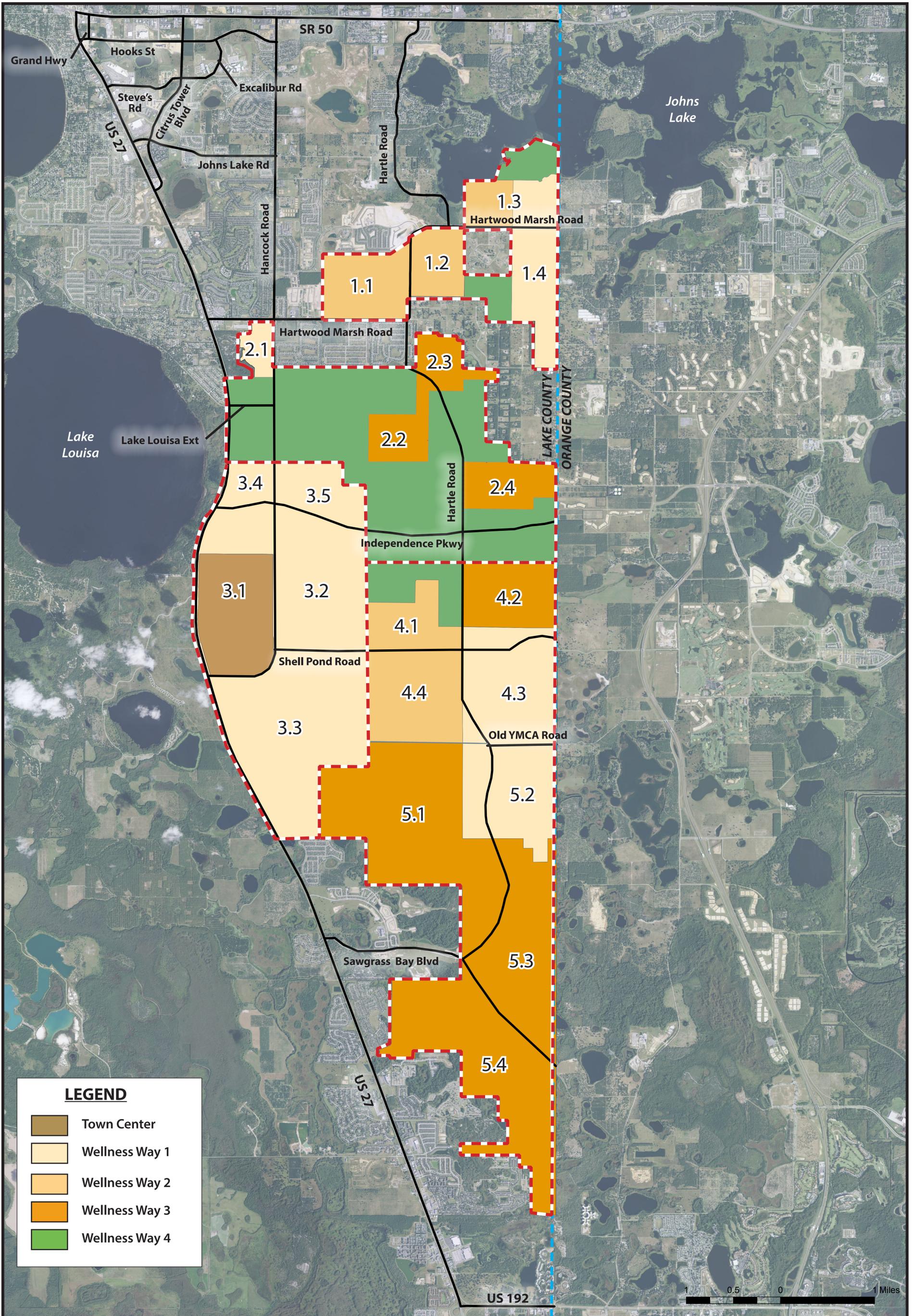


FIGURE 4 - WELLNESS WAY TIERS MAP
WELLNESS WAY 2040 SECTOR PLAN
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Table 4 Wellness Way Land Use Categories

Land Use	Maximum Residential Density (Net Buildable Acres)	Jobs-to-Housing Ratio	Minimum Average FAR
Town Center	4.00	2.00	0.35
Wellness Way 1	1.85	1.75	0.30
Wellness Way 2	1.60	1.50	0.25
Wellness Way 3	1.35	1.25	0.20
Wellness Way 4	0.00	N/A	N/A

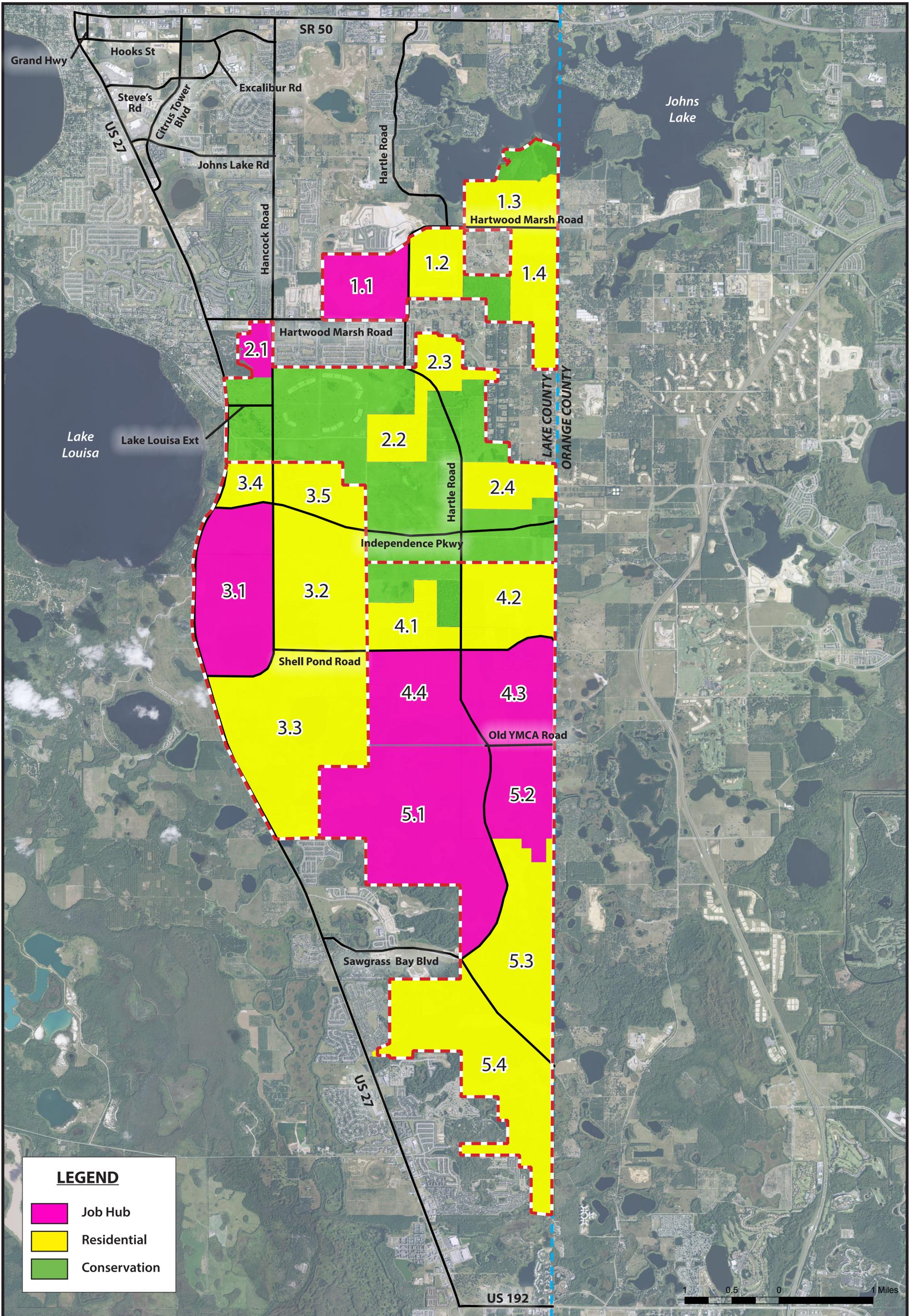
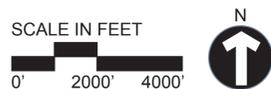


FIGURE 5 - TAZ MAP
WELLNESS WAY 2040 SECTOR PLAN
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After the total amount of non-residential square footage was determined for each planning area, this development was assigned to the respective Job Hub TAZ for that planning area. Finally, the non-residential area was assigned to retail, office, or industrial uses. The retail uses were estimated by applying a factor of 60 square feet of non-residential for every residential dwelling unit. The remaining non-residential square footage was divided evenly between office and industrial uses. The final development program used in the transportation analysis is shown in **Table 5**.

Table 6 provides the land use allocation for each TAZ. The land use area information was translated into socioeconomic data to input into the Central Florida Regional Planning Model (CFRPM). Employment for the non-residential uses was calculated by assuming 3 employees per 1,000 square feet of retail, 4 employees per 1,000 square feet of office, and 2 employees per 1,000 square feet of industrial. The socioeconomic data allocation per TAZ are shown in **Table 7**.



Table 5 Wellness Way Development Program

Land Use	ITE LUC	Quantity	Units
Single Family Residential	210	12,375	du
Multi-Family Residential	220	4,125	du
Total Residential		16,500	du
Light Industrial	110	5,505,000	sf
Retail	820	990,000	sf
General Office	710	5,505,000	sf
Total Non-Residential		12,000,000	sf
Elementary School	520	2,820	students
Middle School	522	1,200	students
High School	530	2,200	students
Total Schools		6,220	students



Table 6 Land Use Allocation

TAZ	Single-Family [du]	Multi-Family [du]	K-12 [students]	Retail [sf]	Office [sf]	Industrial [sf]
1.1	470	0	0	133,200	776,250	776,250
1.2	450	0	0	0	0	0
1.3	530	0	0	0	0	0
1.4	290	480	0	0	0	0
2.1	0	120	0	63,000	284,050	284,050
2.2	400	0	0	0	0	0
2.3	180	0	0	0	0	0
2.4	350	0	940	0	0	0
3.1	0	1,090	0	349,800	2,273,100	2,273,100
3.2	1,340	330	0	0	0	0
3.3	1,255	935	0	0	0	0
3.4	40	240	0	0	0	0
3.5	600	0	0	0	0	0
4.1	530	0	0	0	0	0
4.2	830	0	0	0	0	0
4.3	140	350	1,200	83,400	452,075	452,075
4.4	780	150	940	83,400	452,075	452,075
5.1	2,520	260	2,200	138,600	633,725	633,725
5.2	0	170	0	138,600	633,725	633,725
5.3	460	0	0	0	0	0
5.4	1,210	0	940	0	0	0
Total	12,375	4,125	6,220	990,000	5,505,000	5,505,000



Table 7 Socioeconomic Data Allocation

TAZ	Single-Family [du]	Multi-Family [du]	K-12 [students]	Retail [emp]	Office [emp]	Industrial [emp]
1.1	470	0	0	400	3,105	1,553
1.2	450	0	0	0	0	0
1.3	530	0	0	0	0	0
1.4	290	480	0	0	0	0
2.1	0	120	0	189	1,136	568
2.2	400	0	0	0	0	0
2.3	180	0	0	0	0	0
2.4	350	0	940	0	0	0
3.1	0	1,090	0	1,050	9,092	4,546
3.2	1,340	330	0	0	0	0
3.3	1,255	935	0	0	0	0
3.4	40	240	0	0	0	0
3.5	600	0	0	0	0	0
4.1	530	0	0	0	0	0
4.2	830	0	0	0	0	0
4.3	140	350	1,200	250	1,808	904
4.4	780	150	940	250	1,808	904
5.1	2,520	260	2,200	416	2,534	1,268
5.2	0	170	0	416	2,535	1,267
5.3	460	0	0	0	0	0
5.4	1,210	0	940	0	0	0
Total	12,375	4,125	6,220	2,971	22,018	11,010



4

Roadway Improvements

Committed and Financially Feasible Improvements

Table 8 lists the long-term roadway improvements provided in the Lake-Sumter MPO 2035 Long Range Transportation Plan (LRTP). These improvements were identified as cost feasible during the latest update to the LRTP, which was adopted December 8, 2010.

US 27 is programmed to be widened from four to six lanes between Lake Louisa Road and Boggy Marsh Road during the year 2016. Hartwood Marsh Road is programmed to be widened from two to four lanes between US 27 and Hancock Road. These improvements are also shown in **Figure 6**.



Table 8 Committed Improvements

Roadway	Segment	No of Lanes	Committed Improvement
US 27	Lake Louisa Rd to Independence Pkwy	6D	Widen from 4 to 6 lanes
	Independence Pkwy to Hancock Rd	6D	Widen from 4 to 6 lanes
	Hancock Rd to Sawgrass Bay Blvd	6D	Widen from 4 to 6 lanes
	Sawgrass Bay Blvd to Boggy Marsh Rd	6D	Widen from 4 to 6 lanes
	Boggy Marsh Rd to CR 474	6D	Area Type changes to Urban
	CR 474 to US 192	6D	Area Type changes to Urban
Hartwood Marsh Rd	US 27 to Hancock Rd	4D	Widen from 2 to 4 lanes
US 192	US 27 to Orange County Line	6D	Area Type changes to Urban

Source:

Lake Sumter 2035 Long Range Transportation Plan - Cost Feasible

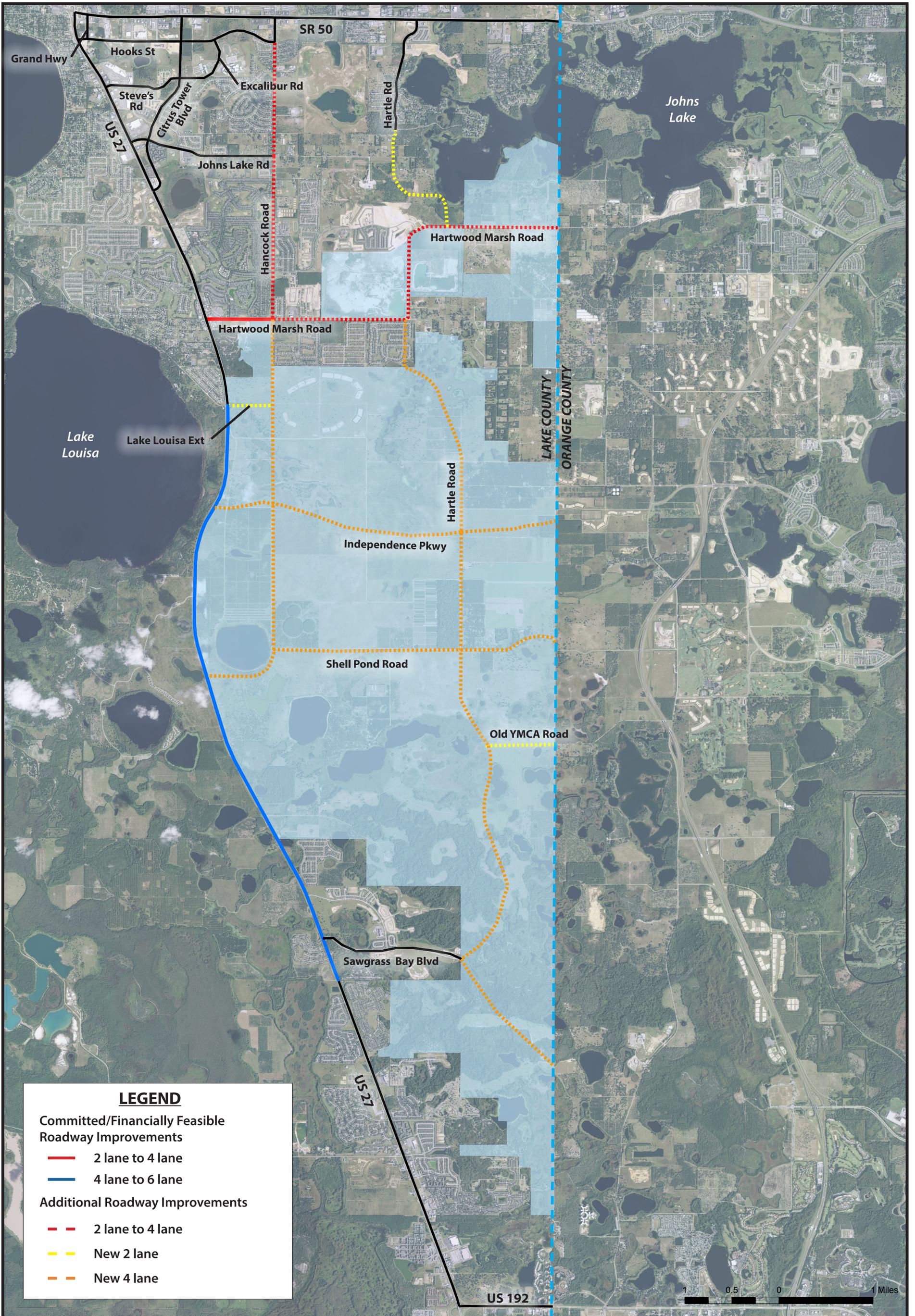


FIGURE 6 - ROADWAY IMPROVEMENTS MAP
WELLNESS WAY 2040 SECTOR PLAN
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Sector Plan Improvements

The future roadway network for the Wellness Way Sector Plan was designed to provide connectivity within the sector plan as well as to the surrounding area, including Horizon West. A primary focal point in the network design was to add arterial level roadways to provide parallel service and capacity for both north-south and east-west travel. The facility type and number of lanes for each roadway was determined based on the anticipated travel demand. Each of the facilities were aligned to connect with other roadways to provide continuity in travel patterns, avoid wetlands and other sensitive lands, and to provide access to all major property tracts in the Sector Plan. **Table 9** summarizes the roadway improvements needed to satisfy the Sector Plan roadway network vision. **Figure 6** presents all of the roadway improvements within the Wellness Way Sector Plan.



Table 9 Sector Plan Improvements

Roadway	Segment	No of Lanes	Proposed Improvement
Hancock Rd	Hooks St to Johns Lake Rd	4D	Widen from 2 to 4 lanes
	Johns Lake Rd to Hartwood Marsh Rd	4D	Widen from 2 to 4 lanes
	Hartwood Marsh Rd to Lake Louisa Rd	4D	New 4 lane road
	Lake Louisa Rd to Independence Pkwy	4D	New 4 lane road
	Independence Pkwy to Shell Pond Rd	4D	New 4 lane road
	Shell Pond Rd to US 27	4D	New 4 lane road
Hartwood Marsh Rd	Hancock Road to 90 degree bend (S)	4D	Widen from 2 to 4 lanes
	90 degree bend (N) to Orange County Line	4D	Widen from 2 to 4 lanes
Lake Louisa Rd	US 27 to Hancock Rd	2U	New 2 lane road
Independence Pkwy	US 27 to Hancock Rd	4D	New 4 lane road
	Hancock Rd to Hartle Rd	4D	New 4 lane road
	Hartle Rd to Orange County Line	4D	New 4 lane road
Shell Pond Rd	Hancock Rd to Hartle Rd	4D	New 4 lane road
	Hartle Rd to Orange County Line	4D	New 4 lane road
Old YMCA Rd	Hartle Rd to Orange County Line	2U	New 2 lane road
Sawgrass Bay Blvd	Hartle Rd to Orange County Line	4D	New 4 lane road
Hartle Rd	Sawgrass Bay Blvd to Old YMCA Rd	4D	New 4 lane road
	Old YMCA Rd to Shell Pond Rd	4D	New 4 lane road
	Shell Pond Rd to Independence Pkwy	4D	New 4 lane road
	Independence Pkwy to Hartwood Marsh Rd (S)	4D	New 4 lane road
	Hartwood Marsh Rd (S) to Hartwood Marsh Rd (N)	4D	Widen from 2 to 4 lanes
	Hartwood Marsh Rd (N) to Existing Hartle Rd	2U	New 2 lane road

Future Conditions

Pursuant to discussions with the Lake-Sumter MPO, and for consistency purposes, the Wellness Way model was developed based on the Central Florida Regional Planning Model (CFRPM) that reflect the 2035 Lake-Sumter LRTP (Cost Feasible), that was adjusted to reflect 2040 socioeconomic conditions. This model was updated and refined to be used in the following projects:

- Interstate 75 at County Road 514 Interchange Justification Report
- US 301 from County Road 470 to State Road 44 Project Development & Environment Study
- County Road 470 from County Road 527 to Florida Turnpike Project Development & Environment Study
- County Road 501 from County Road 470 to CR 468 Preliminary Engineering Study

In addition, and for the purposes of the Wellness Way Sector Plan analysis, this model was adjusted to reflect MetroPlan's Cost Feasible LRTP in Orange County (adjacent to Lake County area), finally, the roadway network proposed for the Sector Plan were also added. The roadway network used in the future year analysis is depicted in **Figure 7**. As mentioned previously, the Sector Plan population and employment data was developed and added to the Lake-Sumter model, resulting in the future year volumes. These volumes were then used to assess the impacts of the Wellness Way development on the transportation network. The CFRPM outputs can be observed in Appendix A.

Table 10 summarizes the future roadway network for the Sector Plan. The number of lanes, functional classification, and area type are shown for each roadway segment. The 2040 daily volumes for each of the roadway segments are shown in **Table 11**. 2040 daily volume computation is documented in Appendix B.

The roadway level of service analysis for the Wellness Way Sector Plan is shown in **Table 12**. The 2040 daily volumes along with the adopted service capacities are shown for each segment. The analysis shows that with the inclusion of the proposed transportation network and the Wellness Way development program, all of the roadways within the Sector Plan area will operate within the acceptable service capacity standards in 2040. The roadway level of service for each segment is also shown in **Figure 8**.

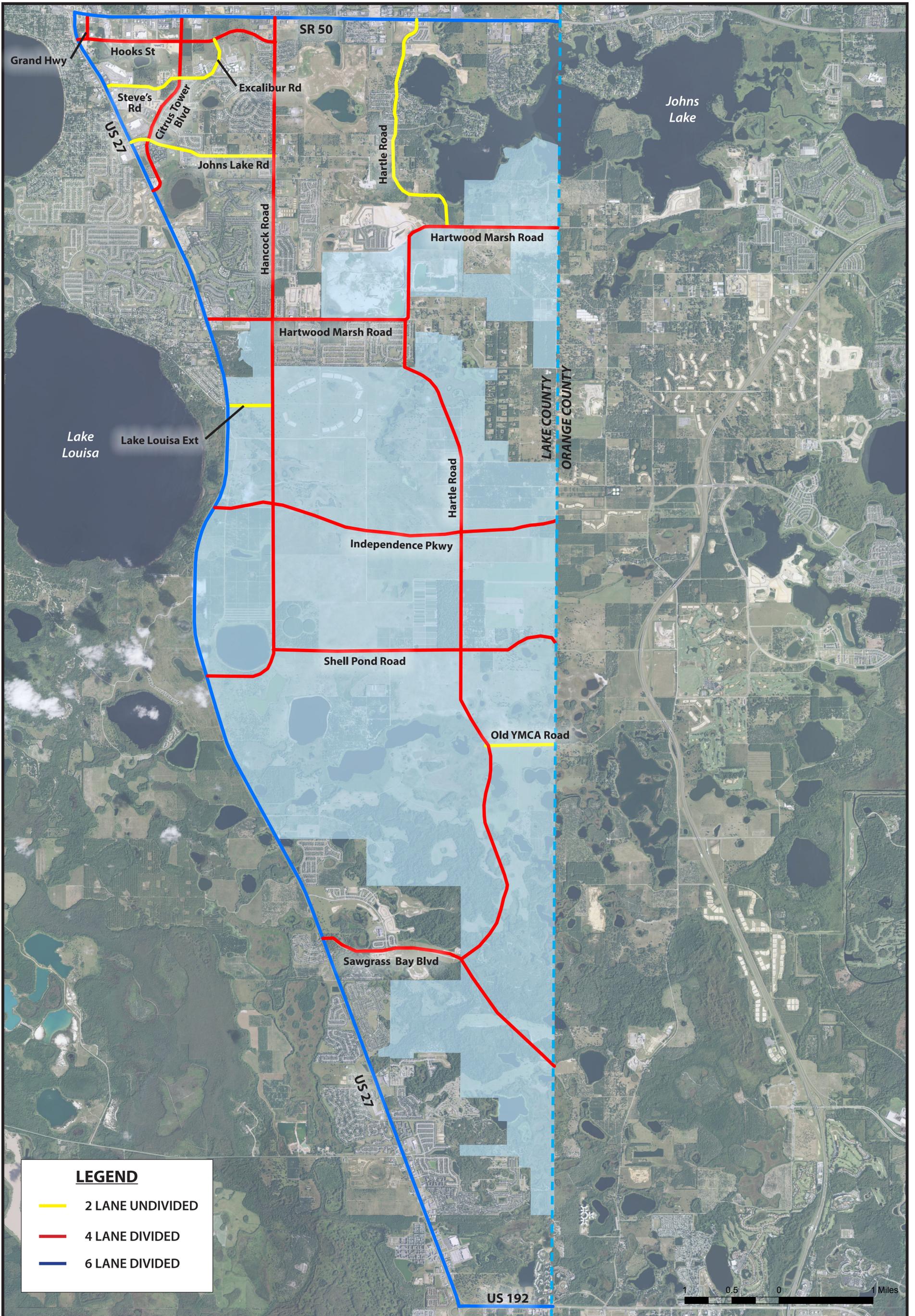


FIGURE 7 - FUTURE ROADWAY NETWORK MAP
WELLNESS WAY 2040 SECTOR PLAN

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Table 10 Future Roadway Network

Roadway	Segment	No of Lanes	Functional Classification	Area Type	Source
US 27	SR 50 to Hooks St	6D	Arterial	Urban	(1)
	Hooks St to Steve's Rd	6D	Arterial	Urban	(1)
	Steve's Rd to Johns Lake Rd	6D	Arterial	Urban	(1)
	Johns Lake Rd to Hammock Ridge Rd	6D	Arterial	Urban	(1)
	Hammock Ridge Rd to Hartwood Marsh Rd	6D	Arterial	Urban	(1)
	Hartwood Marsh Rd to Lake Louisa Rd	6D	Arterial	Urban	(1)
	Lake Louisa Rd to Independence Pkwy	6D	Arterial	Urban	(1)
	Independence Pkwy to Hancock Rd	6D	Arterial	Urban	(1)
	Hancock Rd to Sawgrass Bay Blvd	6D	Arterial	Urban	(1)
	Sawgrass Bay Blvd to Boggy Marsh Rd	6D	Arterial	Urban	(1)
	Boggy Marsh Rd to CR 474	6D	Arterial	Urban	(1)
CR 474 to US 192	6D	Arterial	Urban	(1)	
Grand Hwy	SR 50 to Hooks St	4D	Major Collector	Urban	(1)
Citrus Tower Blvd	SR 50 to Hooks St	4D	Major Collector	Urban	(1)
	Hooks St to Johns Lake Rd	4D	Major Collector	Urban	(1)
	Johns Lake Rd to US 27	4D	Major Collector	Urban	(1)
Hancock Rd	SR 50 to Hooks St	4D	Major Collector	Urban	(2)
	Hooks St to Johns Lake Rd	4D	Major Collector	Urban	(2)
	Johns Lake Rd to Hartwood Marsh Rd	4D	Major Collector	Urban	(2)
	Hartwood Marsh Rd to Lake Louisa Rd	4D	Major Collector	Urban	(2)
	Lake Louisa Rd to Independence Pkwy	4D	Major Collector	Urban	(2)
	Independence Pkwy to Shell Pond Rd	4D	Major Collector	Urban	(2)
Shell Pond Rd to US 27	4D	Major Collector	Urban	(2)	
SR 50	US 27 to Citrus Tower Blvd	6D	Arterial	Urban	(1)
	Citrus Tower Blvd to Hancock Rd	6D	Arterial	Urban	(1)
	Hancock Rd to CR 455	6D	Arterial	Urban	(1)
	CR 455 to Orange County Line	6D	Arterial	Urban	(1)
Hooks St	US 27 to Oakley Seaver Dr	4D	Major Collector	Urban	(1)
	Oakley Seaver Dr to Citrus Tower Blvd	4D	Major Collector	Urban	(1)
	Citrus Tower Blvd to Hancock Rd	4D	Major Collector	Urban	(1)
Steve's Rd	US 27 to Citrus Tower Blvd	2U	Collector	Urban	(1)
Excalibur Rd	Hooks St to Citrus Tower Blvd	2U	Collector	Urban	(1)
Johns Lake Rd	US 27 to Citrus Tower Blvd	2U	Collector	Urban	(1)
	Citrus Tower Blvd to Hancock Rd	2U	Collector	Urban	(1)
Hartwood Marsh Rd	US 27 to Hancock Rd	4D	Collector	Urban	(1)
	Hancock Road to 90 degree bend (S)	4D	Collector	Urban	(2)
	90 degree bend (N) to Orange County Line	4D	Collector	Urban	(2)
US 192	US 27 to Orange County Line	6D	Arterial	Urban	(1)
Lake Louisa Rd	US 27 to Hancock Rd	2U	Collector	Urban	(1)
Independence Pkwy	US 27 to Hancock Rd	4D	Collector	Urban	(2)
	Hancock Rd to Hartle Rd	4D	Collector	Urban	(2)
	Hartle Rd to Orange County Line	4D	Collector	Urban	(2)
Shell Pond Rd	Hancock Rd to Hartle Rd	4D	Collector	Urban	(2)
	Hartle Rd to Orange County Line	4D	Collector	Urban	(2)
Old YMCA Rd	Hartle Rd to Orange County Line	2U	Collector	Urban	(2)
Sawgrass Bay Blvd	US 27 to Hartle Rd	4D	Collector	Urban	(2)
	Hartle Rd to Orange County Line	4D	Collector	Urban	(2)
Hartle Rd	Sawgrass Bay Blvd to Old YMCA Rd	4D	Collector	Urban	(2)
	Old YMCA Rd to Shell Pond Rd	4D	Collector	Urban	(2)
	Shell Pond Rd to Independence Pkwy	4D	Collector	Urban	(2)
	Independence Pkwy to Hartwood Marsh Rd (S)	4D	Collector	Urban	(2)
	Hartwood Marsh Rd (S) to Hartwood Marsh Rd (N)	4D	Collector	Urban	(2)
	Hartwood Marsh Rd (N) to SR 50	2U	Collector	Urban	(2)

Source:

(1) Lake Sumter MPO 2035 Long Range Transportation Plan

(2) Additional Sector Plan Improvements



Table 11 Future Traffic Volumes

Roadway	Segment	No of Lanes	2040 AADT [veh/day]
US 27	SR 50 to Hooks St	6D	49,586
	Hooks St to Steve's Rd	6D	48,482
	Steve's Rd to Johns Lake Rd	6D	54,291
	Johns Lake Rd to Hammock Ridge Rd	6D	54,577
	Hammock Ridge Rd to Hartwood Marsh Rd	6D	59,200
	Hartwood Marsh Rd to Lake Louisa Rd	6D	44,528
	Lake Louisa Rd to Independence Pkwy	6D	39,488
	Independence Pkwy to Hancock Rd	6D	36,503
	Hancock Rd to Sawgrass Bay Blvd	6D	38,997
	Sawgrass Bay Blvd to Boggy Marsh Rd	6D	45,963
	Boggy Marsh Rd to CR 474	6D	41,106
CR 474 to US 192	6D	60,475	
Grand Hwy	SR 50 to Hooks St	4D	15,418
Citrus Tower Blvd	SR 50 to Hooks St	4D	20,924
	Hooks St to Johns Lake Rd	4D	18,295
	Johns Lake Rd to US 27	4D	10,556
Hancock Rd	SR 50 to Hooks St	4D	34,512
	Hooks St to Johns Lake Rd	4D	28,556
	Johns Lake Rd to Hartwood Marsh Rd	4D	25,256
	Hartwood Marsh Rd to Lake Louisa Rd	4D	29,365
	Lake Louisa Rd to Independence Pkwy	4D	29,964
	Independence Pkwy to Shell Pond Rd	4D	21,831
Shell Pond Rd to US 27	4D	5,932	
SR 50	US 27 to Citrus Tower Blvd	6D	54,092
	Citrus Tower Blvd to Hancock Rd	6D	61,056
	Hancock Rd to CR 455	6D	57,368
	CR 455 to Orange County Line	6D	56,952
Hooks St	US 27 to Oakley Seaver Dr	4D	4,428
	Oakley Seaver Dr to Citrus Tower Blvd	4D	5,868
	Citrus Tower Blvd to Hancock Rd	4D	3,178
Steve's Rd	US 27 to Citrus Tower Blvd	2U	2,098
Excalibur Rd	Hooks St to Citrus Tower Blvd	2U	3,442
Johns Lake Rd	US 27 to Citrus Tower Blvd	2U	10,205
	Citrus Tower Blvd to Hancock Rd	2U	5,163
Hartwood Marsh Rd	US 27 to Hancock Rd	4D	10,792
	Hancock Road to 90 degree bend (S)	4D	15,961
	90 degree bend (N) to Orange County Line	4D	10,563
US 192	US 27 to Orange County Line	6D	59,422
Lake Louisa Rd	US 27 to Hancock Rd	2U	9,867
Independence Pkwy	US 27 to Hancock Rd	4D	11,472
	Hancock Rd to Hartle Rd	4D	24,509
	Hartle Rd to Orange County Line	4D	26,980
Shell Pond Rd	Hancock Rd to Hartle Rd	4D	23,144
	Hartle Rd to Orange County Line	4D	23,694
Old YMCA Rd	Hartle Rd to Orange County Line	2U	12,566
Sawgrass Bay Blvd	US 27 to Hartle Rd	4D	19,774
	Hartle Rd to Orange County Line	4D	23,909
Hartle Rd	Sawgrass Bay Blvd to Old YMCA Rd	4D	11,680
	Old YMCA Rd to Shell Pond Rd	4D	20,190
	Shell Pond Rd to Independence Pkwy	4D	21,889
	Independence Pkwy to Hartwood Marsh Rd (S)	4D	19,170
	Hartwood Marsh Rd (S) to Hartwood Marsh Rd (N)	4D	18,678
	Hartwood Marsh Rd (N) to SR 50	2U	15,558

Source: Updated 2040 CFRPM



Table 12 Future Level of Service

Roadway	Segment	No of Lanes	Functional Classification	Area Type	LOS Std	Service Capacity [veh/day]	2040 AADT	LOS	Meet Adopted Level of Service?	Volume/ Capacity
US 27	SR 50 to Hooks St	6D	Arterial	Urban	D	62,900	49,586	C	Yes	0.79
	Hooks St to Steve's Rd	6D	Arterial	Urban	D	59,900	48,482	C	Yes	0.81
	Steve's Rd to Johns Lake Rd	6D	Arterial	Urban	D	59,900	54,291	C	Yes	0.91
	Johns Lake Rd to Hammock Ridge Rd	6D	Arterial	Urban	D	62,900	54,577	C	Yes	0.87
	Hammock Ridge Rd to Hartwood Marsh Rd	6D	Arterial	Urban	D	62,900	59,200	C	Yes	0.94
	Hartwood Marsh Rd to Lake Louisa Rd	6D	Arterial	Urban	D	62,900	44,528	C	Yes	0.71
	Lake Louisa Rd to Independence Pkwy	6D	Arterial	Urban	D	62,900	39,488	C	Yes	0.63
	Independence Pkwy to Hancock Rd	6D	Arterial	Urban	D	62,900	36,503	C	Yes	0.58
	Hancock Rd to Sawgrass Bay Blvd	6D	Arterial	Urban	D	62,900	38,997	C	Yes	0.62
	Sawgrass Bay Blvd to Boggy Marsh Rd	6D	Arterial	Urban	D	62,900	45,963	C	Yes	0.73
	Boggy Marsh Rd to CR 474	6D	Arterial	Urban	D	62,900	41,106	C	Yes	0.65
CR 474 to US 192	6D	Arterial	Urban	D	62,900	60,475	C	Yes	0.96	
Grand Hwy	SR 50 to Hooks St	4D	Major Collector	Urban	D	35,800	15,418	C	Yes	0.43
Citrus Tower Blvd	SR 50 to Hooks St	4D	Major Collector	Urban	D	35,800	20,924	C	Yes	0.58
	Hooks St to Johns Lake Rd	4D	Major Collector	Urban	D	35,800	18,295	C	Yes	0.51
	Johns Lake Rd to US 27	4D	Major Collector	Urban	D	35,800	10,556	C	Yes	0.29
Hancock Rd	SR 50 to Hooks St	4D	Major Collector	Urban	D	35,800	34,512	D	Yes	0.96
	Hooks St to Johns Lake Rd	4D	Major Collector	Urban	D	35,800	28,556	C	Yes	0.80
	Johns Lake Rd to Hartwood Marsh Rd	4D	Major Collector	Urban	D	35,800	25,256	C	Yes	0.71
	Hartwood Marsh Rd to Lake Louisa Rd	4D	Major Collector	Urban	D	35,800	29,365	C	Yes	0.82
	Lake Louisa Rd to Independence Pkwy	4D	Major Collector	Urban	D	35,800	29,964	C	Yes	0.84
	Independence Pkwy to Shell Pond Rd	4D	Major Collector	Urban	D	35,800	21,831	C	Yes	0.61
	Shell Pond Rd to US 27	4D	Major Collector	Urban	D	35,800	5,932	C	Yes	0.17
SR 50	US 27 to Citrus Tower Blvd	6D	Arterial	Urban	D	62,900	54,092	C	Yes	0.86
	Citrus Tower Blvd to Hancock Rd	6D	Arterial	Urban	D	62,900	61,056	C	Yes	0.97
	Hancock Rd to CR 455	6D	Arterial	Urban	D	62,900	57,368	C	Yes	0.91
	CR 455 to Orange County Line	6D	Arterial	Urban	D	62,900	56,952	C	Yes	0.91
Hooks St	US 27 to Oakley Seaver Dr	4D	Major Collector	Urban	D	35,800	4,428	C	Yes	0.12
	Oakley Seaver Dr to Citrus Tower Blvd	4D	Major Collector	Urban	D	35,800	5,868	C	Yes	0.16
	Citrus Tower Blvd to Hancock Rd	4D	Major Collector	Urban	D	35,800	3,178	C	Yes	0.09
Steve's Rd	US 27 to Citrus Tower Blvd	2U	Collector	Urban	D	13,300	2,098	C	Yes	0.16
Excalibur Rd	Hooks St to Citrus Tower Blvd	2U	Collector	Urban	D	13,300	3,442	C	Yes	0.26
Johns Lake Rd	US 27 to Citrus Tower Blvd	2U	Collector	Urban	D	13,300	10,205	D	Yes	0.77
	Citrus Tower Blvd to Hancock Rd	2U	Collector	Urban	D	13,300	5,163	C	Yes	0.39
Hartwood Marsh Rd	US 27 to Hancock Rd	4D	Collector	Urban	D	35,800	10,792	C	Yes	0.30
	Hancock Road to 90 degree bend (S)	4D	Collector	Urban	D	35,800	15,961	C	Yes	0.45
	90 degree bend (N) to Orange County Line	4D	Collector	Urban	D	35,800	10,563	C	Yes	0.30
US 192	US 27 to Orange County Line	6D	Arterial	Urban	D	62,900	59,422	C	Yes	0.94
Lake Louisa Rd	US 27 to Hancock Rd	2U	Collector	Urban	D	13,300	9,867	D	Yes	0.74
Independence Pkwy	US 27 to Hancock Rd	4D	Collector	Urban	D	35,800	11,472	C	Yes	0.32
	Hancock Rd to Hartle Rd	4D	Collector	Urban	D	35,800	24,509	C	Yes	0.68
	Hartle Rd to Orange County Line	4D	Collector	Urban	D	35,800	26,980	C	Yes	0.75
Shell Pond Rd	Hancock Rd to Hartle Rd	4D	Collector	Urban	D	35,800	23,144	C	Yes	0.65
	Hartle Rd to Orange County Line	4D	Collector	Urban	D	35,800	23,694	C	Yes	0.66
Old YMCA Rd	Hartle Rd to Orange County Line	2U	Collector	Urban	D	15,900	12,566	C	Yes	0.79
Sawgrass Bay Blvd	US 27 to Hartle Rd	4D	Collector	Urban	D	35,800	19,774	C	Yes	0.55
	Hartle Rd to Orange County Line	4D	Collector	Urban	D	35,800	23,909	C	Yes	0.67
Hartle Rd	Sawgrass Bay Blvd to Old YMCA Rd	4D	Collector	Urban	D	35,800	11,680	C	Yes	0.33
	Old YMCA Rd to Shell Pond Rd	4D	Collector	Urban	D	35,800	20,190	C	Yes	0.56
	Shell Pond Rd to Independence Pkwy	4D	Collector	Urban	D	35,800	21,889	C	Yes	0.61
	Independence Pkwy to Hartwood Marsh Rd (S)	4D	Collector	Urban	D	35,800	19,170	C	Yes	0.54
	Hartwood Marsh Rd (S) to Hartwood Marsh Rd (N)	4D	Collector	Urban	D	35,800	18,678	C	Yes	0.52
	Hartwood Marsh Rd (N) to SR 50	2U	Collector	Urban	D	15,900	15,558	D	Yes	0.98

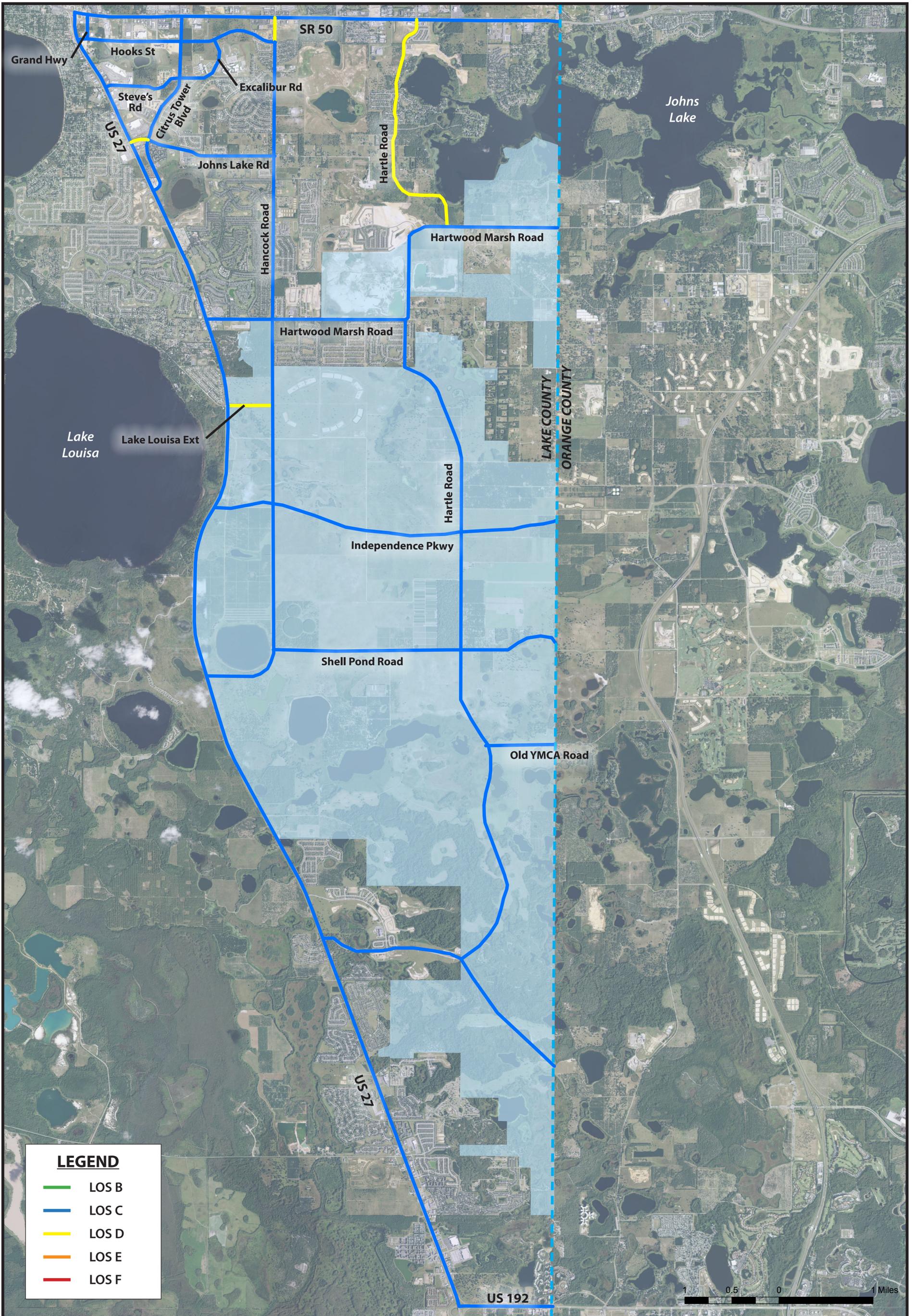


FIGURE 8 - FUTURE ROADWAY LEVEL OF SERVICE MAP
WELLNESS WAY 2040 SECTOR PLAN

SIMPLE ▪ FLEXIBLE ▪ PREDICTABLE

SCALE IN FEET
 0' 2000' 4000'



DATE: April 29, 2015
 PROJECT NUMBER: 61830.00
 225 E. Robinson St, Suite 300 | Orlando, Florida 32801
 Tel: 407.839.4006 | Fax: 407.839.4008 | www.VHB.com



6

Conclusions

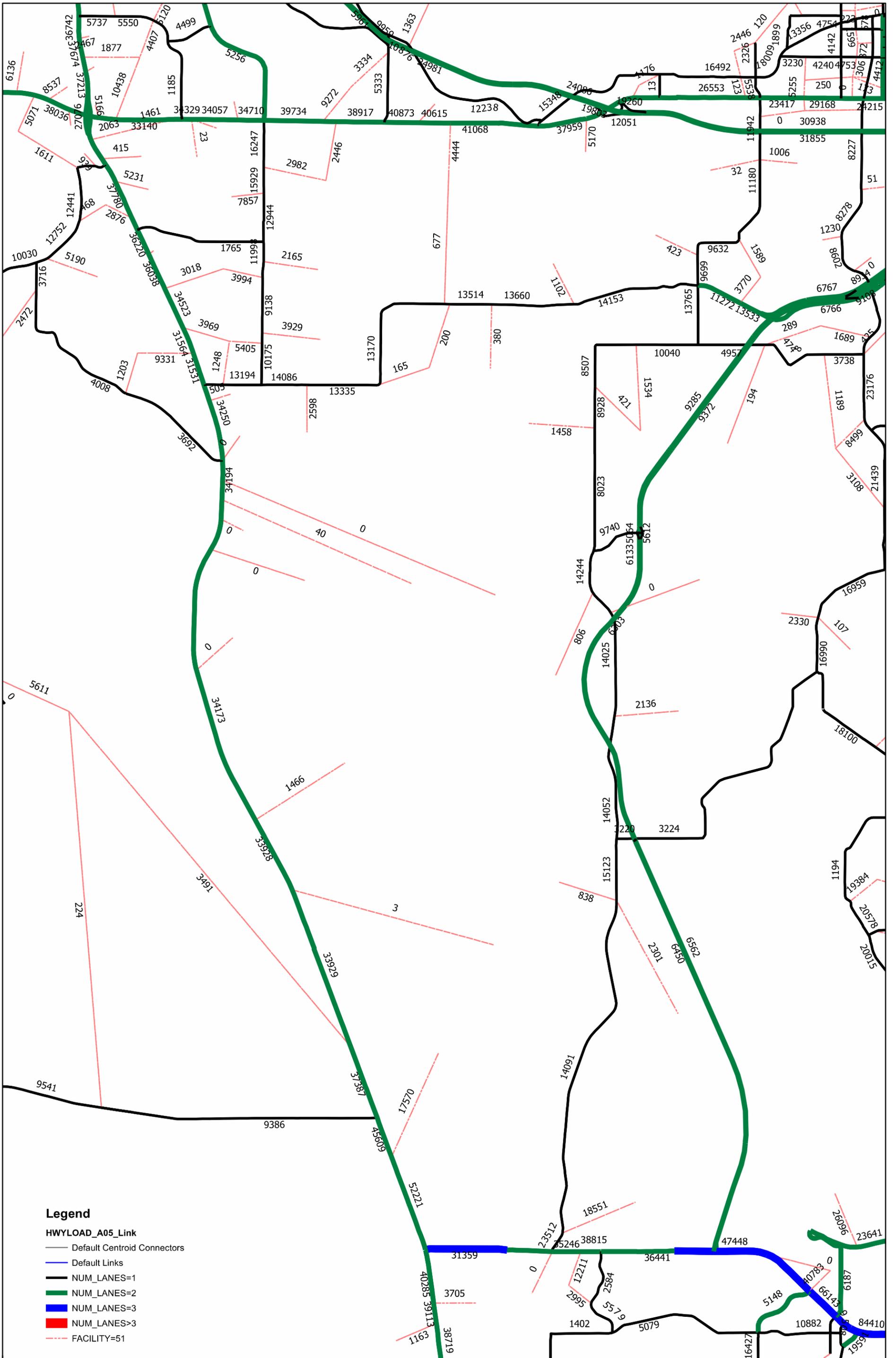
This transportation analysis has been prepared to evaluate the impacts associated with the build-out of the Wellness Way Sector Plan. The analysis shows that all of the roadways within the Sector Plan area currently operate within the acceptable level of service standards. The future conditions analysis shows that with the addition of the proposed Wellness Way development and the incorporation of the roadway network, the roadways will continue to operate within the acceptable level of service standards in 2040.

APPENDICES

APPENDIX A

CFRPM Outputs

Year 2005 CFRPM5.1 Total Traffic Volumes (PSWADT)



Legend

- HWYLOAD_A05_Link
- Default Centroid Connectors
- Default Links
- NUM_LANES=1
- NUM_LANES=2
- NUM_LANES=3
- NUM_LANES>3
- - - FACILITY=51

2005 Raw Model Total Traffic Volumes

On: US 27
From: SR 50
To: Hook St

	Link
	1
2005 RMV [veh/day]	48,023.32
Segment Length [miles]	0.063862
2005 RMV Weighted Avg. [veh/day]	48,023

On: US 27
From: Hook St
To: Steve's Rd

	Link		
	1	2	3
2005 RMV [veh/day]	47,810.16	47,718.69	39,679.53
Segment Length [miles]	0.267880	0.084990	0.236000
2005 RMV Weighted Avg. [veh/day]	44,538		

On: US 27
From: Steve's Rd
To: Johns Lake Rd

	Link		
	1	2	3
2005 RMV [veh/day]	37,779.62	37,779.62	37,829.35
Segment Length [miles]	0.406700	0.080355	0.161000
2005 RMV Weighted Avg. [veh/day]	37,792		

On: US 27
From: Johns Lake Rd
To: Hammock Ridge Rd

	Link	
	1	2
2005 RMV [veh/day]	36,220.12	36,038.36
Segment Length [miles]	0.330100	0.458000
2005 RMV Weighted Avg. [veh/day]	36,114	

On: US 27
From: Hammock Ridge Rd
To: Hartwood Marsh Rd

	Link		
	1	2	3
2005 RMV [veh/day]	34,522.79	31,564.39	31,530.97
Segment Length [miles]	0.525600	0.338500	0.403200
2005 RMV Weighted Avg. [veh/day]	32,781		

On: US 27
From: Hartwood Marsh Rd
To: Lake Louisa Rd

	Link	
	1	2
2005 RMV [veh/day]	34,513.78	34,250.35
Segment Length [miles]	0.206000	0.745900
2005 RMV Weighted Avg. [veh/day]	34,307	

On: US 27
From: Lake Louisa Rd
To: Independence Pkwy

	Link			
	1	2	3	4
2005 RMV [veh/day]	34193.87	34193.87	34173.25	34173.25
Segment Length [miles]	0.245	0.24	0.24	0.394
2005 RMV Weighted Avg. [veh/day]	34,182			

On: US 27
From: Independence Pkwy
To: Hancock Rd

	Link
	1
2005 RMV [veh/day]	34173.25
Segment Length [miles]	1.513
2005 RMV Weighted Avg. [veh/day]	34,173

On: US 27
From: Hancock Rd
To: Sawgrass Bay Blvd

	Link	
	1	2
2005 RMV [veh/day]	34173.25	33927.77
Segment Length [miles]	1.97	0.96
2005 RMV Weighted Avg. [veh/day]	34,093	

On: US 27
From: Sawgrass Bay Blvd
To: Boggy Marsh Rd

	Link
	1
2005 RMV [veh/day]	33,928.67
Segment Length [miles]	2.044000
2005 RMV Weighted Avg. [veh/day]	33,929

On: US 27
From: Boggy Marsh Rd
To: CR 474

	Link
	1
2005 RMV [veh/day]	37,387.00
Segment Length [miles]	0.919700
2005 RMV Weighted Avg. [veh/day]	37,387

On: US 27
From: CR 474
To: US 192

	Link		
	1	2	3
2005 RMV [veh/day]	45,609.00	52,220.59	52,220.59
Segment Length [miles]	0.509000	0.607000	0.596500
2005 RMV Weighted Avg. [veh/day]	50,255		

On: Hancock Road
From: SR 50
To: Hooks St

Link	
1	
2005 RMV [veh/day]	16,247.00
Segment Length [miles]	0.570900
2005 RMV Weighted Avg. [veh/day]	16,247

On: Hancock Road
From: Hooks St
To: Johns Lake Rd

Link		
	1	2
2005 RMV [veh/day]	15,928.93	12,944.00
Segment Length [miles]	0.315600	0.593000
2005 RMV Weighted Avg. [veh/day]	13,981	

On: Hancock Road
From: Johns Lake Rd
To: Hartwood Marsh Rd

Link					
	1	2	3	4	5
2005 RMV [veh/day]	11,997.61	11,051.70	9,137.82	9,550.75	10,175.15
Segment Length [miles]	0.241990	0.193700	0.676500	0.124700	0.507400
2005 RMV Weighted Avg. [veh/day]	10,078				

On: SR 50
From: US 27
To: Citrus Tower Blvd

Link					
	1	2	3	4	5
2005 RMV [veh/day]	35,530.83	35,263.00	35,263.00	33,139.68	34,282.07
Segment Length [miles]	0.107000	0.139000	0.064000	0.691000	0.114000
2005 RMV Weighted Avg. [veh/day]	33,873				

On: SR 50
From: Citrus Tower Blvd
To: Hancock Rd

	Link		
	1	2	3
2005 RMV [veh/day]	34,328.78	34056.51	34709.76
Segment Length [miles]	0.115000	0.564	0.316
2005 RMV Weighted Avg. [veh/day]	34,295		

On: SR 50
From: Hancock Rd
To: CR 455

	Link		
	1	2	3
2005 RMV [veh/day]	39,733.64	37,123.01	38,916.91
Segment Length [miles]	0.714700	0.161800	0.585700
2005 RMV Weighted Avg. [veh/day]	39,118		

On: SR 50
From: CR 455
To: Orange County Line

	Link		
	1	2	3
2005 RMV [veh/day]	40,872.63	40,615.45	41,068.34
Segment Length [miles]	0.408100	0.392000	0.756000
2005 RMV Weighted Avg. [veh/day]	40,903		

On: Johns Lake Rd
From: US 27
To: Citrus Tower Blvd

	Link
	1
2005 RMV [veh/day]	1,765.00
Segment Length [miles]	1.564700
2005 RMV Weighted Avg. [veh/day]	1,765

On: Johns Lake Rd
From: Citrus Tower Blvd
To: Hancock Rd

Link	
1	
2005 RMV [veh/day]	1,765.00
Segment Length [miles]	1.564700
2005 RMV Weighted Avg. [veh/day]	1,765

On: Hartwood Marsh Rd
From: US 27
To: Hancock Rd

Link		
	1	2
2005 RMV [veh/day]	14,442.00	13,194.07
Segment Length [miles]	0.233500	0.464900
2005 RMV Weighted Avg. [veh/day]	13,611	

On: Hartwood Marsh Rd
From: Hancock Rd
To: 90 degree bend (S)

Link		
	1	2
2005 RMV [veh/day]	14,085.53	13,335.26
Segment Length [miles]	0.550900	0.858800
2005 RMV Weighted Avg. [veh/day]	13,628	

On: Hartwood Marsh Rd
From: 90 degree bend (N)
To: Orange County Line

Link			
	1	2	3
2005 RMV [veh/day]	13,328.02	13,514.44	13,659.51
Segment Length [miles]	0.064000	0.510900	0.239900
2005 RMV Weighted Avg. [veh/day]	13,543		

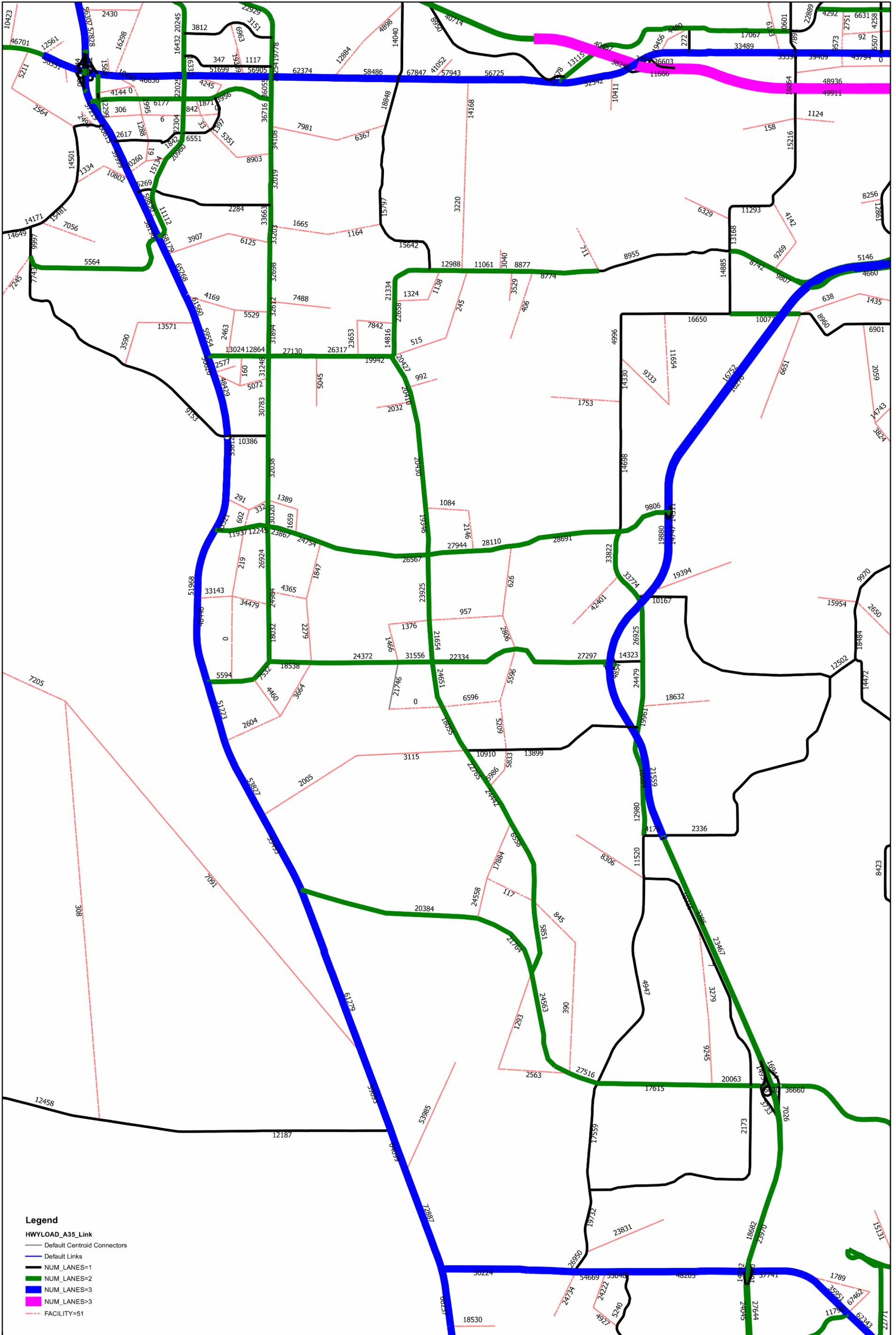
On: US 192
From: US 27
To: Orange County Line

	Link
	1
2005 RMV [veh/day]	31,359.24
Segment Length [miles]	0.993400
2005 RMV Weighted Avg. [veh/day]	31,359

On: Hartle Road
From: Hartwood Marsh Rd (S)
To: Hartwood Marsh Rd (N)

	Link
	1
2005 RMV [veh/day]	13,170.03
Segment Length [miles]	1.700000
2005 RMV Weighted Avg. [veh/day]	13,170

Year 2040 CFRPM5.1 Total Traffic Volumes (PSWADT) - Wellness Way Study



2040 Raw Model Total Traffic Volumes (with project)

On: US 27
From: SR 50
To: Hook St

	Link	
	1	2
2040 RMV [veh/day]	52,195.84	52195.84
Segment Length [miles]	0.064000	0.059
2040 RMV Weighted Avg. [veh/day]	52,196	

On: US 27
From: Hook St
To: Steve's Rd

	Link		
	1	2	3
2040 RMV [veh/day]	57,219.48	69,824.54	60,614.92
Segment Length [miles]	0.209000	0.084990	0.236000
2040 RMV Weighted Avg. [veh/day]	60,753		

On: US 27
From: Steve's Rd
To: Johns Lake Rd

	Link		
	1	2	3
2040 RMV [veh/day]	59,999.42	59,697.99	61,904.57
Segment Length [miles]	0.406700	0.080355	0.161000
2040 RMV Weighted Avg. [veh/day]	60,435		

On: US 27
From: Johns Lake Rd
To: Hammock Ridge Rd/Citrus Tower Blvd

	Link	
	1	2
2040 RMV [veh/day]	58,829.99	58,195.65
Segment Length [miles]	0.330100	0.238000
2040 RMV Weighted Avg. [veh/day]	58,564	

On: US 27
From: Hammock Ridge Rd/Citrus Tower Blvd
To: Hartwood Marsh Rd

	Link			
	1	2	3	4
2040 RMV [veh/day]	68,178.68	65,268.38	61,559.80	59,553.92
Segment Length [miles]	0.220000	0.525600	0.338500	0.403170
2040 RMV Weighted Avg. [veh/day]	63,306			

On: US 27
From: Hartwood Marsh Rd
To: Lake Louisa Rd

	Link	
	1	2
2040 RMV [veh/day]	50,620.10	48,429.42
Segment Length [miles]	0.206000	0.746000
2040 RMV Weighted Avg. [veh/day]	48,903	

On: US 27
From: Lake Louisa Rd
To: Independence Pkwy

	Link			
	1	2	3	4
2040 RMV [veh/day]	53811.75	53811.75	53811.75	53520.51
Segment Length [miles]	0.2448	0.237	0.238	0.394
2040 RMV Weighted Avg. [veh/day]	53,709			

On: US 27
From: Independence Pkwy
To: Hancock Rd

	Link		
	1	2	3
2040 RMV [veh/day]	51967.86	48445.88	48445.88
Segment Length [miles]	0.825	0.688	0.295
2040 RMV Weighted Avg. [veh/day]	50,053		

On: US 27
From: Hancock Rd
To: Sawgrass Bay Blvd

	Link		
	1	2	3
2040 RMV [veh/day]	51222.68	53827.11	53492.78
Segment Length [miles]	0.715	0.9604	0.9616
2040 RMV Weighted Avg. [veh/day]	52,999		

On: US 27
From: Sawgrass Bay Blvd
To: Boggy Marsh Rd

	Link
	1
2040 RMV [veh/day]	61,279.05
Segment Length [miles]	2.044000
2040 RMV Weighted Avg. [veh/day]	61,279

On: US 27
From: Boggy Marsh Rd
To: CR 474

	Link
	1
2040 RMV [veh/day]	59,692.96
Segment Length [miles]	0.919700
2040 RMV Weighted Avg. [veh/day]	59,693

On: US 27
From: CR 474
To: US 192

	Link		
	1	2	3
2040 RMV [veh/day]	64,098.79	72,887.00	72,887.00
Segment Length [miles]	0.509000	0.607000	0.596500
2040 RMV Weighted Avg. [veh/day]	70,275		

On: Grand Hwy
From: SR 50
To: Hooks St

	Link	
	1	2
2040 RMV [veh/day]	16,228.88	16,228.88
Segment Length [miles]	0.221000	0.086000
2040 RMV Weighted Avg. [veh/day]	16,229	

On: Citrus Tower Blvd
From: SR 50
To: Hooks St

	Link
	1
2040 RMV [veh/day]	22,025.41
Segment Length [miles]	0.282000
2040 RMV Weighted Avg. [veh/day]	22,025

On: Citrus Tower Blvd
From: Hooks St
To: Johns Lake Rd

	Link			
	1	2	3	4
2040 RMV [veh/day]	21,468.63	22,304.06	20,960.26	15,133.80
Segment Length [miles]	0.196900	0.199500	0.365800	0.403900
2040 RMV Weighted Avg. [veh/day]	19,258			

On: Citrus Tower Blvd
From: Johns Lake Rd
To: US 27

	Link
	1
2040 RMV [veh/day]	11,112.13
Segment Length [miles]	0.615900
2040 RMV Weighted Avg. [veh/day]	11,112

On: Hancock Road
From: SR 50
To: Hooks St

Link	
1	
2040 RMV [veh/day]	36,055.41
Segment Length [miles]	0.261500
2040 RMV Weighted Avg. [veh/day]	36,055

On: Hancock Road
From: Hooks St
To: Johns Lake Rd

Link			
	1	2	3
2040 RMV [veh/day]	36,716.05	34,107.72	32,018.97
Segment Length [miles]	0.309000	0.315600	0.5933
2040 RMV Weighted Avg. [veh/day]	33,752		

On: Hancock Road
From: Johns Lake Rd
To: Hartwood Marsh Rd

Link					
	1	2	3	4	5
2040 RMV [veh/day]	33,663.18	33,203.27	32,698.03	32,612.45	31,893.90
Segment Length [miles]	0.241990	0.193700	0.676500	0.124700	0.507400
2040 RMV Weighted Avg. [veh/day]	32,648				

On: Hancock Road
From: Hartwood Marsh Rd
To: Lake Louisa Rd

Link		
	1	2
2040 RMV [veh/day]	31,247.81	30,782.55
Segment Length [miles]	0.252600	0.666594
2040 RMV Weighted Avg. [veh/day]	30,910	

On: Hancock Road
From: Lake Louisa Rd
To: Independence Pkwy

	Link	
	1	2
2040 RMV [veh/day]	32,037.69	30,319.83
Segment Length [miles]	0.743800	0.302600
2040 RMV Weighted Avg. [veh/day]	31,541	

On: Hancock Road
From: Independence Pkwy
To: Shell Pond Rd

	Link		
	1	2	3
2040 RMV [veh/day]	26,923.65	24,983.90	18,031.53
Segment Length [miles]	0.749700	0.152000	0.659000
2040 RMV Weighted Avg. [veh/day]	22,980		

On: Hancock Road
From: Shell Pond Rd
To: US 27

	Link		
	1	2	3
2040 RMV [veh/day]	7,532.31	5,594.09	5,594.09
Segment Length [miles]	0.271800	0.255600	0.282900
2040 RMV Weighted Avg. [veh/day]	6,244		

On: SR 50
From: US 27
To: Citrus Tower Blvd

	Link				
	1	2	3	4	5
2040 RMV [veh/day]	40,557.61	50,020.93	49,717.97	46,635.68	46,635.68
Segment Length [miles]	0.121000	0.128000	0.064000	0.691000	0.114000
2040 RMV Weighted Avg. [veh/day]	46,542				

On: SR 50
From: Citrus Tower Blvd
To: Hancock Rd

	Link		
	1	2	3
2040 RMV [veh/day]	53,742.80	51,698.89	56,905.38
Segment Length [miles]	0.115100	0.564000	0.315700
2040 RMV Weighted Avg. [veh/day]	53,588		

On: SR 50
From: Hancock Rd
To: CR 455

	Link		
	1	2	3
2040 RMV [veh/day]	62,374.20	58,486.20	58,486.20
Segment Length [miles]	0.714700	0.161800	0.585700
2040 RMV Weighted Avg. [veh/day]	60,387		

On: SR 50
From: CR 455
To: Orange County Line

	Link		
	1	2	3
2040 RMV [veh/day]	67,847.36	57,943.09	56,725.13
Segment Length [miles]	0.408100	0.392000	0.756000
2040 RMV Weighted Avg. [veh/day]	59,949		

On: Hook St
From: US 27
To: Oakley Seaver Dr

	Link	
	1	2
2040 RMV [veh/day]	7,226.86	4,143.52
Segment Length [miles]	0.095100	0.472000
2040 RMV Weighted Avg. [veh/day]	4,661	

On: Hook St
From: Oakley Seaver Dr
To: Citrus Tower Blvd

Link	
1	
2040 RMV [veh/day]	6,176.74
Segment Length [miles]	0.521400
2040 RMV Weighted Avg. [veh/day]	6,177

On: Hook St
From: Citrus Tower Blvd
To: Hancock Rd

Link			
	1	2	3
2040 RMV [veh/day]	2,601.95	1,870.83	3,956.25
Segment Length [miles]	0.140400	0.220990	0.703400
2040 RMV Weighted Avg. [veh/day]	3,345		

On: Steve's Road
From: US 27
To: Citrus Tower Blvd

Link	
1	2
2040 RMV [veh/day]	2,617.06
Segment Length [miles]	0.401900
2040 RMV Weighted Avg. [veh/day]	2,208

On: Excalibur Road
From: Hooks St
To: Citrus Tower Blvd

Link			
	1	2	3
2040 RMV [veh/day]	6,550.63	1,396.94	1,396.94
Segment Length [miles]	0.326700	0.221000	0.208600
2040 RMV Weighted Avg. [veh/day]	3,623		

On: Johns Lake Rd
From: US 27
To: Citrus Tower Blvd

Link	
1	
2040 RMV [veh/day]	5,269.08
Segment Length [miles]	0.189000
2040 RMV Weighted Avg. [veh/day]	5,269

On: Johns Lake Rd
From: Citrus Tower Blvd
To: Hancock Rd

Link	
1	
2040 RMV [veh/day]	2,283.52
Segment Length [miles]	1.375500
2040 RMV Weighted Avg. [veh/day]	2,284

On: Hartwood Marsh Rd
From: US 27
To: Hancock Rd

	Link		
	1	2	3
2040 RMV [veh/day]	13,989.07	13,024.13	12864.48
Segment Length [miles]	0.233500	0.157600	0.3073
2040 RMV Weighted Avg. [veh/day]	13,276		

On: Hartwood Marsh Rd
From: Hancock Rd
To: 90 degree bend (S)

	Link		
	1	2	3
2040 RMV [veh/day]	27,129.78	26,317.02	19941.7
Segment Length [miles]	0.550900	0.480100	0.3787
2040 RMV Weighted Avg. [veh/day]	24,922		

On: Hartwood Marsh Rd
From: 90 degree bend (N)
To: Orange County Line

	Link					
	1	2	3	4	5	6
2040 RMV [veh/day]	13,256.83	12,988.04	11,100.29	11,060.60	9,976.47	8,877.50
Segment Length [miles]	0.112700	0.252400	0.063600	0.378500	0.132400	0.239900
2040 RMV Weighted Avg. [veh/day]	11,119					

On: US 192
From: US 27
To: Orange County Line

	Link
	1
2040 RMV [veh/day]	50,223.76
Segment Length [miles]	0.993400
2040 RMV Weighted Avg. [veh/day]	50,224

On: Lake Louisa Rd
From: US 27
To: Hancock Rd

	Link
	1
2040 RMV [veh/day]	10,385.53
Segment Length [miles]	0.467700
2040 RMV Weighted Avg. [veh/day]	10,386

On: Independence Pkwy
From: US 27
To: Hancock Rd

	Link	
	1	2
2040 RMV [veh/day]	11,937.19	12244.7
Segment Length [miles]	0.336900	0.27734
2040 RMV Weighted Avg. [veh/day]	12,076	

On: Independence Pkwy
From: Hancock Rd
To: Hartle Rd

	Link		
	1	2	3
2040 RMV [veh/day]	23,867.08	24753.61	26566.52
Segment Length [miles]	0.334100	0.3015	1.2517
2040 RMV Weighted Avg. [veh/day]	25,799		

On: Independence Pkwy
From: Hartle Rd
To: Orange County Line

	Link		
	1	2	3
2040 RMV [veh/day]	27,943.98	28109.96	28691.09
Segment Length [miles]	0.525100	0.4409	1.264
2040 RMV Weighted Avg. [veh/day]	28,400		

On: Shell Pond Rd
From: Hancock Rd
To: Hartle Rd

	Link			
	1	2	3	4
2040 RMV [veh/day]	18,537.84	24372.22	24372.22	31556.34
Segment Length [miles]	0.483300	0.859	0.14	0.3899
2040 RMV Weighted Avg. [veh/day]	24,362			

On: Shell Pond Rd
From: Hartle Rd
To: Orange County Line

	Link	
	1	2
2040 RMV [veh/day]	22,334.34	27296.77
Segment Length [miles]	0.994300	1.1
2040 RMV Weighted Avg. [veh/day]	24,941	

On: Old YMCA Rd
From: Hartle Rd
To: Orange County Line

	Link	
	1	2
2040 RMV [veh/day]	10,910.03	13898.52
Segment Length [miles]	0.466500	1.61
2040 RMV Weighted Avg. [veh/day]	13,227	

On: Sawgrass Bay Blvd
From: US 27
To: Hartle Rd

	Link	
	1	2
2040 RMV [veh/day]	20,384.35	21763.88
Segment Length [miles]	2.068000	0.9387
2040 RMV Weighted Avg. [veh/day]	20,815	

On: Sawgrass Bay Blvd
From: Hartle Rd
To: Orange County Line

	Link		
	1	2	3
2040 RMV [veh/day]	24,562.97	24562.97	27516.03
Segment Length [miles]	1.135000	0.1845	0.3396
2040 RMV Weighted Avg. [veh/day]	25,167		

On: Hartle Rd
From: Sawgrass Bay Blvd
To: Old YMCA Rd

	Link			
	1	2	3	4
2040 RMV [veh/day]	5,851.48	6558.16	24441.96	22765.22
Segment Length [miles]	0.851300	0.9746	0.481	0.5
2040 RMV Weighted Avg. [veh/day]	12,295			

On: Hartle Rd
From: Old YMCA Rd
To: Shell Pond Rd

	Link	
	1	2
2040 RMV [veh/day]	18,055.13	24650.75
Segment Length [miles]	0.571400	0.5378
2040 RMV Weighted Avg. [veh/day]	21,253	

On: Hartle Rd
From: Shell Pond Rd
To: Independence Pkwy

	Link	
	1	2
2040 RMV [veh/day]	21,654.38	23924.54
Segment Length [miles]	0.480700	0.7543
2040 RMV Weighted Avg. [veh/day]	23,041	

On: Hartle Rd
From: Independence Pkwy
To: Hartwood Marsh Rd (S)

	Link				
	1	2	3	4	5
2040 RMV [veh/day]	19,346.22	20430.14	20430.14	20410.24	20426.96
Segment Length [miles]	0.544290	0.6192	0.6201	0.1726	0.408
2040 RMV Weighted Avg. [veh/day]	20,179				

On: Hartle Road
From: Hartwood Marsh Rd (S)
To: Hartwood Marsh Rd (N)

	Link			
	1	2	3	4
2040 RMV [veh/day]	14,815.95	22658.16	21334.13	21334.13
Segment Length [miles]	0.395990	0.2594	0.2818	0.4005
2040 RMV Weighted Avg. [veh/day]	19,661			

On: Hartle Road
From: Hartwood Marsh Rd (N)
To: SR 50

	Link			
	1	2	3	4
2040 RMV [veh/day]	15,641.72	15797.42	15,797.42	18847.6
Segment Length [miles]	0.930400	0.85707	0.304990	0.5495
2040 RMV Weighted Avg. [veh/day]				16,377

APPENDIX B

2040 Future Total Daily Volume Forecast

Wellness Way Sector Plan
2040 Future Total Daily Volume Forecast

Roadway Segment			2005 RMV	2005 Model AADT [RMV x MOCF]	2005 AADT			Future Year (2040) RMV with project	Method ⁽¹⁾				AADT Forecast Method	Future Year (2040) AADT
On	From	To			AADT [veh/day]	Count Station #	Source		A	B	C	D		
US 27	SR 50	Hooks St	48,023	45,622	34,500	11-0425	FDOT	52,196	49,586	38,464	37,498	37,981	A	49,586
		Hooks St	44,538	42,311	34,500	11-0425	FDOT	60,753	57,715	49,904	47,060	48,482	D	48,482
		Steve's Rd	37,792	35,902	33,500	11-0012	FDOT	60,435	57,413	55,011	53,571	54,291	D	54,291
		Johns Lake Rd	36,114	34,308	33,500	11-0012	FDOT	58,564	55,636	54,828	54,325	54,577	D	54,577
		Hammock Ridge Rd	32,781	31,142	30,500	11-0011	FDOT	63,306	60,141	59,499	58,901	59,200	D	59,200
		Hartwood Marsh Rd	34,307	32,592	31,000	11-0311	FDOT	48,903	46,458	44,866	44,189	44,528	D	44,528
		Lake Louisa Rd	34,182	32,473	23,500	11-0007	FDOT	53,709	51,024	42,051	36,925	39,488	D	39,488
		Independence Pkwy	34,173	32,464	23,500	11-0007	FDOT	50,053	47,550	38,586	34,420	36,503	D	36,503
		Hancock Rd	34,093	32,388	23,500	11-0007	FDOT	52,999	50,349	41,461	36,532	38,997	D	38,997
		Sawgrass Bay Blvd	33,929	32,233	23,500	11-0007	FDOT	61,279	58,215	49,483	42,443	45,963	D	45,963
	Boggy Marsh Rd	37,387	35,518	23,500	11-0007	FDOT	59,693	56,708	44,691	37,521	41,106	D	41,106	
	CR 474	US 192	50,255	47,742	42,500	11-0310	FDOT	70,275	66,761	61,519	59,431	60,475	D	60,475
Grand Hwy	SR 50	Hooks St	Not in model	N/A	N/A	N/A	N/A	16,229	15,418	N/A	N/A	N/A	A	15,418
Citrus Tower Blvd	SR 50	Hooks St	Not in model	N/A	N/A	N/A	N/A	22,025	20,924	N/A	N/A	N/A	A	20,924
		Hooks St	Not in model	N/A	1,730	197	MPO	19,258	18,295	N/A	N/A	N/A	A	18,295
		Johns Lake Rd	Not in model	N/A	N/A	N/A	N/A	11,112	10,556	N/A	N/A	N/A	A	10,556
Hancock Rd	SR 50	Hooks St	16,247	15,435	15,596	165	MPO	36,055	34,252	34,414	34,610	34,512	D	34,512
		Hooks St	13,981	13,282	11,227	N/A	N/A	33,752	32,064	30,009	27,103	28,556	D	28,556
		Johns Lake Rd	10,078	9,574	6,857	180	MPO	32,648	31,016	28,299	22,213	25,256	D	25,256
		Hartwood Marsh Rd	N/A	N/A	N/A	N/A	N/A	30,910	29,365	N/A	N/A	N/A	A	29,365
		Lake Louisa Rd	N/A	N/A	N/A	N/A	N/A	31,541	29,964	N/A	N/A	N/A	A	29,964
		Independence Pkwy	N/A	N/A	N/A	N/A	N/A	22,980	21,831	N/A	N/A	N/A	A	21,831
	Shell Pond Rd	US 27	N/A	N/A	N/A	N/A	6,244	5,932	N/A	N/A	N/A	A	5,932	
SR 50	US 27	Citrus Tower Blvd	33,873	32,179	40,500	11-0390	FDOT	46,542	44,215	52,536	55,648	54,092	D	54,092
		Citrus Tower Blvd	34,295	32,580	40,500	11-0390	FDOT	53,588	50,909	58,828	63,284	61,056	D	61,056
		Hancock Rd	39,118	37,162	53,000	11-0300	FDOT	60,387	57,368	73,206	81,817	77,512	A	57,368
		CR 455	Orange County Line	40,903	38,858	53,000	11-0300	FDOT	59,949	56,952	71,094	77,679	74,387	A
Hooks St	US 27	Oakley Seaver Dr	Not in model	N/A	N/A	N/A	N/A	4,661	4,428	N/A	N/A	N/A	A	4,428
		Oakley Seaver Dr	Not in model	N/A	N/A	N/A	N/A	6,177	5,868	N/A	N/A	N/A	A	5,868
		Citrus Tower Blvd	Not in model	N/A	2,890	185	MPO	3,345	3,178	N/A	N/A	N/A	A	3,178
Steve's Rd	US 27	Citrus Tower Blvd	Not in model	N/A	N/A	N/A	N/A	2,208	2,098	N/A	N/A	N/A	A	2,098
Excalibur Rd	Hooks St	Citrus Tower Blvd	Not in model	N/A	N/A	N/A	N/A	3,623	3,442	N/A	N/A	N/A	A	3,442
Johns Lake Rd	US 27	Citrus Tower Blvd	1,765	1,677	4,286	170	MPO	5,269	5,006	7,615	12,795	10,205	D	10,205
		Citrus Tower Blvd	1,765	1,677	4,286	170	MPO	2,284	2,170	4,779	5,546	5,163	D	5,163
Hartwood Marsh Rd	US 27	Hancock Rd	13,611	12,930	11,087	146	MPO	13,276	12,612	10,769	10,814	10,792	D	10,792
		Hancock Road	13,628	12,947	7,492	150	MPO	24,922	23,676	18,221	13,701	15,961	D	15,961
		90 degree bend (N)	13,543	12,866	7,492	150	MPO	11,119	10,563	5,189	6,151	5,670	A	10,563
US 192	US 27	Orange County Line	31,359	29,791	41,500	11-0470	FDOT	50,224	47,713	59,422	66,466	62,944	B	59,422
Lake Louisa Rd	US 27	Hancock Rd	N/A	N/A	N/A	N/A	N/A	10,386	9,867	N/A	N/A	N/A	A	9,867
Independence Pkwy	US 27	Hancock Rd	N/A	N/A	N/A	N/A	N/A	12,076	11,472	N/A	N/A	N/A	A	11,472
		Hancock Rd	N/A	N/A	N/A	N/A	N/A	25,799	24,509	N/A	N/A	N/A	A	24,509
		Hartle Rd	N/A	N/A	N/A	N/A	N/A	28,400	26,980	N/A	N/A	N/A	A	26,980
Shell Pond Rd	Hancock Rd	Hartle Rd	N/A	N/A	N/A	N/A	N/A	24,362	23,144	N/A	N/A	N/A	A	23,144
		Hartle Rd	N/A	N/A	N/A	N/A	N/A	24,941	23,694	N/A	N/A	N/A	A	23,694
Old YMCA Rd	Hartle Rd	Orange County Line	N/A	N/A	N/A	N/A	N/A	13,227	12,566	N/A	N/A	N/A	A	12,566
Sawgrass Bay Blvd	US 27	Hartle Rd	Not in model	N/A	N/A	N/A	N/A	20,815	19,774	N/A	N/A	N/A	A	19,774
		Hartle Rd	N/A	N/A	N/A	N/A	N/A	25,167	23,909	N/A	N/A	N/A	A	23,909
Hartle Rd	Sawgrass Bay Blvd	Old YMCA Rd	N/A	N/A	N/A	N/A	N/A	12,295	11,680	N/A	N/A	N/A	A	11,680
		Old YMCA Rd	N/A	N/A	N/A	N/A	N/A	21,253	20,190	N/A	N/A	N/A	A	20,190
		Shell Pond Rd	N/A	N/A	N/A	N/A	N/A	23,041	21,889	N/A	N/A	N/A	A	21,889
		Independence Pkwy	N/A	N/A	N/A	N/A	N/A	20,179	19,170	N/A	N/A	N/A	A	19,170
		Hartwood Marsh Rd (S)	N/A	N/A	N/A	N/A	N/A	19,661	18,678	13,658	11,185	12,422	A	18,678
		Hartwood Marsh Rd (N)	SR 50	N/A	N/A	N/A	N/A	16,377	15,558	N/A	N/A	N/A	A	15,558

Note (1):

- Method A: Model AADT
RMV x MOCF
- Method B: Difference Method
Validation Year AADT x (Future Year RMV - Validation Year RMV) x MOCF
- Method C: Ratio Method
Validation Year AADT x (Future Year RMV / Validation Year RMV)
- Method D: Combined Method
Average of Difference Method AADT and Ratio Method AADT

I. PARKS & RECREATION

Lake County has thirty-eight (38) parks and recreation facilities, the majority of which are resource-based with limited development. The following information is provided as guidance for developing a future park and trails system for Wellness Way. Sources for this information include the *Data, Inventory and Analysis for the 2030 Comprehensive Plan (2009)*, the *Lake County Parks and Recreation Master Plan (2005)*, and the *Lake County Trails Master Plan, 2008*.

1. Inventory

There are currently no County parks located within the sector plan area. **Map 26 (Trails, Recreation and Schools)** shows parks and recreational facilities in the vicinity of the sector plan area. Lake Louisa State Park and the Palatlahaha River Park and Boat Ramp, a County passive park, are located immediately outside the sector plan area. Crooked River Preserve, owned by the Lake County Water Authority (LCWA), is a 63.6-acre property located in Clermont, along the north shore of Lake Louisa and the Palatlahaha River. Activities offered at this park include hiking, birding, fishing and paddling.

The Lake County Water Authority also owns and manages a passive park called Scrub Point Preserve, which is located in the boundaries of the sector plan area. This unique property is on the south shore of Johns Lake. The site's 89 acres comprise a peninsula that protrudes into the lake, providing almost one mile of shoreline. The presence of relatively undisturbed and ecologically significant upland plant communities and natural shoreline provide an excellent habitat for a wide variety of wildlife and future opportunities for low-impact, passive recreation.

a. *Lake County Park Classifications*

Lake County currently classifies its parks as neighborhood, mini, community, special facilities, district and conservation (see Parks and Recreation Element for definitions). **Table 36 (Parks Level of Service)** summarizes the recommended standards for each type of park. These standards will need to be applied when developing Detailed Specific Area Plans (DSAPs).

ATTACHMENT A

Table 36: Parks Level of Service

Type	Size (Acres)	Service Population (per 1,000 population)	Service Area (mile radius)	Typical Location	Facilities
Mini-Park	<5	½ acre	¼ mile radius	High density areas, including downtown areas	Walks, benches, gardens or memorials
Neighborhood Park	5-19 (NRPA = 10)	2 acres	¼ to ½ mile radius	Within or adjacent to neighborhoods	Playgrounds, multipurpose courts/fields, tennis courts, landscape areas, benches, recreation buildings, picnic areas, and walkways
Community parks	20-50	5 acres	Up to 3 mile radius for urban areas; 6 for rural areas	Near major collector streets or arterial roads	Primarily activity-based recreation sites, but can be resource-based as well athletic fields, swimming pools, multi-purpose fields, and recreation centers biking, fitness, picnicking, and open space activities
District Parks	75+ (minimum of 50 acres)	5 acres	30-40 minute driving time	Contiguous to or encompassing natural resources	Usually resource-based Picnicking, boating, swimming, hiking, camping, and play areas
Regional Parks	250+	20 acres	Up to 60 minute driving time	Areas of diverse natural resources	Almost always resource-based
Special Facilities	Varies	NA	NA	NA	Characteristics and activities are determined based on the center of activity or where the population demands it.

Source: Lake County

b. Lake County Park Service Areas

The County uses geographic service areas for park planning purposes, and has identified the following: the SR 50 Corridor, the US 27 corridor, the Golden Triangle area, Citrus Ridge/Four Corners area, and unincorporated Lake County in general. The Wellness Way Sector Plan area is located within the SR 50 Corridor and Citrus Ridge/Four Corners areas.

The SR 50 Corridor includes Mascotte, Groveland, Clermont, Montverde, and Minneola. Clermont is the largest city in the area and is home to The National Training Center, a private sports complex affiliated with South Lake Hospital and the Orlando Regional Health Center. The aim of the Center is to become the standard setter among specialized training facilities for cyclists, runners, sprinters, swimmers, rowers, canoeists, and more.

The SR 50 corridor area is very popular among cyclists and folks seeking an active lifestyle and proximity to jobs in the Orlando Metro area. Because of the rapid growth, many cities are grappling with the demands of providing services at a level and scale they are unaccustomed to.

The Four Corners/Citrus Ridge area is uniquely situated midway between the expanding Orlando and Lakeland urban areas. It has the unique characteristic of being part of four counties, four school districts, seven ZIP codes, three area codes, three water management districts, two regional planning councils and multitudes of service providers. This 90 square mile area is rapidly developing with retirees, seasonal residents and permanent residents. Several major highways converge in the area and provide access to Disney, Osceola and Orange County as well as Lakeland, making it readily accessible to jobs and housing.

The County has created several Interlocal Service Boundary Areas (ISBA's) that could be used as a foundation for creating parks service areas or partnerships with the local governments involved since these planning areas already have established a partnership structure. The County recently adopted the South Lake ISBA with Clermont, Groveland, Leesburg, Minneola, and Mascotte, and is currently working on an ISBA with Clermont that will cover the north two thirds of the Sector Planning Area. Items that should be addressed are location of regional parks, trail opportunities and sharing of responsibilities as they relate to recreation in terms of funding, land acquisition, development, programming, and operations.

c. Lake County Parks Master Plan

A Parks Master Plan was prepared in 2005 for a planned future park system for the County. The plan recommended a regional park for a location within the sector plan area and a community park in the southern end of the area. The Master Plan also recommended that to better serve the diverse needs of Lake County residents; park planning should be tailored to meet the needs of rural areas, urban areas, and high growth areas, all of which are present in Lake County today.

2. Analysis

The adopted (2011) Level of Service (LOS) for parks and recreation is 4 acres per 1,000 residents (See Policy II-1.1.5). The projected acreage needed to serve the Wellness Way Sector Plan is 176 acres, based on the County-wide LOS.

3. Recommendations

When planning for parks in Wellness Way, emphasis should be placed on provision of a new regional park and at least one community park in the southern area of the planning area. The following portions of the Lake County Parks Master Plan should be considered and applied to development of a new system of parks, recreation areas and trails in the Wellness Way Sector Plan area.

Regional Park – The development of a 100 acre regional park in the area south of Clermont would complement the existing City of Clermont parks and the National Training Center as follows:

- Located near US 27 and Lake Louisa south of Clermont.
- Possible High School-Park site
- Tournament Sports Complex
- Trailhead for Wellness Mobility Corridor and connection to regional trail systems
- Multipurpose facilities
- Outdoor special event space

Wellness Way Community Park – In addition to the proposed regional park, a community park and trailhead of 30-50 acres is proposed in the central portion of the sector plan area to serve the densest growth centers proposed.

- Athletic facilities
- Picnicking
- Trailhead
- Possible School-Park site

Because of its current rural character, the sector plan area is devoid of park facilities to serve future residents of Wellness Way. Since there are currently no planned or programmed parks within the sector plan area, a master parks and recreation plan for the sector plan area addressing the size and location of a regional, community and multiple neighborhood parks should be prepared by the County to ensure that adequate facilities are provided in the sector plan area. The Framework Map should be used as a guide in preparation of DSAPs for the approximate size and location of regional and community parks. DSAPs should also include neighborhood parks in accordance with County park standards.

The conservation linkages shown in the Framework Map should serve as a guide to development of a comprehensive, linked system and hierarchy of parks to serve the future population of Wellness Way and to guide the DSAP process.

The existing Scrub Point Preserve should serve as the northern anchor of a connected trails and parks system throughout the Wellness Way Sector Plan in a partnership between Lake County and the LCWA.

J. TRAILS

There are no trails currently located within the Wellness Way Sector Plan area, see **Map 26 (Trails, Recreation and Schools)**. However, there is great opportunity to create a comprehensive and interconnected trail system in the sector plan area that connects to the regional trails that exist and are planned in the area. The following information is provided as guidance for developing a future trails system for the Wellness Way Sector Plan.

1. Inventory

Several major state greenways and trails intersect and pass through Lake County. From the Van Fleet Trail in the southwest to the West Orange Trail near Clermont and to the Florida Trail in the Ocala National Forest, Lake County is part of more than 300 miles of existing and planned interconnected greenways and trails. Lake County's comprehensive plan defines greenways, blueways and trails in the Parks and Recreation element.

Clermont's 10 mile clay road "loop" attracts thousands of runners and endurance athletes of all skill levels from Olympians to high school cross country kids to recreational runners. People travel within the region, state, country and world to Clermont to run and train on the clay roads. The clay road loop was featured in Runner's World and CNN. The clay roads are an important and well recognized feature within the sector plan area that provides great value in branding Clermont as a center for health & fitness and the city's "Choice of Champions" slogan. The clay roads are important to the brand of the sector plan, wellness way and Clermont community. The clay roads are also a source of economic development from runners and athletes that travel to Clermont, many of whom now reside in South Lake County to train and own businesses that host races and training camps attracting runners and athletes to the area. It is important that the sector plan identify and acknowledge that the clay roads are an important and existing asset in this area. As a component of the DSAP process, special attention should be given to identifying an alternative location for the clay trail network either within the WWSP or within close proximity.

a. *Lake County Trails Master Plan, 2008*

In July of 2008, the County adopted The Lake County Trails Master Plan. The Master Plan was developed with the intent of providing not only a long-term vision, but bringing that vision into short-term focus with a realistic and practical approach to connectivity between schools, parks, neighborhoods, town centers, libraries, and the surrounding counties. This Master Plan will serve as a guide to the location, design, prioritization, implementation, and maintenance of a comprehensive trail network within the Wellness Way Sector Plan area. It will also provide the information needed by Federal, State, County, municipality, and private stakeholders to preserve right-of-way and focus the funding necessary to implement the trail network.

The Trails Master Plan described 29.7 miles of regional shared-use trails, 11.5 miles of local trails, 145.9 miles of blueways, 185 miles of nature park trails (OGT data), and nearly 120 miles of proposed trails. A brief description of the different major trails planned around or within the Wellness Way area follows. Many of these trails have smaller connectors that typically connect the main trail to destinations that are not directly adjacent to the trail. These connectors range from sidewalks to shared-used trails but are important in that they fill the gap between the trail and the destinations.

b. *Planned Regional Trails*

South Lake Trail (north of Sector Plan): A 22.6 mile long planned and partially constructed shared-use trail, the South Lake Trail will primarily follow a historic railroad grade from the Van Fleet Trail in Sumter County to the West Orange Trail. This 12 to 15-foot wide trail will ultimately provide a connection between the communities of Mascotte, Groveland, Minneola, and Clermont. Additionally, this trail will provide a connection to the neighboring counties of Orange County and Sumter County. Because of these inter-county connections, this trail is considered a top priority by the Lake County Trails Master Plan. As users traverse Lake County on the South Lake Trail they will enjoy shopping, restaurants, the natural beauty of Lake Minneola, historic sites, conservation areas

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and over a dozen community parks. Almost nine miles of the South Lake Trail have been constructed. Ultimately, the South Lake Trail will provide a key connection between 29 miles of the existing Van Fleet Trail and 19 miles of the existing West Orange Trail.

South Lake to Citrus Ridge Trail: The purpose of the South Lake to Citrus Ridge Trail is to connect the neighborhoods, schools, parks, shopping, and natural areas between the South Lake Trail and the Citrus Ridge in South Lake County. This planned shared-use trail will eventually serve as a link to the communities of southeast Lake County. This trail is planned to include over 18 miles of trails and include connections to Lake-Sumter State College, the National Triathlon Training Center, Orange County via Hartwood Marsh Road Trail, and Lake Louisa State Park. Implementation of this trail is anticipated to include the incorporation of the trail into several roadway widening projects. At the heart of the South Lake to Citrus Ridge Trail is the Lake Louisa State Park which currently offers a network of trails within the park to users.

c. Planned Minor Shared-Use Trails

Minor shared-use trails are considered the arterials of the Lake County Trails Network. They are characterized by their interconnection to regional shared-use paths within Lake County but do not necessarily link statewide trails directly to each other. These trails are generally 12 feet in width and consist of an asphalt or concrete surface. While these trails will function as local trails to connect destinations, such as schools, parks, downtown areas and natural areas, to communities and neighborhoods, the primary purpose of these trails is to provide countywide interconnectivity between the local trails and destinations. These trails are generally of sufficient length and quality to attract users from other areas of the county or other areas of the state as a stand-alone destination and, therefore, require trailheads to provide parking and restroom facilities.

Minor Trails planned in and adjacent to the Wellness Way area include the following:

Green Swamp Connector Trail: The purpose of the Green Swamp Connector Trail is to connect Citrus Ridge Trail to Van Fleet Trail. This 8.5 mile planning concept is planned to be designed and constructed as part of any improvements to CR 474.

Hancock Road Trail: This trail will ultimately connect the South Lake to Citrus Ridge Trail to the South Lake Trail and the West Orange Trail form the heart of the Sector Plan area.

Hartle Road Trail: This is a connector trail to connect the South Lake/Citrus Trail to Orange County to the east, planned at the northeastern edge of the Sector Plan area.

Paved Shoulders: Paved shoulders are often used by AASHTO Class A bicyclists for transportation and long distance recreational travel. An important element of the willingness of Class A riders to use bicycles as transportation is the presence of continuous paved shoulders throughout the length of their planned trip. For these types of trips, gaps in the existing paved shoulders discourage use. The Master Plan includes information from the Lake County Public Works Department and the Lake-Sumter MPO and shows roads with paved shoulders in Lake County. Gaps in the system have been identified.

Lake County is the home of the National Triathlon Training Center and is a destination for roadway cycling due to the rolling terrain and abundance of low volume roads. As traffic has increased in volume on these roads, the County has placed an increased emphasis on providing paved shoulders. Not only has Lake County added a requirement to provide three-foot-wide minimum, paved shoulders for all new arterial roadways, but it has pursued an active paved shoulder retrofit program which, together with state roads, has resulted in over 270 miles of paved shoulders along county and state roadways.

d. Planned Blueways

Four areas where potential blueways were identified are the St. Johns River, Golden Triangle area, the Ocklawaha, and Palatlakha river basins. The Palatlakha basin is in the vicinity of the Wellness Way Sector Plan. Each zone presents different opportunities for users. Each zone offers different experiences for trail users. A waterfront lake blueway will feature shorter trails in populated areas with waterfronts suitable for casual or novice users. A shoreline lake trail will offer transitional day trips in mixed density areas offering amenities such as refreshments and restrooms. A wilderness lake blueway will generally be located in remote, undeveloped areas and offer paddlers hiking and camping opportunities.

Lake County currently has 149.5 miles of blueways designated. Physical and geo-positioned markers guide trail users through the waterways. An ideal blueway trail also includes an abundance of scenery and wildlife, as well as easy canoe and kayak access. The Lake County Community Blueways Project identified scenic waterways that feature nearby amenities for paddlers. Each zone offers a different experience for trail users. For example, Golden Triangle Run skirts along the lakefronts of Tavares and Mount Dora and is a shorter trail suitable for casual or novice users. Several of the St. Johns River trails are categorized as wilderness blueways because these runs are located in remote, undeveloped areas and offer paddlers hiking and camping opportunities. Blueways involve significant partnerships with the Lake County Water Authority; the cities of Leesburg, Mount Dora, and Tavares; and the Lake County Sheriff's Office.

2. Analysis

Although the only existing trails in the vicinity of the Wellness Way Sector Plan area are in Lake Louisa Park today, a number of regional and minor trails are planned to serve the area. Right-of-way acquisition must be accomplished in accordance with the acquisition strategy proposed in the Trails Plan. Cooperation with public and private entities is essential to ultimate implementation.

The short term (5-year) construction funding priorities for trails in the County do not include any trails within Wellness Way. The 10-year construction funding schedule includes the Hartwood Marsh Trail and the Hartle Road connector trail.

Objective VII-1.5 of the County's Parks and Recreation Element, Policy VII-1.5.5.5 – Incentives, states that the County shall consider incentives to private landowners to encourage their participation in the creation of the greenways and trails network. None of the objectives or policies in the County's adopted comprehensive plan conflict with the goal of developing an interconnected and extensive network of regional and local trails within the Sector Plan area.

Opportunities exist to utilize the identified open space network shown in the Framework Map to create an extensive system of trails and blueways in the Wellness Way area. Funding and partnerships are the immediate need to ensure implementation.

3. Recommendations

In order to ensure the implementation of an interconnected network of open space, trails, blueways and parks, Lake County is adopting objectives and policies that address the following:

- Increased multi-modal options to reduce vehicle miles travelled and provide recreational opportunities for residents;
- Provide connectivity of the Wellness Way area to the neighboring county areas and cities;

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- Provide connectivity of Lake Louisa State Park to the existing Orange County Trails;
- Encourage the interconnectivity of trails, recreation areas and open space;
- Include soft surface trails in addition to hard surface trails:
- Identify funding sources to advance implementation in the Sector Plan area;
- Identify maintenance responsibilities for trails system;
- Provide incentives for private landowners to participate in trail implementation;

K. COMMUNITY FACILITIES & SERVICES

1. Schools

a. *Inventory*

The sector plan area is currently served by 2 elementary schools (Lost Lake and Sawgrass Bay), 1 middle school (Windy Hill) and 1 high school (East Ridge). **Map 26 (Trails, Recreation and Schools)** shows the location and service zone for each of these facilities. Currently, these schools are operating within their adopted level of service standards.

The Interlocal agreement for School Facilities Planning and Siting, the LOS standard to be used by the County and the School Board to implement school concurrency is as follows:

- (1) Elementary: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.
- (2) Middle: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.
- (3) High: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity. For purposes of (1), (2), and (3) above, non-conversion charter schools shall be counted as FISH capacity if an agreement has been entered between the charter school and the School Board which requires the school facility to be constructed in accordance with Florida Department of Education standards for public schools; which provides that the school facility will be provided to the School Board for its use if the charter school fails to operate satisfactorily; and, which provides that if there are financing arrangements for the school, the School Board will be able to operate the school without having to be responsible for such financing costs or that the School Board is willing and able to accept responsibility for such costs.

For purposes of (1), (2) and (3) above, a developer financed public school shall be counted as FISH capacity if an agreement has been entered between the developer and the School Board which requires the school facility to be constructed in accordance with Florida Department of Education standards for public schools; which requires that the Developer transfer the school facility to the School Board upon its completion; and, which provides that if there are financing arrangements for

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the school, the School Board will be able to operate the school without having to be responsible for such financing costs or that the School Board is willing and able to accept responsibility for such costs.

Elementary Schools

Lost Lake Elementary School is located approximately two (2) miles northwest of the sector plan area. Currently the school serves a zone that extends south into the sector plan area to roughly one (1) mile south of Shell Pond Road. This school will have a projected enrollment of 1,069 and an estimated concurrency capacity of 1,112 in 2016/2017.

Sawgrass Bay Elementary School is located in the southern-most school zone encompassing the sector plan area. This school will have a projected enrollment of 1,112 and an estimated concurrency capacity of 1,420 in 2016/2017.

Future South Lake Elementary School "L," identified in the District's 10-year facilities plan is also depicted on Map 26. The school is planned for opening beyond 2017 and will accommodate 940 new student stations. This school will be located near US Hwy 27 approximately ½ mile south of Shell Pond Road. However, no site has been selected at this time and no funding has been identified for this elementary school.

Middle Schools

Windy Hill Middle School is located approximately ½ mile north of the sector plan boundary. The attendance boundary for this school encompasses the entire sector plan area. Windy Hill Middle School has a projected enrollment of 1,192 and an estimated concurrency capacity of 1,199 in 2016/2017. To address the need for future middle school capacity, the District has identified the need for Middle School "EE" for central Lake County in the District's 20-year facilities plan. This school is planned to open beyond 2023. However, no site has been selected and no funding has been identified for this school.

High Schools

East Ridge High School is located approximately 2 miles north of the sector plan boundary and south of State Road 50. Like Windy Hill Middle School, East Ridge High School's attendance boundary encompasses the entire sector plan area. East Ridge High School has a projected enrollment of 1,947 and an estimated concurrency capacity of 2,166 in 2016/2017. In the District's 20-year facilities plan, the District has identified the need for High School "EEE" in central Lake County. This school is planned to be open beyond 2024. However, no site has been selected and no funding has been identified for this school.

According to Lake County's 2030 Planning Horizon Data, Inventory, and Analysis document, in September 2005, Lake County was selected as a pilot community for the state's new school concurrency initiative. The school concurrency initiative was adopted to ensure that the school needs of communities are met.

Map 28 (School Concurrency Service Areas) shows that the majority of the Wellness Way area lies in the School Concurrency Service Area (CSA) #14. However, a portion of the northern end of the sector extends into CSA #12.

b. Analysis

Prior to the economic slowdown of 2007, Lake County experienced unprecedented growth. The exponential increase in population produced a burgeoning student enrollment population. It is

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likely that the area encompassed by the Wellness Way Sector Plan will experience growth that will demand new school facilities that Lake County and Lake County School District must address. **Table 37 (Elementary School Needs), Table 38 (Middle School Needs) & Table 39 (High School Needs)** show the anticipated school capacity needed based on population projections prepared for the Wellness Way area.

Table 37: Elementary School Needs

Residential Uses	Proposed Dwelling Units	Elementary School Student Generated per DU	Total Public School Student Generated	Elementary Schools Needed to Accommodate New Students
Single Family	13,002	0.186	2,418	940 capacity per school (Range 800-950)
Multi Family	3,250	0.131	426	
Total	16,252	0.34	2,844	3.0

Source: Lake County Impact Fee Study, 2007

Table 38: Middle School Needs

Residential Uses	Proposed Dwelling Units	Middle School Student Generated per DU	Total Public School Student Generated	Middle Schools Needed to Accommodate New Students
Single Family	13,002	0.100	1,300	1200 student stations per school (Range 1000-1274)
Multi Family	3,250	0.057	185	
Total	16,252		1,485	1.2

Source: Lake County Impact Fee Study, 2007

Table 39: High School Needs

Residential Uses	Proposed Dwelling Units	High School Student Generated per DU	Total Public School Student Generated	High Schools Needed to Accommodate New Students
Single Family	13,002	0.124	1,612	2200 student stations per school (range 1800-2300)
Multi Family	3,250	0.066	215	
Total	16,252		1,827	0.8

Source: Lake County Impact Fee Study, 2007

The expected population growth within the Sector Plan area will require the construction or the equivalent of 3.1 elementary schools, 1.3 middle schools, and 0.8 high schools. Growth within the Wellness Way Sector Plan area will not directly cause or require adjustments in the currently approved Concurrency Service Areas.

According to the Lake County School District the typical required parcel size needed for new schools sites is:

- Elementary School – 20 acres
- Middle School – 40 acres
- High School – 60 acres

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State Colleges

Valencia College – Valencia College owns approximately 155 acres of land immediately adjacent to the Lake County line on the north side of Schofield Road (Shell Pond Road in Lake County).

Lake Sumter State College and the University of Central Florida - Lake Sumter State College and the University of Central Florida share a campus site located at 1250 North Hancock Road, Clermont, FL 34711. This site is outside the boundary of the Wellness Way Sector Plan.

Valencia College’s site is located within the Horizons West Sector Plan in Orange County. Their site is located on the north side of a planned Schofield Road extension in Orange County that will straighten out curves in the roadway as it enters Lake County. It should also be pointed out that the Valencia Site is located in a Horizons West Town Center area.

Lake Sumter State College – students and businesses that will eventually be located within the sector plan can easily access Lake Sumter State College’s South Lake campus. The campus site is comprised of approximately 101-acres and according to a master plan prepared in 2011, the South Lake Center Master Plan; there is space available for expansion at the facility.

c. Recommendations

The Lake County School District’s 5-year Work Plan integrates the facilities planning program with annual capital budgeting and the District’s educational programming strategies. This information, in conjunction with the sector plan’s master plan and its impending related growth in residential population, will be integrated by school district planners into their updated planning documents.

Lake County as part of the Sector Plan implementation process should continue to support school concurrency by ensuring that adequate schools are available to meet the needs of future sector plan residents.

If deemed economically feasible, schools should be sited within the proposed neighborhood areas shown on the sector plan’s framework map. Developers should be required to set aside appropriate land area for future schools in accordance with District standards for each school site.

Compatible land use should be considered in the sector plan for areas sited near the Valencia College property. Compatible uses will allow for an amplification of the important educational and economic resource that the Valencia College site will provide for both Horizon West and Wellness Way.

Any DSAP in juxtaposition to the Valencia College site should consider and accommodate compatible uses, and facilities. Possible expansion of either the Valencia College site or the addition of a satellite Lake Sumter State College facility would offer economic opportunity and compatible uses.

2. Libraries

The Lake County Library System is a single-county cooperative providing public library services to Lake County’s residents. The Lake County Board of County Commissioners serves as the administrative governing body. Six branches are operated by County government and nine by municipalities. The municipalities agreed to participate with Lake County in the Library System through an interlocal agreement.

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An agreement also exists between Lake County and the Lake-Sumter State College for operation of Cooper Memorial Library, a joint-use facility that is both a System branch library and an academic library for the College and the University of Central Florida.

The Lake County Library System prepared a five year plan in 2011 to address library needs in Lake County through 2016.

a. Inventory

There are currently no existing libraries located within the Wellness Way Sector Plan area. The Cagan Crossing Library branch is located immediately adjacent to the Sector Plan in the Cagan Crossing development near the southern boundary of Wellness Way. The Cooper Memorial Library is located north of the Sector Plan Area in Clermont and would be available to residents living in the northern portion of Wellness Way. **Map 26 (Trails, Recreation and Schools)** shows the location of the existing libraries.

The five-year plan did not identify any future libraries within the sector plan area nor did it identify any specific location for a new library facility. The plan did state that a total square footage of all fifteen libraries in the County is adequate to serve the population's need, but some of the space is in the wrong place or in buildings too small to function as full service libraries, which implies providing public gathering space as well as books and computers.

A Library Services Division Manager position manages the Lake County Library Services Division of County government and reports to the County Public Resources Director. That position is responsible for coordination of the cooperative Library System and overall management of System headquarters and six County branch libraries. Planning of public services for all County and member libraries and System headquarters is conducted cooperatively. An advisory board of citizens representing participating municipalities and a representative from each County Commission District provides advice and guidance to the director, participating governing bodies, and the Lake County Board of County Commissioners.

Operational funding from all sources (County, municipalities, state, federal and other) for the System and all libraries is just over \$7.5 million for fiscal year 2011-12, or \$25.27 per resident of the County.

b. Analysis

Since Wellness Way will be, in essence, a new town, the need for access to educational resources and training is an essential ingredient to creating a complete community. The absence of any facilities in the area will require focus and cooperation among multiple entities including the County, the library system, private developers, vocational schools, state and community colleges, the University of Central Florida and Orange County.

An example of one of the strategies from the library plan would assist in building the economic development base for training and education in the sector plan as follows:

“Goal 3 Strategies”

S3.1 Offer information and education to assist people in improving their employment readiness.

Examples of Activities

- Partner with educational and community organizations and businesses such as Lake Technical Center, Lake Sumter State College, Goodwill Industries, Workforce Central to offer career development and occupational pathways workshops and resources.

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- Partner with local businesses to offer workplace literacy skills training to employees.
- Offer a program providing low-skilled learners contextualized instruction that will assist their progress along a postsecondary pathway.
- Provide technology and technical infrastructure to provide a public creation lab wherein individuals, businesses and organizations can discover tools and skills to build new media products, 3D models and objects, and other abilities related to STEM and the arts.
- Provide a 'professional on loan' program tapping into local businesses, organizations, and educational institutions to provide individual and group instruction on employment readiness and basic skills.”
- Provide children’s programs to build critical early literacy skills, a proven factor in early academic success and quality of life.

c. Recommendations

Best practice for public library management includes use of three to five year plans for service development. LCLS is nearly mid-way through its fourth long range plan which provides organizational direction from 2011 through 2016. This plan includes goals, objectives and strategies to strengthen build and enhance the County’s library system. A large part of the plan relies on use of technology, virtual learning and access to the system to reduce the need for “bricks and mortar” buildings and to increase overall access to learning resources. Libraries not only serve as a key educational resource to a community, but they are increasingly serving as mutli-purpose facilities that provide human resource services to a community. There should be at least one regional library located in the Wellness Way Sector Plan area. Participation and partnership with the Library System will be required during the planning process for the sector plan DSAPs. Funding tools from public and private resources should be identified in the DSAPs.

3. Law Enforcement

Law enforcement services in the sector plan area are provided by the Lake County Sherriff’s Department and the City of Clermont.

a. Inventory

A Sherriff’s South Lake County Sub Station is located at 15855 S.R. 50, Clermont, Florida and the City of Clermont’s Police Department is located at 865 W. Montrose Street, Clermont, FL 34711.

b. Analysis

The sector plan amendment to the Lake County comprehensive plan and its impending growth of 39,045 new residents will require additional police services. The City of Clermont reports that their level of service target is to provide 2 sworn officers per 1000 residents. Using this targeted level of service, the sector plan area will require 79 sworn officers (39,045 residents * 2 sworn officers / 1000 resident). Sworn officers are generally assigned by their agencies to patrol sectors distributed throughout their service area. This allows officers to respond quickly to calls for service. It should be noted that response times are not closely associated to the placement or location of stations.

c. Recommendations

Based on projected residential, commercial, and industrial growth within the sector plan area, the Sherriff’s Department and the City of Clermont will need to develop updated planning documents

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that project anticipated growth and fund the construction of new facilities and law enforcement positions to schedule and locate future stations. The locations of which can be established during the DSAP approval process.

As with other facilities, it is recommended that law enforcement stations be co-located with other public facilities to limit capital expenses. For example, stations can be located with County Parks as suggested in the Lake County Parks Master Plan. The co-location of sub-stations on park areas provides additional, although limited security, and a staff presence that would not normally be available.

4. Fire Services

a. *Inventory*

Fire protection services in the sector plan area are provided by the Lake County Fire Department and the City of Clermont. Two City of Clermont fire stations are located within or near the sector plan area and provide fire protection and emergency response into Clermont's service area within the sector plan boundary. The stations include:

- Station #2 - 2155 Legends Way, Clermont, FL 34711 (Co-located with EMS)
- Station #3 - 2200 Hartwood Marsh Rd, Clermont, FL 34711 (Co-located with EMS)

Lake County also has fires stations located near and within the sector plan area. These stations include:

- Station #90: 16311 S.R. 50, Clermont, FL 34711 (ALS)
- Station #109: 11630 Lake Shore Drive, Clermont, FL 34711 (ALS and SORT)
- Station # 112: 16240 County Road 474, Clermont, FL 34711 (ALS) (Co-located with EMS)

(ALS = Advanced Life Saving, SORT = Special Operations Response Team).

b. *Analysis*

Both Clermont and Lake County do not have an adopted level of service for fire services. However, Lake County does report that approximately 1 station is required for each 4000 structures. The site of a station should be at least 2 acres and located at intersections with at least one being a major roadway.

The sector plan area with its estimated 16,252 residential units will require at a minimum the construction of 4 additional fire protection and emergency response stations (16,252 structures * 1 fire station / 4000 structures) This calculation does not consider commercial or other structures. It is anticipated that at least 1 additional station would be required to serve commercial buildings bringing the total to 5 new stations.

c. *Recommendations*

Based on projected residential, commercial, and industrial growth within the sector plan area, the Lake County Fire Department and the City of Clermont will need to develop updated planning documents to schedule and locate the future fire stations. The locations of which can be established during the DSAP approval process. The City and County should consider co-locating stations with other public facilities.

5. Emergency Services

a. *Inventory*

Emergency Services in the sector plan area are provided by Lake Emergency Services and the City of Clermont. The EMS South Lake District Office is located at 15855 State Road 50 in Clermont. Three EMS stations currently serve the sector plan area, which are located at the following addresses, see **Map 28 (Community Facilities)**.

- South Lake District, Station 32 - 2180 Legends Way, Clermont, FL 34711
- South Lake District, Station 33 - 16240 CR 474, Clermont, FL 34711
- South Lake District, Station 36 - 2200 Hartwood Marsh Rd, Clermont, FL 34711

b. *Analysis*

The sector plan area will require additional fire protection and emergency response services. It is customary in Lake County that EMS staff and vehicles are co-located at fire stations. Given that there are projected to be at least 4 new fire stations proposed within the sector plan area, it is likely that an even number of EMS stations will be provided. There is no adopted level of service for EMS services in Lake County.

c. *Recommendations*

Based on projected residential, commercial, and industrial growth within the sector plan area, the Lake Emergency Services and the City of Clermont will need to develop updated planning documents to schedule and locate the future fire stations. The locations of which can be established during the DSAP approval process. The City and County should also consider co-locating EMS stations with other public facilities.

6. Healthcare Facilities (Hospitals)

a. *Inventory*

Emergency room and hospital services are provided by the South Lake Hospital. South Lake Hospital occupies a 180-acre site at 1900 Don Wickham Drive. This location is approximately 4 miles north of the sector plan area. As of 2012, South Lake Hospital provided 122 beds, and had over 1,000 employees.

The Legislature of the State of Florida in Senate Bill No. 2308 recreated and reenacted the charter for the South Lake County Hospital District. In Senate Bill No 2308, the legislation redefined that the portion of Lake County lying south of the boundary line separating Townships 20 and 21 south of the Tallahassee Meridian would comprise the South Lake County Hospital District. The legislation also indicates that the district can contain one or more hospitals.

b. *Analysis*

A projected growth of 39,045 new residents is expected within the sector plan area. This combined with the existing population already being served within the South Lake County Hospital District will likely require additional hospital facilities to be constructed. Additional facilities can be provided in various and alternative forms. These include clinics, free standing emergency departments, new hospitals or expansion of existing hospital facilities.

c. Recommendations

Based on a projected residential growth of 39,045 new residents within the sector plan area and the given focus of the sector plan on “Wellness”, hospital and community leaders in conjunction with Lake County and the City of Clermont should accommodate and encourage the development of new medical and healthcare facilities within the sector plan area.

L. ECONOMIC DEVELOPMENT

1. Economic Overview and Existing Conditions

Lake County is part of the Orlando-Kissimmee Metropolitan Statistical Area (MSA) that also includes Orange, Osceola and Seminole counties. Lake County represents a small portion of the overall Orlando-Kissimmee MSA and its economic future will be largely influenced by the performance of the MSA overall. While this means community and business leaders in Lake County will not have complete control over the county’s economic destiny, the positive aspect of this is that the MSA will be one of the fastest growing in the state of Florida. **Table 40 (Orlando MSA Economic Overview)** provides an economic overview of the Orlando Metropolitan Statistical Area.

Table 40: Orlando MSA Economic Overview

Population (2013)	2,240,100
Jobs (2013)	1,005,700
Average Earnings (2013)	\$49,000
Real Gross Regional Product (2012)	\$95.8 Billion (2005 \$)
Exports (2012)	\$78.7 Billion
Imports (2012)	\$80.7 Billion

Source: University of Central Florida’s Institute for Economic Competitiveness, July 2013

Table 41 (Lake County Economic Overview) provides an economic overview of Lake County. Lake County’s population comprises approximately 13% of the total MSA population and contains approximately 8% of the total jobs within the MSA. A large proportion of the County’s workforce, over 20,000⁵, leaves Lake County to work elsewhere in the MSA. Concurrently, approximately 7,000⁶ Orange County residents travel to Lake County for work. The majority of the out-commuting workers work in the Amusement, Gambling, and Recreation Industries sector. The 2012 Real Gross Regional Product⁷ (RGRP) for Lake County was 9% of the Orlando MSA’s overall RGRP. The Lake County economy, although a comparatively small proportion of the regional MSA economy, possesses a diverse, dynamic range of agriculture, manufacturing, professional services, health related services and retail services sectors. This broad base of industry sectors provides Lake County a range of economic development and job growth opportunities.

⁵ U.S. Census, 2000

⁶ U.S. Census, 2000

⁷ RGRP is the total value of goods and services produced with a geographic region.

Table 41: Lake County Economic Overview

Population (2013)	310,900
Jobs (2013)	82,000
Average Earnings (2013)	\$40,100
Real Gross Regional Product (2012)	\$8.7 Billion (2005 \$)
Exports (2011)	\$6.6 Billion
Imports (2011)	\$11.7 Billion

Source: University of Central Florida's Institute for Economic Competitiveness, July 2013

a. State and National Economic Environment-Location Quotients

An important way to understand the structure and potential for economic development and job growth within the Lake County economy is by examining industry state and national location quotients for the county and comparing these to the location quotients for the greater region and state as a whole.

Industry location quotients for Lake County are calculated by comparing an industry's share of employment in Lake County with its share of Florida employment, or in the case of national location quotients, with its share of national employment.

A Lake County industry with a state location quotient of 2.00 implies that industry is 2 times more concentrated in Lake County than the statewide average. Industries with high levels of employment and high location quotients will typically constitute the economic base of the region.

Location quotients tell a much different story than looking only at overall job numbers or job growth. Industries with high location quotients are usually export-oriented industries, which are important because they bring new money into the region. Other industries such as restaurants often just circulate money that is already in the region. While these industries play their role in a region's economy, the industries that have both high LQ and high total job numbers can be the foundation for future economic growth.

Economic developers and government officials need to pay particular attention to these industries, for the jobs they provide and their potential for future economic growth, but also for their multiplier effect—the jobs they create in other dependent industries like local retail trade.

Observing the behavior of location quotients over time can also provide insight into the region's economy. Structural change in the economy can and does take place over time. To utilize the LQ for forecasting, the main procedure is to compare the region with the nation and national trends. If a particular industry has a high location quotient but the location quotient has been declining over time, that industry could actually be a drag on the region's economy rather than a source of growth. Examples of such industries abound in the states of the so-called "rust belt" in the mid-western and northeastern United States.

As noted above, key industry sectors to note are those sectors that have both high, greater than 1.00 national and state location quotients and comparatively high levels of current employment. These industries represent the existing industry clusters. The growth of these clusters represents significant economic development opportunities for Lake County. The following section details how the industries shown in **Table 40 (Florida Jobs, National Location Quotients (LQ), Earnings by Sector)** subsectors of the broad industry categories (Transportation, Health, Construction and Mining, etc.) are projected to have significant payroll job growth to 2040 and may represent additional industry sector opportunities that will complement the Wellness Way 'Businesses to Target' that have been identified by Lake County.

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Table 42 (Florida Jobs, National Location Quotients (LQ), Earnings by Sector) lists employment levels and 2013 national location quotients for select industries with location quotients greater than 1 in Florida, and are presented at the three-digit NAICS level. These industries provide an identification of those industries that are relatively more competitive in the state of Florida relative to the rest of the nation. Comparing and contrasting these results with those for Lake County identify existing industries that are important to both the county and state's economic bases and those for which the county has a competitive advantage.

Table 43 (Region Jobs; State and National Location Quotients (LQ); Earnings by Sector) lists employment levels, state and national location quotients for the six-county region (Orlando MSA + Sumter and Polk counties) and **Table 42 (Lake County Jobs, State and National Location Quotients (LQ), Earnings by Sector)** lists the same for only Lake County. The sectors with the high LQ ratings both at a State and National level indicate the comparatively increased or concentrated presence of the particular industry within Lake County. Industry sectors with some of the highest State and National LQ's and employment numbers include: Truck Transportation; Non-metallic Mineral Product Manufacturing; Crop Production; Building Material and Garden Supplies Dealers; Food Manufacturing; and Chemical Manufacturing. Comparing the data in each of these tables identifies the industries that are important jointly and individually in each of these geographies.

One of the most obvious ways Lake County differs from the larger six-county region is the importance of industries in the leisure and hospitality sector. Several of the largest employment sectors with high location quotients in the six-county region are related to tourism. Accommodation and the Amusement industries represent two of the top five industries with the largest state location quotients in the region. Combined, these two industries comprise over 125,000 jobs in the region. The same two industries are also very important at the state level and have two of the top five national location quotients and represent more than 332,000 jobs combined. In Lake County the Amusement sector has a state location quotient of 0.92 and the Accommodation sector has a state location quotient of just 0.32.

As noted above, key industry sectors to note are those sectors that have both high, greater than 1.00 national and state location quotients and comparatively high levels of current employment. These industries represent the existing industry clusters. The growth of these clusters represents significant economic development opportunities for Lake County. The following section details how the industries shown in **Table 44 (Lake County Jobs, State and National Location Quotients (LQ), Earnings by Sector)** subsectors of the broad industry categories (Transportation, Health, Construction and Mining, etc.) are projected to have significant payroll job growth to 2040 and may represent additional industry sector opportunities that will complement the Wellness Way 'Businesses to Target' that have been identified by Lake County.

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Table 42: Florida Jobs, National Location Quotients (LQ), Earnings by Sector

Description	2013 Florida Jobs	2013 National LQ	2013 Total Average Earnings
Water Transportation	11,934	3.45	\$94,905
Amusement, Gambling, and Recreation Industries	159,538	2.04	\$30,108
Crop Production	49,350	1.69	\$28,561
Accommodation	163,439	1.66	\$30,797
Real Estate	123,485	1.61	\$46,583
Support Activities for Transportation	51,332	1.60	\$49,228
Clothing and Clothing Accessories Stores	113,008	1.44	\$22,420
Performing Arts, Spectator Sports	32,746	1.42	\$73,429
Electronics and Appliance Stores	36,160	1.37	\$43,759
Health and Personal Care Stores	72,757	1.31	\$40,368
Furniture and Home Furnishings Stores	31,687	1.31	\$35,986
Motor Vehicle and Parts Dealers	121,404	1.28	\$51,334
Rental and Leasing Services	35,214	1.26	\$50,398
Support Activities for Agriculture and Forestry	23,508	1.25	\$27,994
Food and Beverage Stores	194,371	1.24	\$26,510
General Merchandise Stores	200,645	1.21	\$26,466
Air Transportation	28,920	1.20	\$79,788
Food Services and Drinking Places	652,260	1.19	\$19,868
Ambulatory Health Care Services	413,742	1.18	\$69,205
Specialty Trade Contractors	227,272	1.18	\$44,391
Miscellaneous Store Retailers	51,299	1.16	\$29,425
Administrative and Support Services	480,025	1.14	\$36,749
Personal and Laundry Services	81,931	1.14	\$27,004
Telecommunications	52,139	1.14	\$79,142
Building Material & Garden Supplies Dealers	71,413	1.13	\$35,311
Insurance Carriers and Related Activities	122,395	1.09	\$73,883
Data Processing, Hosting and Related Services	15,008	1.09	\$98,344
Credit Intermediation and Related Activities	152,933	1.08	\$70,941
Repair and Maintenance	69,460	1.08	\$40,058
Sporting Goods, Hobby, Book, and Music Stores	35,061	1.06	\$24,986
Nursing and Residential Care Facilities	181,055	1.04	\$33,923
Hospitals (Private)	266,331	1.03	\$60,552
Couriers and Messengers	29,491	1.01	\$54,456
Construction of Buildings	67,054	1.00	\$61,785

Source: University of Central Florida's Institute for Economic Competitiveness, July 2013

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Table 43: Region Jobs; State and National Location Quotients (LQ); Earnings by Sector

Description	2013 Region Jobs*	2013 State LQ	2013 National LQ	2013 Wages & Salaries
Amusement, Gambling, and Recreation Industries	73,347	2.83	5.60	\$29,894
Warehousing and Storage	9,448	2.12	1.51	\$40,681
Mining (except Oil and Gas)	1,134	2.08	0.57	\$59,073
Funds, Trusts, and Other Financial Vehicles	733	2.01	0.92	\$73,473
Accommodation	52,220	1.95	3.18	\$25,780
Food Manufacturing	8,994	1.86	0.68	\$39,724
Machinery Manufacturing	6,458	1.60	0.65	\$73,495
Postal Service (Private Sector)	44	1.59	1.00	\$15,820
Truck Transportation	11,435	1.53	0.92	\$39,614
Data Processing, Hosting and Related Services	3,906	1.48	1.70	\$58,342
Rental and Leasing Services	8,486	1.46	1.82	\$47,193
Management of Companies and Enterprises	19,384	1.41	1.06	\$78,360
Chemical Manufacturing	4,070	1.36	0.57	\$60,488
Pipeline Transportation	39	1.21	0.10	\$72,289
Transit and Ground Passenger Transportation	2,952	1.21	0.72	\$30,228
Plastics and Rubber Products Manufacturing	2,258	1.21	0.38	\$46,660
Real Estate	23,717	1.16	1.85	\$43,233
Telecommunications	9,883	1.14	1.29	\$57,139
Clothing and Clothing Accessories Stores	21,321	1.14	1.62	\$16,007
Printing and Related Support Activities	3,178	1.13	0.78	\$38,629
Nonmetallic Mineral Product Manufacturing	2,813	1.13	0.86	\$43,848
Administrative and Support Services	96,311	1.11	1.37	\$30,285
Couriers and Messengers	5,364	1.11	1.10	\$37,981
Wood Product Manufacturing	1,606	1.09	0.52	\$32,506
Air Transportation	5,706	1.09	1.42	\$69,313
Transportation Equipment Manufacturing	6,289	1.09	0.46	\$77,862
Hospitals (Private)	46,393	1.07	1.08	\$47,491
Publishing Industries (except Internet)	5,087	1.06	0.78	\$65,394
Motion Picture and Sound Recording Industries	2,133	1.05	0.61	\$28,996
General Merchandise Stores	33,788	1.03	1.22	\$20,779
Waste Management and Remediation Services	2,929	1.02	0.87	\$47,373
Repair and Maintenance	11,669	1.01	1.08	\$38,356
Food Services and Drinking Places	108,031	1.01	1.18	\$17,323
Specialty Trade Contractors	37,622	1.00	1.17	\$38,136

*Lake, Orange, Polk, Seminole, Sumter and Osceola Counties

Source: University of Central Florida's Institute for Economic Competitiveness, July 2013

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Table 44: Lake County Jobs, State and National Location Quotients (LQ), Earnings by Sector

Description	2013 Lake Co. Jobs	2013 State LQ	2013 National LQ	2013 Total Average Earnings
Truck Transportation	1,406	2.80	1.68	\$47,038
Utilities	597	2.44	1.78	\$77,296
Nonmetallic Mineral Product Manufacturing	392	2.34	1.78	\$49,047
Crop Production	1,257	2.33	3.84	\$30,298
Building Material & Garden Equipment Supplies Dealers	1,786	2.27	2.51	\$31,942
Mining (except Oil and Gas)	79	2.16	0.59	\$60,339
Plastics and Rubber Products Manufacturing	270	2.15	0.68	\$54,949
Food Manufacturing	696	2.14	0.78	\$45,693
Chemical Manufacturing	375	1.87	0.78	\$53,848
Beverage and Tobacco Product Manufacturing	191	1.80	1.60	\$65,154
General Merchandise Stores	3,920	1.79	2.10	\$23,841
Nursing and Residential Care Facilities	3,418	1.72	1.76	\$33,391
Motor Vehicle and Parts Dealers	1,945	1.46	1.83	\$49,234
Specialty Trade Contractors	3,640	1.44	1.69	\$43,634
Personal and Laundry Services	1,304	1.42	1.61	\$24,377
Local Government	11,081	1.39	1.31	\$49,893
Ambulatory Health Care Services	6,248	1.36	1.59	\$65,052
Hospitals (Private)	3,855	1.32	1.33	\$54,319
Food and Beverage Stores	2,738	1.29	1.55	\$26,039
Gasoline Stations	581	1.29	1.13	\$21,779
Telecommunications	740	1.27	1.44	\$54,237
Machinery Manufacturing	345	1.27	0.51	\$69,660
Health and Personal Care Stores	945	1.16	1.52	\$36,252
Waste Management and Remediation Services	223	1.15	0.98	\$77,369
Miscellaneous Store Retailers	645	1.13	1.30	\$22,469
Food Services and Drinking Places	7,642	1.07	1.24	\$17,671
Construction of Buildings	788	1.03	1.05	\$48,219
Repair and Maintenance	789	1.02	1.09	\$34,267
Furniture and Related Product Manufacturing	115	1.02	0.54	\$36,300
Support Activities for Agriculture and Forestry	261	1.01	1.24	\$38,146
Fabricated Metal Product Manufacturing	336	1.00	0.39	\$39,647

Source: University of Central Florida's Institute for Economic Competitiveness, July 2013

b. Employment Forecast (2010-2040)

Table 45 (30-Year Forecast Orlando MSA), and **Table 46 (30-Year Forecast Lake County)**, present long-range forecasts, to the year 2040, for the Orlando MSA and Lake County. Projections show significant economic and job growth for both the Orlando MSA in general and Lake County in particular. The rate of growth for Lake County will be higher than the MSA as a whole, so the county's share of the overall MSA will increase, but will still remain a modest portion of the overall regional economy.

Over 735,000 new jobs are anticipated to be created during the 30-year period of 2010 through 2040 within the Orlando MSA that includes Lake County. **Table 45 (30-Year Forecast Orlando MSA)**, shows that the top-5 high-growth industry sectors in the Orlando MSA from 2010 through 2040 include: Professional and Business Services with over 290,000 new jobs; Educational and Health Services with over 94,000 jobs; Transportation, Trade and Utilities with over 82,000 new jobs; Leisure and Hospitality with over 81,000 new jobs; and Construction and Mining with over 74,000 new jobs. Although the State and Local Government sector is also anticipated to increase significantly (over 42,000 jobs), this growth is based primarily on population growth and does not represent the growth of a targeted industry sector.

Significant growth is anticipated in Personal Income growing from \$73B in 2010 to over \$341B in 2040 for the Orlando MSA.

Lake County jobs are expected to more than double and the size of the economy as measured by Real Gross County Product is expected to more than triple from 2010 reaching over \$27 billion by 2040.

Lake County is expected to add more than 84,000 payroll jobs by 2040.

Table 46 (30-Year Forecast Lake County), shows that the top-5 industry sectors anticipated for growth in Lake County for the 2010-2040 period include: Professional and Business Services with over 20,000 new jobs; Educational and Health Services with over 18,000 jobs; Transportation, Trade and Utilities with over 15,000 new jobs; and the Leisure and Hospitality and Construction and Mining sectors each with over 5,000 new jobs. As explained previously, the State and Local Government sector is also anticipated to increase significantly based primarily on population growth.

The top 2-digit NAICS sectors projected to have highest levels of job creation, Professional & Business Services (over 20,000 new jobs), Educational & Health Services (over 18,000 new jobs) and Transportation, Trade & Utilities (over 15,000 new jobs) are expected to create nearly 65% of all jobs by 2040.

In percentage terms, Lake County will see growth over the next 30 years that will exceed the overall growth rate of the MSA as a whole. Lake County is anticipated to increase its total amount of non-farm employment by 215% compared to the Orlando MSA's increase of 176% for the 2010-2040 period. Lake County will be able to benefit from this growth, but will have to steer the regional economy in such a manner as to maximize the benefits provided by this economic tailwind.

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Table 45: 30-Year Forecast Orlando MSA

Orlando MSA	2010	2020	2030	2040	Change 2010-2020	Change 2010-2030	Change 2010-2040
Total Nonfarm (Thous.)	1001.3	1246.5	1471.3	1736.5	245.20	470.00	735.20
Construction and Mining (Thous.)	47.7	72	94.5	122.2	24.30	46.80	74.50
Manufacturing (Thous.)	38	38.9	37.3	35.7	0.90	-0.70	-2.30
Transp., Trade, & Utilities (Thous.)	186	229.8	250.1	268.5	43.80	64.10	82.50
Information (Thous.)	23.8	27.1	33.2	42.4	3.30	9.40	18.60
Financial Activities (Thous.)	65.1	72.3	81.3	92.1	7.20	16.20	27.00
Professional & Business Svcs (Thous.)	161.1	227.2	332.1	452.7	66.10	171.00	291.60
Educational & Health Svcs (Thous.)	120.8	162.4	187.1	214.9	41.60	66.30	94.10
Leisure & Hospitality (Thous.)	195.6	238.9	250.8	277.4	43.30	55.20	81.80
Other Services (Thous.)	47.5	49.5	57	63.4	2.00	9.50	15.90
Federal Government (Thous.)	12.8	13.3	16.7	21.7	0.50	3.90	8.90
State & Local Government (Thous.)	102.9	115.1	131.2	145.6	12.20	28.30	42.70
Real Gross County Product (Millions 2005\$)	93,024	128,409.1	180,562.2	257,481.9	35,385.10	87,538.20	164,457.90
Personal Income (Billions)	73.6	122.8	205.5	341.6	49.20	131.90	268.00
Real Personal Income (Billions 2005\$)	66.3	93.7	130.6	178.6	27.40	64.30	112.30
Population (Thous.)	2146	2640.9	3224	3856.9	494.90	1078.00	1710.90

Source: University of Central Florida's Institute for Economic Competitiveness, July 2013

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Table 46: 30-Year Forecast Lake County

Lake County, FL	2010	2020	2030	2040	Change 2010-2020	Change 2010-2030	Change 2010-2040
Total Nonfarm (Thous.)	82.06	105.34	136.24	166.43	23.28	54.18	84.37
Construction and Mining (Thous.)	6.58	8.71	10.65	11.83	2.13	4.07	5.25
Manufacturing (Thous.)	3.04	3.65	3.87	3.87	0.61	0.83	0.83
Transp., Trade, & Utilities (Thous.)	17.89	23.51	29.04	33.66	5.62	11.15	15.77
Information (Thous.)	1.27	1.50	2.12	2.93	0.23	0.85	1.66
Financial Activities (Thous.)	3.33	3.81	4.86	5.88	0.48	1.53	2.55
Professional & Business Svcs (Thous.)	7.51	11.21	18.81	27.79	3.70	11.30	20.28
Educational & Health Svcs (Thous.)	15.30	21.32	27.58	33.92	6.02	12.28	18.62
Leisure & Hospitality (Thous.)	8.76	10.51	12.15	14.10	1.75	3.39	5.34
Other Services (Thous.)	4.33	5.06	6.65	8.00	0.73	2.32	3.67
Federal Government (Thous.)	0.66	0.66	0.95	1.35	-	0.29	0.69
State & Local Government (Thous.)	13.39	15.41	19.55	23.10	2.02	6.16	9.71
Real Gross County Product (Millions 2005\$)	8,588.35	12,232.33	18,574.37	27,075.59	3,643.98	9,986.02	18,487.24
Personal Income (Millions)	9761.71	17488.65	32473.45	54763.07	7,726.94	22,711.74	45,001.36
Real Personal Income (Millions 2005\$)	8793.49	13344.36	20637.63	28631.98	4,550.87	11,844.14	19,838.49
Population (Thous.)	298.66	384.92	520.57	657.34	86.26	221.91	358.68

Source: University of Central Florida's Institute for Economic Competitiveness, July 2013

c. Lake County Opportunities Based on High Growth Industry Sectors and National and State Location Quotients

As indicated in **Table 44 (Lake County Jobs, State and National Location Quotients (LQ), Earnings by Sector)**, the sectors that have high location quotients, high levels of current employment, and that are subsectors of the broad industry categories projected to have significant payroll job growth to 2040. These identify potential targets for economic development efforts in Lake County and the Wellness Way Sector Plan area.

Several healthcare related sectors fall into this grouping. Ambulatory health care services, hospitals, nursing and residential care facilities and health and personal care stores are sectors that are prime targets for economic development in the Wellness Way Sector.

Trade and Transportation is a sizeable and growing segment of the economy. Truck transportation has the highest state location quotient of all sectors in Lake County. Proximity of the county to several of the largest metropolitan areas in Florida gives the sector a geographic comparative advantage. Additionally, the proximity and access afforded by the local roadway network including US 27 and the Florida Turnpike, provides the sector a comparative infrastructure advantage. Retail trade is a large sector in the county, with auto dealers, supermarkets and warehouse clubs employing a large percentage of workers in the sector. These subsectors should be accommodated and encourage in the land use categories in some capacity as they represent a large portion of the current economic base.

Traditional agriculture is also a high location quotient industry and when coupled with food and beverage manufacturing, high location quotient industries themselves, represent a significant employment base in the county. These sectors should not be overlooked as potential sources of growth and with an estimated \$86 billion a year nutraceutical industry in the United States, future economic development efforts in Lake County should target healthcare, food manufacturing, and crop production sectors.

The county also has several manufacturing sectors with relatively high State location quotients and while employment in the larger sector is not expected to grow rapidly, there may be opportunities for growth in specific manufacturing subsectors and specialized manufacturing to support the Amusement and Recreation Industries sector.

As Lake County's economy grows over the next decades, the need for a variety of business and professional services will expand as well, creating many opportunities for business formation and expansion. The state and national economies continue to evolve to service based activities and this will also boost the size of this sector in Lake County.

Based on the review of the industries listed in **Table 44 (Lake County Jobs, State and National Location Quotients (LQ), Earnings by Sector)**, additional existing Lake County industry sectors have been identified that complement the County Wellness Way Businesses to Target and correspond to the high-growth industry sectors identified in **Table 46 (30-Year Forecast Lake County)**. **Table 47 (Lake County High Growth Industry Sectors and Complementary High LQ Industries)**, shows the top 5 High Growth Industry Sectors for Lake County and the corresponding Wellness Way Businesses to Target and their complementary industry sectors that have a high State and National LQ score. The complementary existing Lake County industry sectors are shown in italics (i.e., ~Nursing and Residential Care Facilities) while the original Wellness Way Businesses to Target are not italicized. Lake County should continue its recruitment and retention efforts focused on these high-growth

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industry sectors and the complementary industry sectors that have a comparative locational concentration advantage as depicted by the high State and National LQ scores.

Table 47: Lake County High Growth Industry Sectors and Complementary High LQ Industries

Top 5 High Growth Industry Sectors	2010-2040 New Jobs	Wellness Way Target Groups and Additional LQ Complementary ~Industry Sectors
Professional & Business Svcs.	20.28 (Thous.)	Office and High-tech Regional Corporate Offices and Headquarters
Educational & Health Svcs	18.62 (Thous.)	Sports Medicine and Training Research Park (Bio-medical, Technical engineering, and Human performance) Teaching and Medical Colleges ~Nursing and Residential Care Facilities ~Ambulatory Health Care Services ~Hospitals (private) ~Health and Personal Care Stores
Transp., Trade, & Utilities	15.78 (Thous.)	~Truck Transportation ~Motor Vehicle and Parts Dealers ~Telecommunications
Leisure & Hospitality	5.34 (Thous.)	Eco-Tourism ~Personal and Laundry Services ~Food and Beverage Stores ~General Merchandise Stores
Construction and Other Industrial Sectors	5.25 (Thous.)	Housing ~Nonmetallic Mineral Product Manufacturing ~Specialty Trade Contractors

Source: University of Central Florida's Institute for Economic Competitiveness, Littlejohn Engineering Associates, Inc. July 2013

d. Lake County Opportunities Based on High Employment Levels and National and State Location Quotients

Economic Development opportunities for Lake County and the Wellness Way area also exist based on established industry clusters with comparatively high employment levels and above average National and State location quotients. While Agriculture, Manufacturing and Retail have not been identified in the analysis as some of the top high-growth industry sectors over the 2010-2040 planning horizon, these three industry sectors are responsible for a significant portion, over 18,000 jobs, of the employment base within Lake County. This large employment base is anticipated to grow during the 2010-2040 period and the complementary industry sectors represent opportunities to further expand the overall sector and create additional jobs. These industry sectors also have high National and State location quotient scores. The presence of this large employment base and their associated industry sectors represent an additional economic development opportunity for Lake County.

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Table 48 (Existing High-Employment Lake County Industry Sectors and Complementary High LQ Lake County) Industries, shows the existing high-employment Industry Sectors for Lake County and the corresponding Wellness Way Businesses to Target and their complementary industry sectors that have a high State and National LQ score. The complementary existing Lake County industry sectors are shown in italics (i.e., ~Nursing and Residential Care Facilities) while the original Wellness Way Businesses to Target are not italicized. Lake County should continue its recruitment and retention efforts focused on these industry sectors and the complementary industry sectors that have a comparative locational concentration advantage as depicted by the high State and National LQ scores.

Table 48: Existing High-Employment Lake County Industry Sectors and Complementary High LQ Lake County Industries

Industry Sectors	2011 Jobs	Wellness Way Target Groups and Additional LQ Complementary ~Industry Sectors
Agriculture, Forestry, Fishing and Hunting	1.654 (Thous.)	Agriculture-based businesses ~Crop Production ~Food Manufacturing ~Beverage and Tobacco Manufacturing
Manufacturing	3.55 (Thous.)	Industrial Green Businesses (Bio-Fuel, Solar, etc.) ~Chemical Manufacturing
Retail Trade	13.767 (Thous.)	~General Merchandise Stores ~Food and Beverage Stores ~Health and Personal Care Stores

Sources: University of Central Florida’s Institute for Economic Competitiveness, Littlejohn Engineering Associates, Inc., Lake County Government, July 2013

2. Employment Space Needs Analysis

Different industries require different amounts of space. The space needs of each of the Wellness Way target industry groups were identified to determine the amount of land that would be needed to accommodate the estimated employment growth within the Wellness Way Sector Plan area. The estimates for target industry sector growth for Lake County shown in **Table 47 (Lake County High Growth Industry Sectors and Complementary High LQ Industries)** are for the entire Lake County area. It 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; 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 will provide the maximum range of alternative site choices for 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.

Two analyses were performed to determine the estimated space needs to accommodate the anticipated Lake County employment growth within the Wellness Way Sector Plan area. The first analysis method utilized the non-residential intensities (FAR) associated with Lake County Future Land Use categories where these uses would typically be allowed. The second analysis method was based on Lake County’s existing (built) development intensities for similar development types (target industry accommodating). The two space needs analysis provided estimates for the range of area needed, high and low, to accommodate the anticipated employment growth in Lake County. Each of these analyses also included space needs for high-employee density and low employee density scenarios.

a. Space Need Based on Future Land Use Intensities

The following steps were undertaken to calculate employee space needs using current future land use categories' intensity allowances:

Step 1 Typical Building Size: The potential building area (square feet) for a hypothetical one-acre site was determined based on the development intensity (FAR) permitted within Future Land Use categories where the target industries would typically be allowed (Regional Office for office uses, Industrial for manufacturing, Urban Medium Density for leisure/hospitality and retail). A 15% reduction factor was used to account for features that typically reduce the maximum development potential on a site (e.g. height restrictions, environmentally sensitive features, areas set aside for open space/common areas, parking, stormwater and other amenities).

Typical Building Size (sq. ft.) = 43,560 sq. ft. x 85% x FAR.

Step 2 Employee Density (Number of Employees per Acre): The employee density per industry type was determined by dividing the *Typical Building Size* derived in Step 1, by a *square foot per employee ratio*. Two different ratios were used to address two potential development trends: A Low Employee Density Ratio for heavy industrial and traditional manufacturing and a High Employee Density Ratio for high-technology manufacturing and light industrial development, see **Table 49 (Employment Space Needs per Acre Based on FLU categories)**.

Heavy industrial buildings typically have *low employee density* and tend to be larger facilities or complexes. As a result they tend to require larger sites. Examples of this type of industry are an outdoor plant/animal research facility or a solar panel/wind turbine manufacturer. This ratio was applied to the Educational and Health Services, Warehouse Distribution, and Manufacturing industry sectors.

The high employee density ratio assumes a trend of increased high-technology manufacturing and industrial development, which tend to be in smaller facilities and have a higher employee density. Examples of this type of industry are an electronics manufacturer and assembler, remote controlled aircraft manufacturer or specialized bicycle/recreational product manufacturer.

Employee Density = Typical Building Size / Employee per square foot ratio.

Step 3 Sector Industry Acreage Needed to Accommodate Projected Employment: The acreage needed to accommodate potential development by Industry Sector was calculated using the Employee Density and the projected employment growth for each of the Targeted Industry Sectors, see **Table 50 (Land Area Needs Based on FLU Categories - Low Employee Density Scenario)** and **Table 51 (Land Area Needs Based on FLU Categories - High Employee Density Scenario)**.

Sector Industry Acreage Needed = Employee Density x Estimated Employment Growth by Industry Sector

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Table 50 (Land Area Needs Based on FLU Categories - Low Employee Density Scenario) and **Table 51 (Land Area Needs Based on FLU Categories - High Employee Density Scenario)** show projections to 2020, 2030, and 2040 for both low and high employee density for various industry sectors based on the intensities adopted in the Lake County Comprehensive Plan for typical office, industrial and mixed-use categories. Based on the low employee density ratio, it is expected that approximately 969 acres will be needed to accommodate the projected employment in Lake County. The high employee scenario shows a need for 687 acres. These figures assume that sites will be developed at a high floor area ratio. The next section discusses land needs based on development intensities that are more in line with the type of development that has occurred in the past in the County.

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Table 49: Employment Space Needs per Acre Based on FLU Categories

Industry Sector	Building Type/Target Industry Cluster	Floor Area Ratio	Typical Bldg Size/ 1 Acre ¹	High-Employee Density		Low-Employee Density	
				Sq. Ft. of Bldg. per Employee	# of Employees per Acre	Sq. Ft. of Bldg. per Employee	# of Employees per Acre
Professional & Business Svcs.	Office	3.00	111,078	350	317	350	317
Educational & Health Svcs	Office	3.00	111,078	500	222	700	159
Transp., Trade, & Utilities	Warehouse Distribution	1.00	37,026	700	53	1,000	37
Leisure and Hospitality	Retail	2.00	74,052	675	110	675	110
Industrial & Construction	Manufacturing	1.00	37,026	500	74	1,000	37

¹ Includes a 30% reduction factor used to account for features that typically reduce the maximum development potential on a site

Table 50: Land Area Needs Based on FLU Categories - Low Employee Density Scenario

Target Industry Sectors	Building Type	Employees per Acre	Employees as of 2010	Forecasted Employment			Site Area (AC) Need		
				(2010-20)	(2010-30)	(2010-40)	(2010-20)	(2010-30)	(2010-40)
Professional & Business Svcs.	Office	317	7,510	3,700	11,300	20,280	12	36	64
Educational & Health Svcs	Office	159	15,300	6,020	12,280	18,620	38	77	117
Transp., Trade, & Utilities	Warehouse Distr.	37	17,890	5,620	11,150	15,770	152	301	426
Leisure and Hospitality	Retail	110	8,760	1,750	3,390	5,340	16	31	49
Industrial & Construction	Manufacturing	37	6,580	2,130	4,070	5,250	58	110	142
TOTAL			56,040	19,220	42,190	65,260	275	555	798
Average Employee Density (Increase # of Employees/Additional Site Area) for 2010-2040									82

Table 51: Land Area Needs Based on FLU Categories - High Employee Density Scenario

Target Industry Sectors	Building Type	Employees per Acre	Employees as of 2010	Forecasted Employment			Site Area (AC) Need		
				(2010-20)	(2010-30)	(2010-40)	(2010-20)	(2010-30)	(2010-40)
Professional & Business Svcs.	Office	317	7,510	3,700	11,300	20,280	12	36	64
Educational & Health Svcs	Office	222	15,300	6,020	12,280	18,620	27	55	84
Transp., Trade, & Utilities	Warehouse Distr.	53	17,890	5,620	11,150	15,770	106	211	298
Leisure and Hospitality	Retail	110	8,760	1,750	3,390	5,340	16	31	49
Industrial & Construction	Manufacturing	74	6,580	2,130	4,070	5,250	29	55	71
TOTAL			56,040	19,220	42,190	65,260	190	388	565
Average Employee Density (Increase # of Employees/Additional Site Area) for 2010-2040									115

Sources for all tables: University of Central Florida's Institute for Economic Competitiveness, Littlejohn Engineering Associates, Inc., Lake County Government, July 2013

b. Space Need Based on Actual/Built Intensities

The same employment space needs analysis explained above was performed using intensities observed in actually built environments in other unincorporated areas of the county. A sample of buildings were analyzed and it was determined that the average intensity of development for the various industries varies from 0.08 to 0.31 FAR, see **Table 52 (Existing FAR Example)** below.

Table 52: Existing FAR Example

Bldg. Type	# Bldgs. in Sample	Land Area (AC)	Building Size (SF)	Average FAR
Professional & Business Office	5	238,273.20	43,120.00	0.18
Educational & Health Services Office	5	162,043.20	12,375.00	0.08
Warehouse Distribution	8	4,160,851.2	1,293,619.0	0.31
Retail	10	1,287,198.00	124,042.00	0.10
Manufacturing	2	474,368.40	82,400.00	0.17
Total	30	6,322,734.00	1,555,556.00	0.17

Sources: Lake County Property Appraisers Office, Littlejohn Engineering Associates, Inc., July 2013

The existing development FAR analysis shows that Lake County’s current built environment and existing building inventory is typified by a relatively low FAR and less intense development pattern. This type of development pattern is consistent with rural and suburban communities that have a surfeit of available space, sites and a dispersed population. Future development of target industry facilities in Lake County will become more intense and utilize higher FARs in the longer-term future, as land available for development becomes scarce. However, the existing development pattern and anticipated development pattern for the near term is a continuation of the existing development intensities in the unincorporated areas. Increased development intensities may be stimulated to occur in the near and mid-term planning horizons through the use of land use policies and land development regulations that encourage, and potentially incentivize, higher-intensity development at appropriate locations within the Wellness Way Sector Plan.

Table 53 (Employment Space Needs per Acre Based on Actual/Built Intensities), Table 54 (Land Area Needs Based on Actual/Built Intensities- Low Employee Density Scenario) and Table 55 (Land Area Needs Based on Actual/Built Intensities- High Employee Density Scenario) show the estimated employees density per site area (acres) associated with different industry sectors utilizing an FAR for existing built facilities located in unincorporated Lake County. In this analysis, it can be observed that the land needs are substantially higher than in the previous analysis. It is estimated that, if sites develop at a lower FAR, a total of 7,350 additional acres will be needed assuming low employee densities. If high employee densities are considered, the land demand goes down to 5,576 additional acres.

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Table 53: Employment Space Needs per Acre Based on Actual/Built Intensities

Industry Sector	Building Type/Target Industry Cluster	Floor Area Ratio	Typical Bldg Size/ 1 Acre ¹	High-Employee Density		Low-Employee Density	
				Sq. Ft. of Bldg. per Employee	# of Employees per Acre	Sq. Ft. of Bldg. per Employee ³	# of Employees per Acre
Professional & Business Svcs.	Office	0.18	7,841	350	22	350	22
Educational & Health Svcs.	Office	0.08	3,485	500	7	700	5
Transp., Trade, & Utilities	Warehouse Distribution	0.31	13,504	700	19	1,000	14
Leisure and Hospitality	Retail	0.10	4,356	675	6	675	6
Industrial & Construction	Manufacturing	0.17	7,405	500	15	1,000	7

¹ Does not include the 30% reduction factor

Table 54: Land Area Needs Based on Actual/Built Intensities- Low Employee Density Scenario

Target Industry Sectors	Building Type	Employees per Acre	Employees as of 2010	Forecasted Employment			Site Area (AC) Need		
				(2010-20)	(2010-30)	(2010-40)	(2010-20)	(2010-30)	(2010-40)
Professional & Business Svcs.	Office	22	7,510	3,700	11,300	20,280	165	504	905
Educational & Health Svcs	Office	5	15,300	6,020	12,280	18,620	1,209	2,467	3,740
Transp., Trade, & Utilities	Warehouse Distr.	14	17,890	5,620	11,150	15,770	416	826	1,168
Leisure and Hospitality	Retail	6	8,760	1,750	3,390	5,340	271	525	827
Industrial & Construction	Manufacturing	7	6,580	2,130	4,070	5,250	288	550	709
TOTAL			56,040	19,220	42,190	65,260	2,349	4,872	7,350
Average Employee Density (Increase # of Employees/Additional Site Area) for 2010-2040									68

Table 55: Land Area Needs Based on Actual/Built Intensities- High Employee Density Scenario

Target Industry Sectors	Building Type	Employees per Acre	Employees as of 2010	Forecasted Employment			Site Area (AC) Need		
				(2010-20)	(2010-30)	(2010-40)	(2010-20)	(2010-30)	(2010-40)
Professional & Business Svcs.	Office	261	7,510	3,700	11,300	20,280	14	43	78
Educational & Health Svcs	Office	183	15,300	6,020	12,280	18,620	33	67	102
Transp., Trade, & Utilities	Warehouse Distr.	44	17,890	5,620	11,150	15,770	129	256	362
Leisure and Hospitality	Retail	90	8,760	1,750	3,390	5,340	19	38	59
Industrial & Construction	Manufacturing	61	6,580	2,130	4,070	5,250	35	67	86
TOTAL			56,040	19,220	42,190	65,260	1,735	3,644	5,576
Average Employee Density (Increase # of Employees/Additional Site Area) for 2010-2040									84

Source for Tables: University of Central Florida's Institute for Economic Competitiveness, Littlejohn Engineering Associates, Inc., Lake County Government, July 2013

c. Recommended Allocation of Employment Land Use

The development intensities allowed in the future land use categories analyzed are very high compared to the actual developments being built in those areas. While retail and office uses may lend themselves to higher intensity development, manufacturing and warehouse uses typically develop at substantially lower intensities than those currently allowed. If future development were to build to the maximum intensity permitted, the County would need a minimum of 800 acres (throughout the entire County) to accommodate the projected employment for the target industries. With the more realistic assumption that the actual development intensities will be substantially lower than permitted in the future land use categories analyzed, Lake County would need to allocate anywhere from 5,000 to 7,300 acres.

Land use recommendations, presented later in this document, will address how Lake County may address the allocation of compatible lands to accommodate the range of targeted industries and uses.

3. Jobs-to-Housing Analysis

a. What is Jobs-to-Housing Balance?

Jobs-housing balance is a planning tool that local governments can use to achieve a roughly equal number of jobs and housing units (or households) in a jurisdiction. The notion of balancing jobs and housing goes well beyond trying to attain numerical equality. In the ideal world, the jobs available in a community would match the labor force skills, and ample housing would be available at prices, sizes, and locations suited to workers who wish to live in the area.

A ratio of jobs to housing is most commonly used to express the concept of jobs-housing balance. Generally stated, the jobs-housing ratio is a ratio between a measure of employment and a measure of housing in a given area of analysis. The most basic measure is the ratio of the number of jobs to the number of housing units in an area. To calculate this measure, divide the number of jobs by the number of housing units. For example, if 5,000 persons are employed in a city and 10,000 housing units exist, the city's jobs-housing unit ratio is $5,000/10,000 = 0.50:1$. The current jobs-to-housing ratio for the Wellness Way Sector Plan area is $4,386 \text{ (jobs)} / 8,319 \text{ (units)} = 0.53:1^8$. The jobs-to-housing figures are based on the total jobs and housing units within US Census block groups 313.061, 313.081 and 313.114. These Census block groups, while not exclusively representative of the Wellness Way Sector Plan area, provide a benchmark or baseline for measurement over time of the area's jobs-to-housing ratio. The Census block groups provide complete coverage of the Wellness Way Sector Plan area with a small amount of area coverage extending outside of the study area boundary.

⁸ Dun & Bradstreet, Inc., ESRI, Inc., 2013, US Census Data, 2010.

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A frequently cited target standard for jobs-to-housing ratio is 1.5:1. A community with this ratio of jobs to housing units is said to be in implied “balance”⁹. Frequently cited target ranges for jobs-to-housing unit ratio are 1.3:1 to 1.7:1¹⁰ or 1.4:1 to 1.6:1¹¹. Communities with a jobs-to-housing unit ratio within these ranges are said to be “in balance”. Based on these accepted standards, the Wellness Way Sector Plan area is not currently “in-balance” with regards to the jobs to housing ratio based on current available data. Monitoring and tracking using the Census block groups benchmark data, of this ratio over time will indicate whether the future development that occurs within the Wellness Way Sector Plan Area moves the ratio closer to a jobs-to-housing ‘balance’ or farther away from a jobs-to-housing ‘balance’.

b. *Why Do Jobs to Housing Ratios Matter?*

The public challenges that are sought to be addressed by jobs-to-housing ratios and associated jobs-to-housing linkages, are the reduction of vehicle trip lengths and the associated negative environmental and sociological effects associated with longer and longer commutes. Over the past three decades, vehicle trip lengths in the United States have generally increased. The trips associated with work, coming and going to and from work and home, were the longest of the trips¹². The average commute time in Lake County is 27.8 minutes¹³. Longer commute times create additional economic costs for employees through additional fuel costs, vehicle and maintenance costs and additional social costs through more time spent away from families and stress associated with commuting. Longer commute times also place additional cost burdens on employers through decreased employee availability and productivity, and an implied increase in labor costs. The provision of appropriate housing in relatively close proximity to places of employment through jobs-to-housing linkages is seen as a means to address the negative social, environmental and economic aspects associated with ever lengthening commutes. By reducing the vehicle trip lengths associated with commuting to and from work, communities can mitigate the aforementioned negative environmental and social impacts and also reduce the potential for urban sprawl.

Jobs-to-housing ratios and associated jobs-to-housing linkage ordinances are typically used to address the following job-housing imbalances:

9 American Planning Association, Planning Advisory Service Reports, Report 516, Jobs-Housing Balance, 2003, and “Jobs-Housing Balance Revisited: Trends and Impacts in the San Francisco, Bay Area.” Journal of the American Planning Association 62, no. 4: 492–511, Cervero, Robert, 1996

10 American Planning Association, Planning Advisory Service Reports, Report 516, Jobs-Housing Balance, 2003, Best Development Practices: Doing the Right Thing and Making Money at the Same Time. Chicago: Planners Press, Ewing, Reid 1996.

11 American Planning Association, Planning Advisory Service Reports, Report 516, Jobs-Housing Balance, 2003, and “Jobs-Housing Balance Revisited: Trends and Impacts in the San Francisco, Cervero, Robert, 1991.

12 American Planning Association, Planning Advisory Service Reports, Report 516, Jobs-Housing Balance, 2003.

13 U.S. Census Bureau, American Community Survey, 2004-2009.

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Type 1: ***Job-rich and needs more housing for low-wage workers.*** Type 1 imbalances are typified by too many low-wage jobs and too few low-end housing units. A city or county with a large amount of entry-level retail and service jobs but has a little or no low-income to moderate-income housing might find it needs to correct its jobs-to-housing imbalance with land development policies that ensure housing stocks meets the price ranges of moderately skilled, low-wage workers. These imbalances are probably most likely to occur in suburban job centers. The provision of affordable housing within or close to the job center is needed to address this imbalance.

An example of this type of imbalance is typically found in a suburban employment center or edge cities.

Type 2: ***Job-rich and needs more housing for executives, managers and professionals (higher-wage workers).*** Type 2 imbalances are typified by too many high-wage jobs and too few high-end housing units. A community might find that it needs more high-end residences to house corporate executives and similar high-income professionals. Shortages of high-end housing are usually rare, however, because there is usually a high market demand and developers achieve high profits from new subdivisions targeted at these professionals. In other words, market response is generally adequate to prevent frequent Type 2 jobs-to-housing imbalances. These imbalances are more likely to occur in downtown areas of a central city (e.g., a banking, finance, and governmental center of a region), which for a variety of reasons (e.g., a lack of amenities, perceptions that public schools are inadequate, concerns about crime) has not established a residential market. Potential policy responses appropriate to addressing a Type 2 jobs-housing imbalance will depend on the particular characteristics of the area. When addressing Type 2 imbalances one of the first steps should be an analysis of the likely reasons that market-rate housing has not been built.

Examples of this type of imbalance are typically found in downtown employment areas in central cities.

Type 3: ***Job-poor and needs more employment opportunities for the resident, lower-wage, labor force.*** Type 3 imbalances are typified by too few low-wage jobs and too much low-end housing units. These areas are predominantly residential, housing low-wage workers who don't have employment opportunities close by that match their skills. Potential solutions for Type 3 jobs-housing imbalances include "economic development" programming that brings additional lower-skilled jobs into or near the neighborhoods of lower-income resident workers.

An example of this type of imbalance is typically found in older suburbs and central-city neighborhoods.

Type 4: ***Job-poor with highly-skilled resident labor force.*** Type 4 imbalances are typified by too few high-wage jobs and too many high-end housing units. This type of situation is common in many middle- and higher-income suburban communities. This type of mismatch between residences and jobs is likely to result primarily from public policy (i.e., local land-use policy) decisions to maintain an area's predominantly residential character. 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 (i.e., land uses and zoning that enable and encourage employment generating uses).

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An example of this type of imbalance is typically found in a suburban employment center or edge cities.

The Wellness Way Sector Plan area exhibits some of the same conditions associated with Type 3 and Type 4 imbalances. That is, the area is job-poor with a labor pool of high-wage and low-wage workers and also has very limited housing stock. However, a large inventory of built and planned residential development surrounds the Wellness Way Sector Plan area to the north, south and east. Through the utilization of appropriate land use policies and regulations Lake County can simultaneously encourage employment generating development and also encourage residential development in appropriate areas within the Wellness Way Sector Plan area.

c. Pros and Cons

Numerous communities throughout the United States have created jobs-to-housing linkage ordinances, which link the approval of potential non-residential development to the provision of a prescribed amount residential development and vice versa. These linkage ordinances seek to address the provision of an adequate amount of housing in concurrence with the creation of employment generating development, within an acceptable distance of the employment generating development, in order to reduce vehicle miles travelled associated with work and thusly reduce air pollution, traffic congestion and commute times.

Pros

The desired benefits of jobs-to-housing linkages and associated development regulations are to reduce vehicle miles travelled for work and the associated traffic congestion, air-pollution and long commute times. Desired benefits would also include the development of a range additional housing stock that is suitable for a range of employees and incomes. The development of residential uses and additional housing stock near employment centers is also desired to discourage urban sprawl and encourage increased density development.

Benefits Typically Attributed to Jobs-Housing Balance

- Reduced Driving and Congestion
- Fewer greenhouse gas emissions
- Lower costs to businesses and commuters
- Lower public expenditures on facilities and services
- Greater family stability
- Higher quality of life

Cons

The negative aspects associated with jobs-to-housing linkages and associated development regulations include the additional development costs and regulation requirements, verifying a causal link to where people live and work, unpredictable individual housing-job-location decisions and the matching of appropriate housing stock to the associated employment generating development.

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Additional development regulations and associated costs for compliance with the regulations have been cited by the development community as a disincentive for development. The identification of comparative economic advantages within the specializations of the development community is frequently cited as what shapes a healthy development market, that is, the market tends to attain a jobs-to-housing balance over time. Regulatory intervention in the form of a jobs-to-housing linkage increases development costs and may inhibit development.

The causal link about where people choose to live and work is very hard to establish and the decision process is complex. First, it is not clear that living close to work is a high priority for most people. Studies of residential location choice indicate that many factors beyond housing price and characteristics are involved in where people choose to live. These include neighborhood quality, availability of parks and other amenities, quality of schools, racial and ethnic mix, etc.¹⁴ This information indicates that even if a balance between worker and housing attributes could be demonstrated, it does not follow that workers would in fact choose to live in the local area.

Second, housing and commuting costs are seen as a 'trade-off'. Because housing costs generally decline with distance from major employment centers, additional commuting costs can be traded off for cheaper housing. Thus, many households choose to live in outlying areas, where lower prices enable them to purchase more housing, and commute further to work. Notable here is the strong preference among U.S. households for single-family housing. These two points suggest that it is difficult to predict where workers might live. The willingness to incur a longer commute vastly increases the number and variety of housing choices and options available to them.

Third, there is an established trend of a growing number of multiple-worker households. Location decisions for households with multiple workers are even more complex than for households with a single worker. Living near one household member's job may mean living far from another household member's place of employment.

A simple equivalency, or ratio, between jobs and households or jobs and housing units does not take into account the relationship between jobs by various occupations and detailed housing characteristics including, importantly, price. To "match" housing to jobs and vice versa requires more complex ratios and a more detailed analysis of the suitability of the housing stock (particularly economically) for those who hold local jobs. On the jobs side, variables may include the industry group of an employer, skill requirements of positions to be filled, and prevailing wages. On the worker (employed residents) side, variables may include education levels, earnings potential (affecting ability to pay local housing costs), and preferences for occupation or industry, or both. These are conditions that are frequently addressed by developers with a local insight into a particular unmet need or underserved market demand.

An article by Robert Cervero and Michael Duncan¹⁵ looked at an array of factors that contribute to a pattern in which a high proportion of employed persons work outside of their local communities of residence. These factors included the possibility of a limited range of employment choices in the resident community, for some workers, the most attractive jobs are other than where they prefer to live.

¹⁴ J. R. Follain and E. Jimenez. Estimating the Demand for Housing Characteristics: A Survey and Critique. *Regional Science and Urban Economics*, Vol. 15, 1985, pp. 77-107; P.D. Linneman, The Demand for Residence Site Characteristics. *Journal of Urban Economics*, Vol. 9, 198t. pp. 129-148; and, J. Quigley. Consumer Choice of Dwelling, Neighborhood and Public Services. *Regional Science and Urban Economics*, Vol. 15, 1985. pp. 41-63.

¹⁵ Robert Cervero and Michael Duncan, "Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing?", *The Journal of American Planning Association*, Autumn 2006, pp. 475-490.

4. Recommendations

a. *Target Industry Recommendations for Wellness Way Lake County 2010-2040*

It is recommended that Lake County continue to pursue, encourage development of, and allocate adequate potential sites and provide appropriate land use classifications to accommodate development of the targeted industry group identified for the Wellness Way area while simultaneously expanding their focus areas to include the complementary high-growth, high-employment and high-LQ industry sectors identified in **Table 45**. It is also recommended that Lake County continue to pursue, encourage development of, and allocate adequate potential sites and provide appropriate land use classifications to accommodate development of the complementary industrial sectors and targeted industry groups associated with a large proportion of the current employment in Lake County including Agriculture, Forestry, Fishing and Hunting, Manufacturing and Retail Trade identified in **Table 46 (Existing High-Employment Lake County Industry Sectors and Complementary High LQ Lake County)**.

The growth of Lake County and the success of the Wellness Way Sector Plan area are 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. Economic development efforts should be targeted at the appropriate industries to capitalize on opportunities best suited for Lake County and its unique comparative advantages and assets.

The structure of a region's economy is the cumulative result of the geography, available resources, infrastructure, workforce, planning, policies and economic development efforts. All of the region's history shapes this structure and that is reflected in the location quotients of the region's industries. That is not to say that existing location quotients define a region's destiny, the evolution of the six-county region away from agriculture and toward leisure and tourism would not have been reflected in location quotients from fifty years ago, but trying to grow the region's economy by deliberately focusing on sectors that are not current strengths of the region is fraught with peril.

Game changing, regional economy altering events can and do take place, but trying to endogenously and through a planning process engineer such changes is a high-risk proposition.

b. *Land Use Allocations*

Based on the identified job growth estimates for specific targeted industries, application of space requirements associated with established employee space needs and utilization of proposed land-use guidelines that propose a median development density between Lake County's current development patterns and existing built environment (0.25 FAR/High Land Use Allocation Amount) and the existing Future Land Use Element's development intensities (ranging from 2.0 FAR to 3.0 FAR/Low Land Use Allocation Amount) it has been determined that Lake County would need to allocate between 600 and 7,400 acres of land that is compatible for the development of the targeted industries and industries that are complementary to the targeted industries. The low end of the range represents the theoretical highest intensity and highest employment density, and is not likely to occur within sector plan area. There may be some locations within high density development nodes that develop close to the high density range, but in small amounts.

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It is anticipated that this area will develop closer to the actual (historic) development intensity, which is represented at the high end of the acreage allocation range (7,400 acres). It is recommended that sufficient acreage of the appropriate job accommodating land uses are allocated to the future land use plan within the Sector Plan area to accommodate all of the projected jobs for the County to 2040.

Please note that the estimates for target industry sector growth for Lake County are applicable to **the entire county area**. It is understood that not all of the potential growth that has been identified for Lake County will be developed within the Wellness Way Sector planning area. However, providing an allocation of compatible site areas and land uses that may accommodate the potential 30 year space needs within the Wellness Way area, will provide Lake County the maximum opportunity to capture anticipated job growth in the target industry sectors.

M. Wellness Way Sector Plan Framework

1. Hierarchy of Place

A balanced community is envisioned for the Wellness Way Sector Plan Area at build-out in 2040. Such a community contains a full mix of uses to serve the daily needs of residents in a place as well as attract and serve residents from other communities to regional destinations for shopping, entertainment, resort experiences, and recreation.

The building blocks of a well-planned, balanced community include a hierarchy of places as follows:

Corridors of movement which are the predominant form-giving element within a community. They include walkways, streets, transit lines, railroads, and interstate highways.

Edges are linear elements that serve as boundaries between two kinds of districts and area places of transition between two elements of community. Edges can be open spaces, conservation areas, areas of low density in rural settings, lakes, or a regulatory line such as an urban service area boundary.

Districts are areas that can be entered. Districts contain buildings and structures that share certain recognizable commonalities and characteristics and are perceived as a distinct place. Districts evoke and identify. Examples could include a downtown financial center, a gentrified upscale neighborhood, a shopping area such as Winter Park in Orlando or a warehousing area.

Centers are specific points in a community that are points to and from which people travel and they often serve as the center or core of a district. Clusters of like uses occur in centers. Centers are of varying scale and, in the Wellness Way area, range from a small rural village center, to a neighborhood center, a village center, a town center and a workplace center.

Neighborhoods are primarily residential in character and contain daily-serving needs located in a neighborhood center. They are the smallest of the hierarchy of places.

2. Natural Systems

a. *Conservation*

This land use classification is defined in the County's Comprehensive Plan and in the Wellness Way Sector Plan. Conservation in the Wellness Way Sector Plan includes lands that are in public ownership and have been set aside for the sole purpose of conservation of natural resources or are identified by the State of Florida for purchase for conservation.

b. *Open Space Network*

The Open Space Network in Wellness Way is intended to identify areas comprised primarily of regionally significant natural resources or public gathering places. Lands within this designation form large, contiguous areas suitable for active/passive recreation and conservation.

Typical uses include:

- Preservation and management of natural resources;
- Public facilities that support the protection of natural resources; and
- Passive and active recreation
- Community gathering places

3. Roadway Network

a. *Typical Roadway Design Sections*

In addition to the generalized arterial and collector roadway system, certain other connecting roadways and a range of typical sections depicting the ideas of multimodal elements and context sensitive design supportive of the desired development type and form have been prepared for the Wellness Way Sector Plan. These typical sections are included in this section as Typical Sections A through H. The envisioned location of where each of the sections would be applicable is shown on the Roadway Network Map included in the following page.

These cross sections, shown in perspective, are not intended to be design standards. However, the features and intent for all Wellness Way Sector Plan roadways and transportation network elements is to address every type of transportation need and mode that is appropriate for a given roadway segment or facility. The concept is to include the multi-modal facilities that improve mobility and accessibility in the proper manner for pedestrians, cyclists, transit riders and the conventional motorists as well. For example, one four-lane divided urban roadway may be the primary collector road traversing through an office campus that is served elsewhere by a system of bicycle paths or a regional trail. That facility would not necessarily require the additional costs of adding bicycle lanes to the roadway cross section.

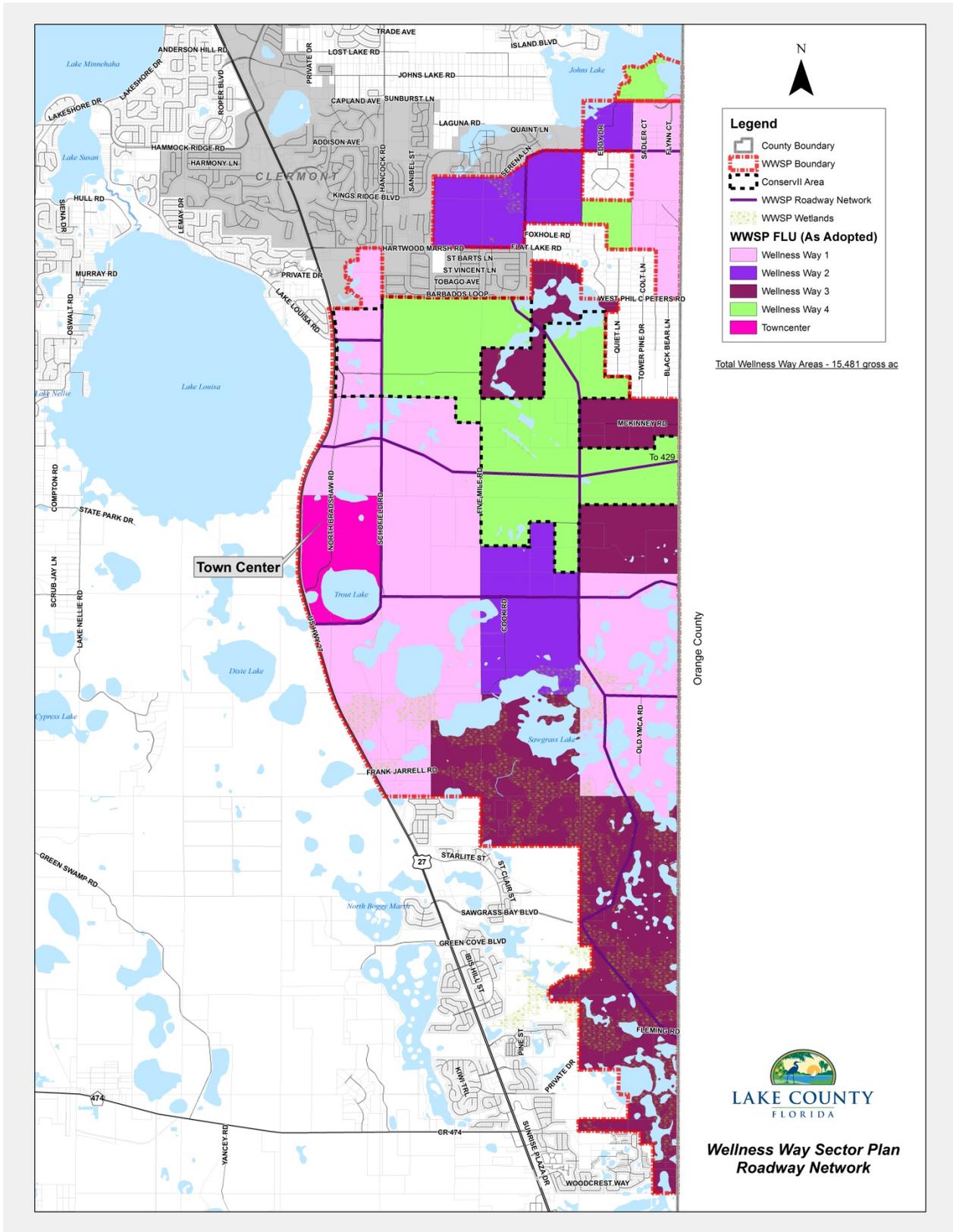
The conceptual sections are also intended to guide urban form through the representation of urban design considerations such as pedestrian "zones", parallel parking, building setbacks, streetscape, hardscape and lighting elements. Specific dimensions contained within these typical sections are intended to be recommendations and may not be entirely consistent with the Lake County Roadway Design standards that are applicable in other parts of the County.

The following provides a description for each typical section and an indication of where that section might be best incorporated into the Wellness Way Roadway Network.

ATTACHMENT A

Note: The following cross sections show the recommended design for roadways within the Wellness Way Sector Plan Area. The exact design of roadways will be determined during the DSAP approval process. Design adjustments to the recommended cross sections shall preserve the intent and character of the recommended cross sections.

Exhibit 1: Roadway Network Map

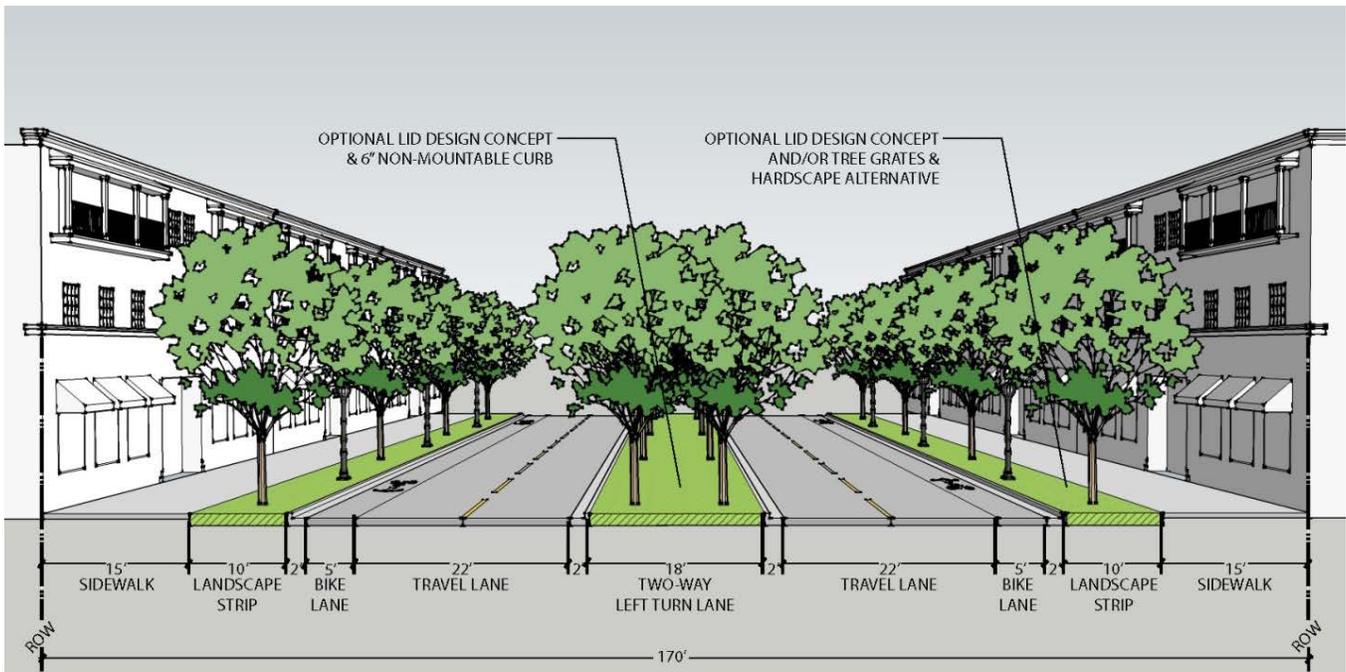


ATTACHMENT A

b. Section A: Urban Four-Lane w/Bike Lane

This cross section may have limited application within the town center or village center areas of the Sector Plan. Its primary application will be for locations that area transitioning between the highest density and intensity development and into the mixed-use suburban development neighborhoods. The cross section provides a 22' wide raised median to allow for the inclusion of an exclusive left-turn lane, two travel lanes in each direction and a 5' wide bicycle lane in each direction.

Where a left-turn lane is not required on the segment, the median should be planted with street trees and other landscape materials to enhance the corridor aesthetics. The bike lane is included based on the assumption that the likelihood of a bicycle path or trail being developed parallel to the roadways in this area is limited. Landscape parkways (buffer strips) 10' wide and separating the bike lane from the pedestrian walkway are included on these sections and the pedestrian walkway may be as much as 15 feet where foot traffic is anticipated to be significant. This section could be classified as an urban arterial or collector.

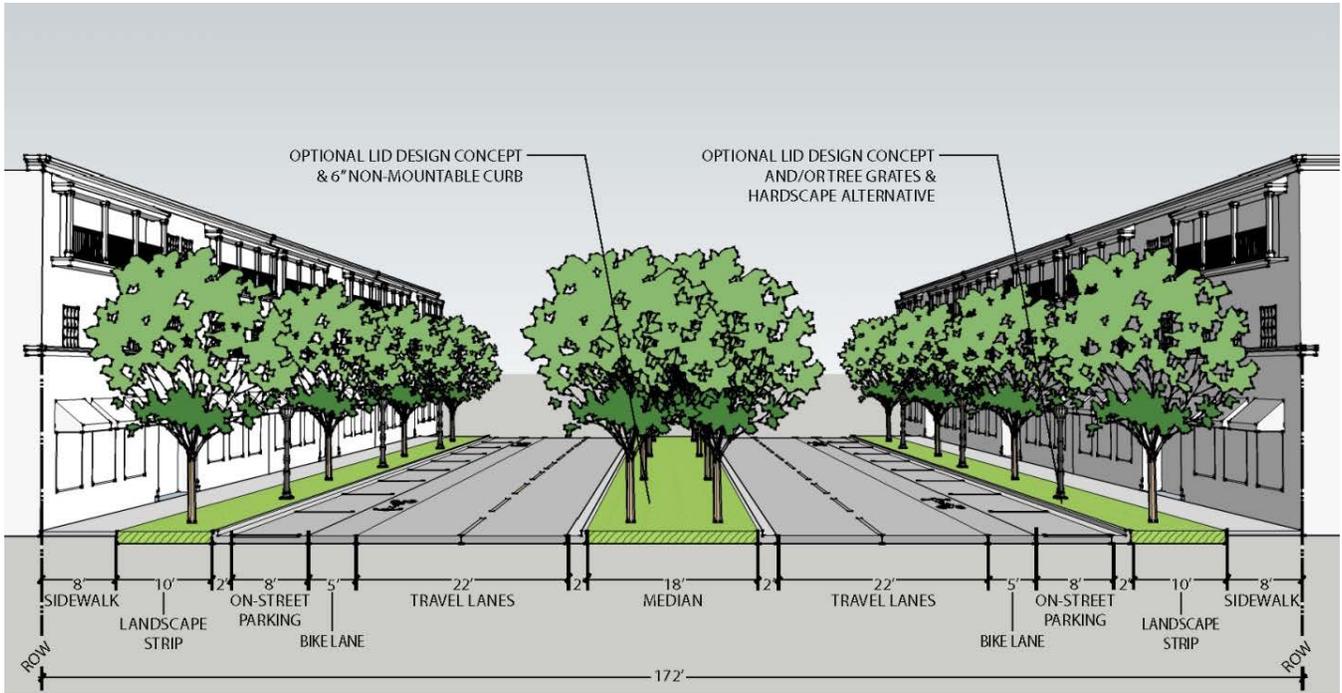


Urban Four-Lane w/ Bike Lane
Typical Section
NTS
Section A

ATTACHMENT A

c. Section B: Urban Four-Lane w/Bike Lane and Parallel Parking

This cross section will be the “backbone” of the mixed-use urban town center, village center and quite possibly a portion of the “ Main Street” in the rural village center. This typical section is intended to provide two travel lanes in each direction, a raised median suitable for landscape or left-turn lanes, bicycle lanes and parallel parking, a 10 foot planting strip and a minimum of an 8 foot wide sidewalk. Additionally, either or both of the 10 foot planting strips could be treated with hard surface materials and tree grates to create outdoor seating or kiosks areas for on-street business activity. This section could be classified as an urban arterial or collector.

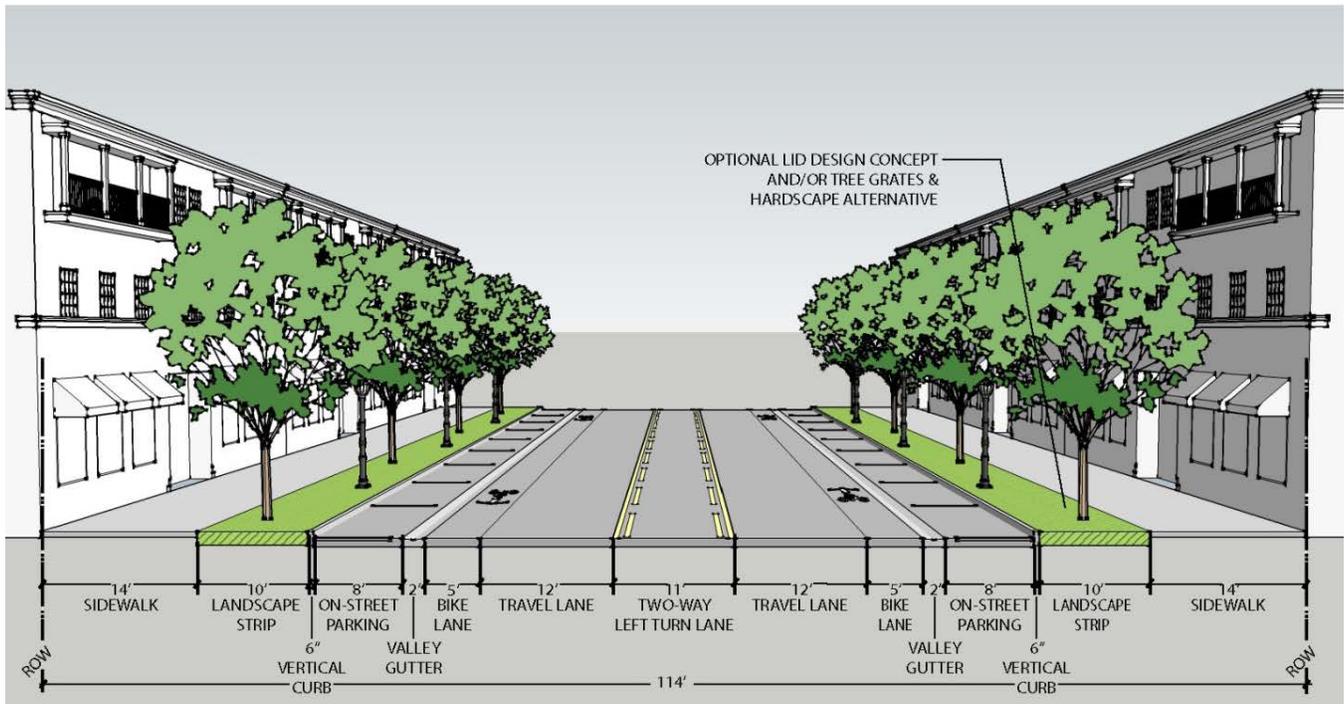


Urban Four-Lane w/ Bike Lane & Parallel Parking
Typical Section
NTS
Section B

ATTACHMENT A

d. Section C: Urban Three-Lane

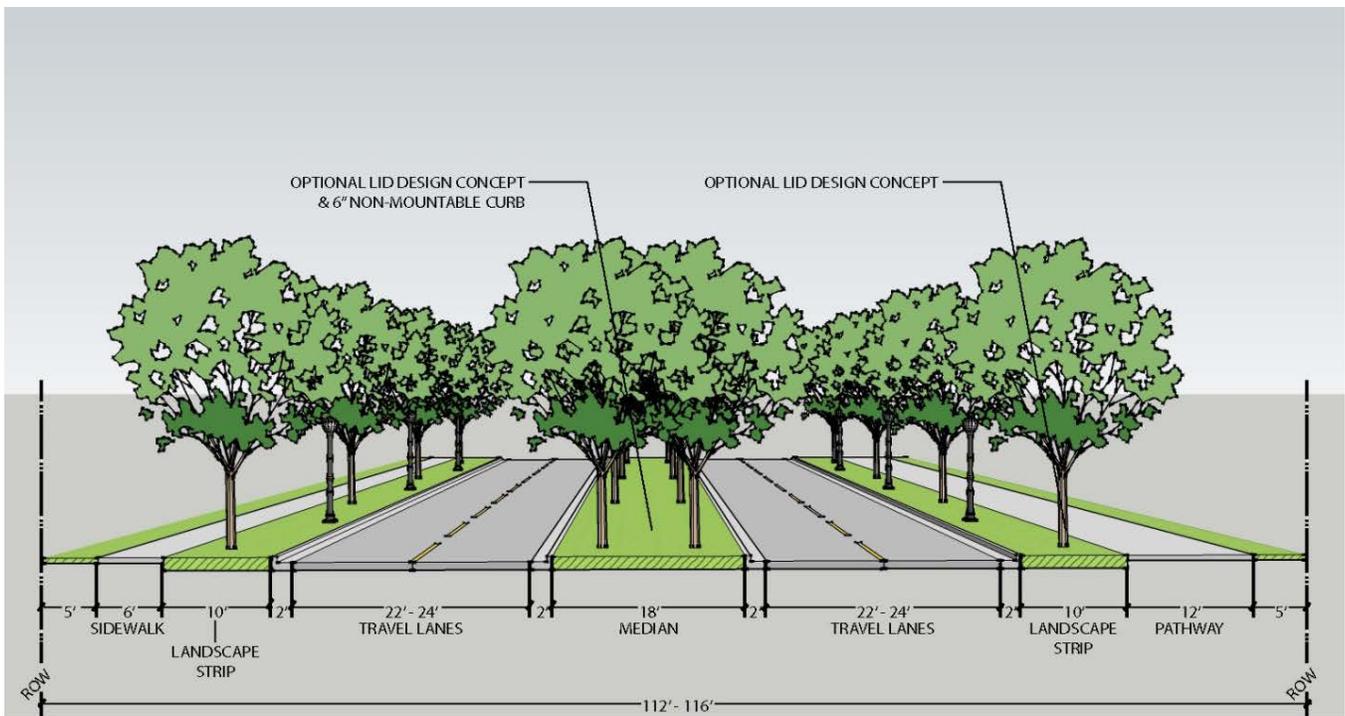
The Urban Three-Lane is intended for construction as primary collector/distributor facilities within the employment center areas and where there will likely be commercial and retail business fronting the roadways. Bicycle and parallel parking facilities are prominent features and the landscape strips and pedestrian areas are also flexible in width to provide outdoor seating through the use of additional hard surface material in the planting areas along with tree grates. With only one travel lane in each direction, it is recommended that those lanes be 12 feet in width and the continuous center left-turn lane be a minimum of 10 feet wide with 11 feet being desirable.



Urban Three-Lane
Typical Section
NTS
Section C

e. Section D: Urban Four-Lane w/Trail

This cross section would be the primary roadway section that can be classified as an arterial or collector and would serve the major traffic volumes in the Mixed-Use Suburban development area. The 22 foot raised median is included to allow for left-turn lanes or landscape treatment and there are two travel lanes in each direction. Due to anticipated higher travel speeds, consideration is given to expand the travel lanes from a standard of 11 feet to 12 feet where appropriate. Bike lanes and parallel parking have been eliminated from the cross section as the multimodal concept plan for the Sector Plan calls for trail facilities to provide the necessary connectivity that will allow for bicycle, pedestrian and other non-motorized travel between the same points that this cross section will connect. In addition, Section H later described will also provide supporting multimodal service for carts, bicycle, pedestrian and potentially equestrian travel. As with the three previous typical sections, storm water is managed by an enclosed drainage system.

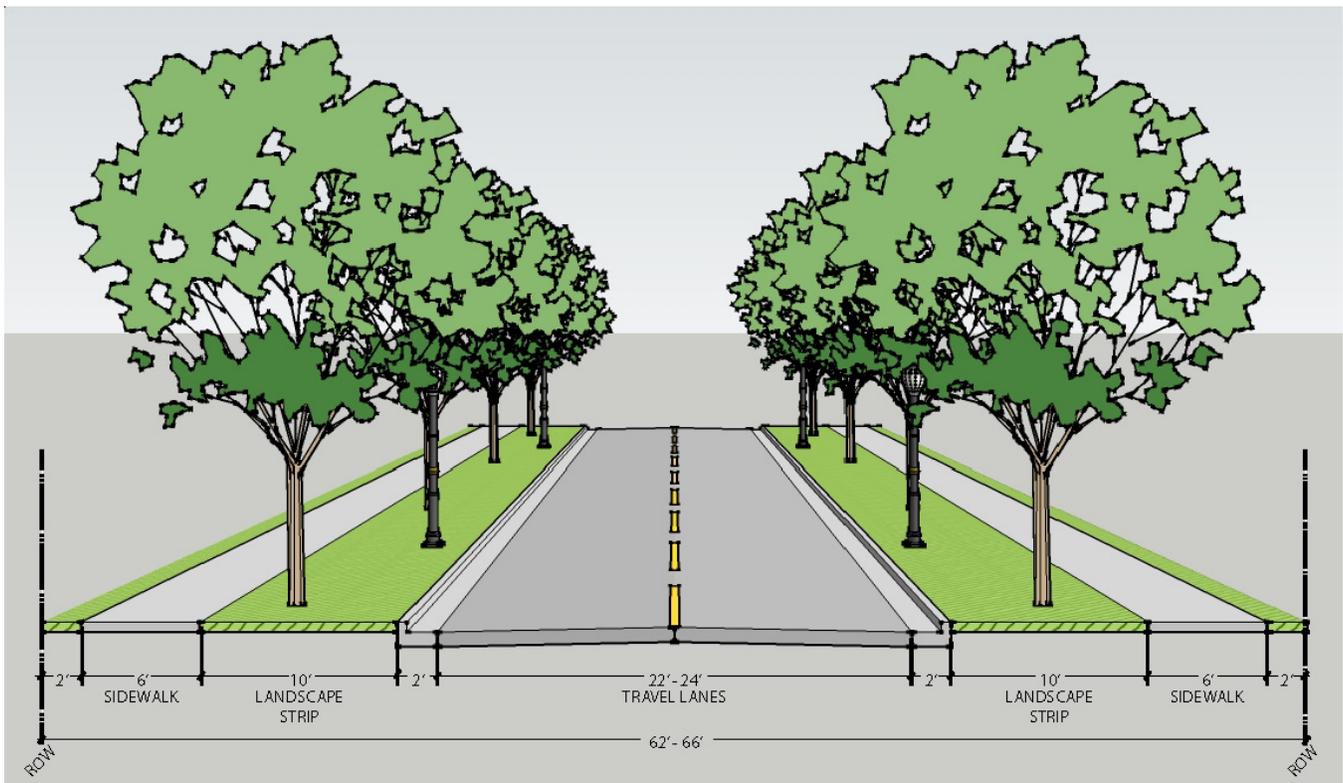


NOTE: D1 - 12' TRAIL IS REPLACED WITH 6' SIDEWALK.

Urban Four-Lane w/ Trail
Typical Section
NTS
Section D

f. Section E: Urban/Residential Two-Lane

The Urban Two-Lane section is provided to show an example of the overall features that should be considered in the design of a basic two-lane residential street. The planting areas are shown sufficiently wide to minimize the impacts of the expanding root ball from shade trees as they mature and the 6 foot wide sidewalk should be considered a minimum width. Travel lanes can range from 11' to 12' in width. However, should the neighborhood be designed with traditional features (TND), expanding the overall street wide to 26' and eliminating any center stripping would allow for on-street parking and a yield street condition for two way traffic. This facility in limited cases could be classified as a collector roadway (not under the yield street condition), would have enclosed drainage systems and be among the lowest design speeds (25-30 mph).

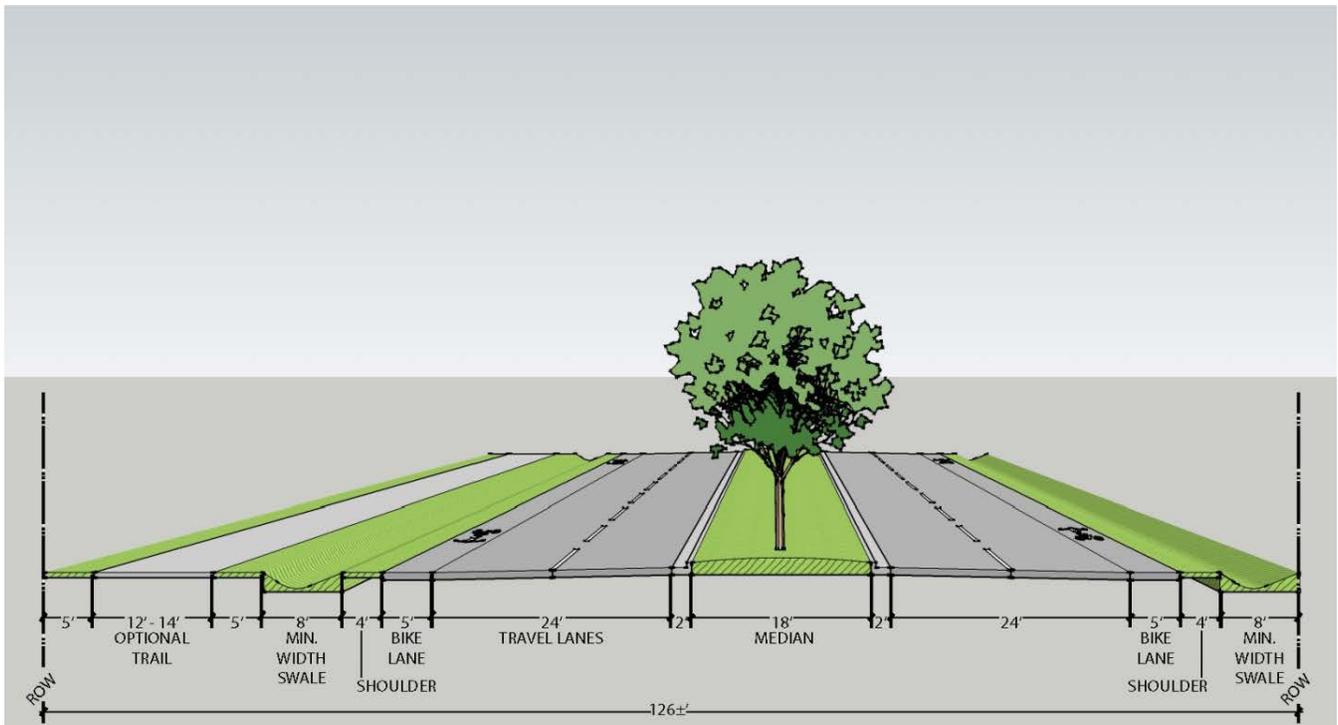


Urban/Residential Two-Lane
 Typical Section
 MTS
 Section E

ATTACHMENT A

g. Section F: Rural Four-Lane w/Bike Lanes

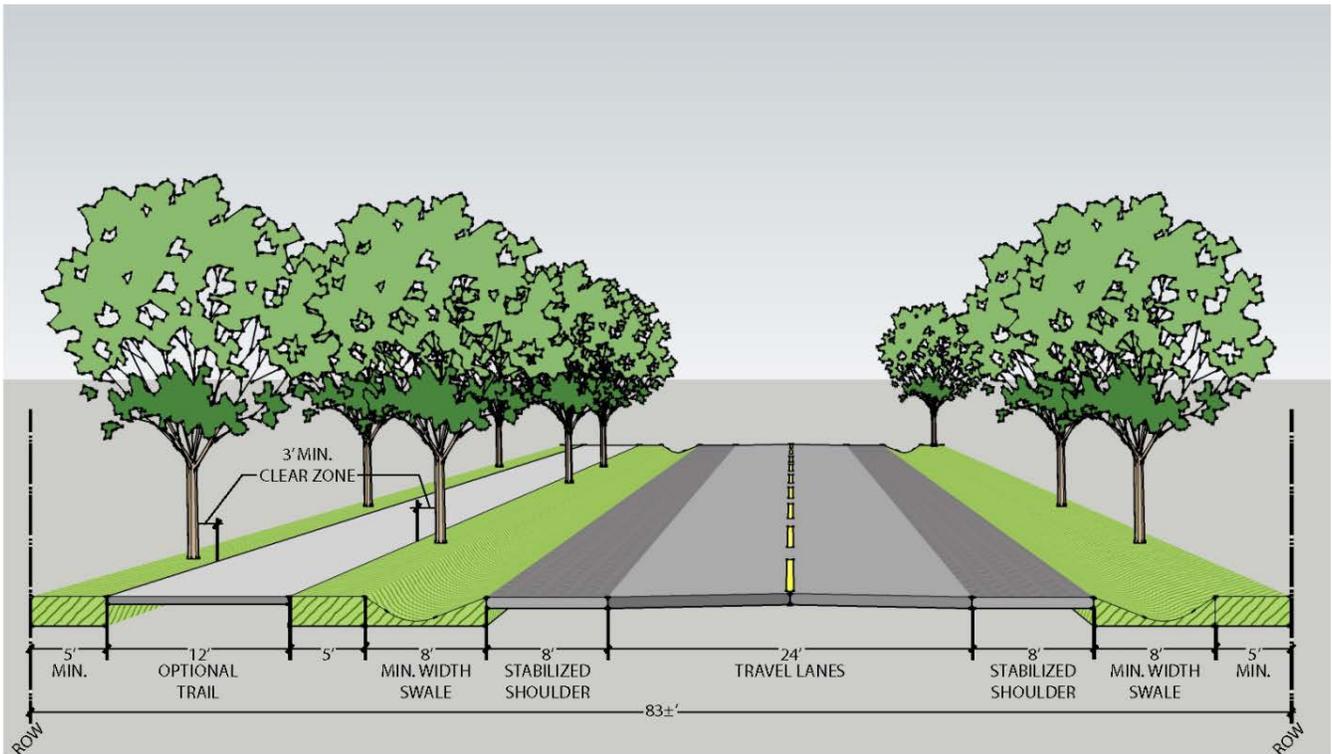
This is the major roadway section that is to be developed within and transitioning to the Rural Reserve properties. As the density of development will be lowest with the exception of any actual Conservation areas, the primary focus of travel on these roadway segments will be automobile, bus/transit, and bicycle. In some limited areas an optional 12'-14' trail facility may be included as part of a regional trail system connection. Travel lanes should be 12 feet in width as the design speeds for these facilities will reach 45-50 mph with posted speeds in that range. Storm water management will be through a system of roadway swales and the topography of the area may dictate an expanded overall right-of-way width to accommodate the broader area needed to provide proper clear zone and recovery area. It should be noted that the majority of the roadways connecting to and crossing the Lake/Orange County Line area proposed to utilize this transitional cross section.



Rural Four-Lane w/ Bike Lanes
Typical Section
NTS
Section F

h. Section G: Rural Two-Lane

Similar to Section F, this typical roadway section is intended to serve travel through areas with lower density development, minimal pedestrian traffic and focus on automobile and bicycle travel. This section would be implemented to add connectivity between the arterial and major collector system and serve areas with relatively low travel demand and where the rural character of the adjacent property is to be maintained. An optional trail is shown where other parallel or alternate facilities are not provided and the stormwater would be managed using roadway swales. Stabilized shoulders would be included to provide a solid area for emergency stops and to provide clear zones between the travel lanes and the swales and streetscape materials. These facilities may reach the level of classification as a collector but would be on the lower end of the scale.

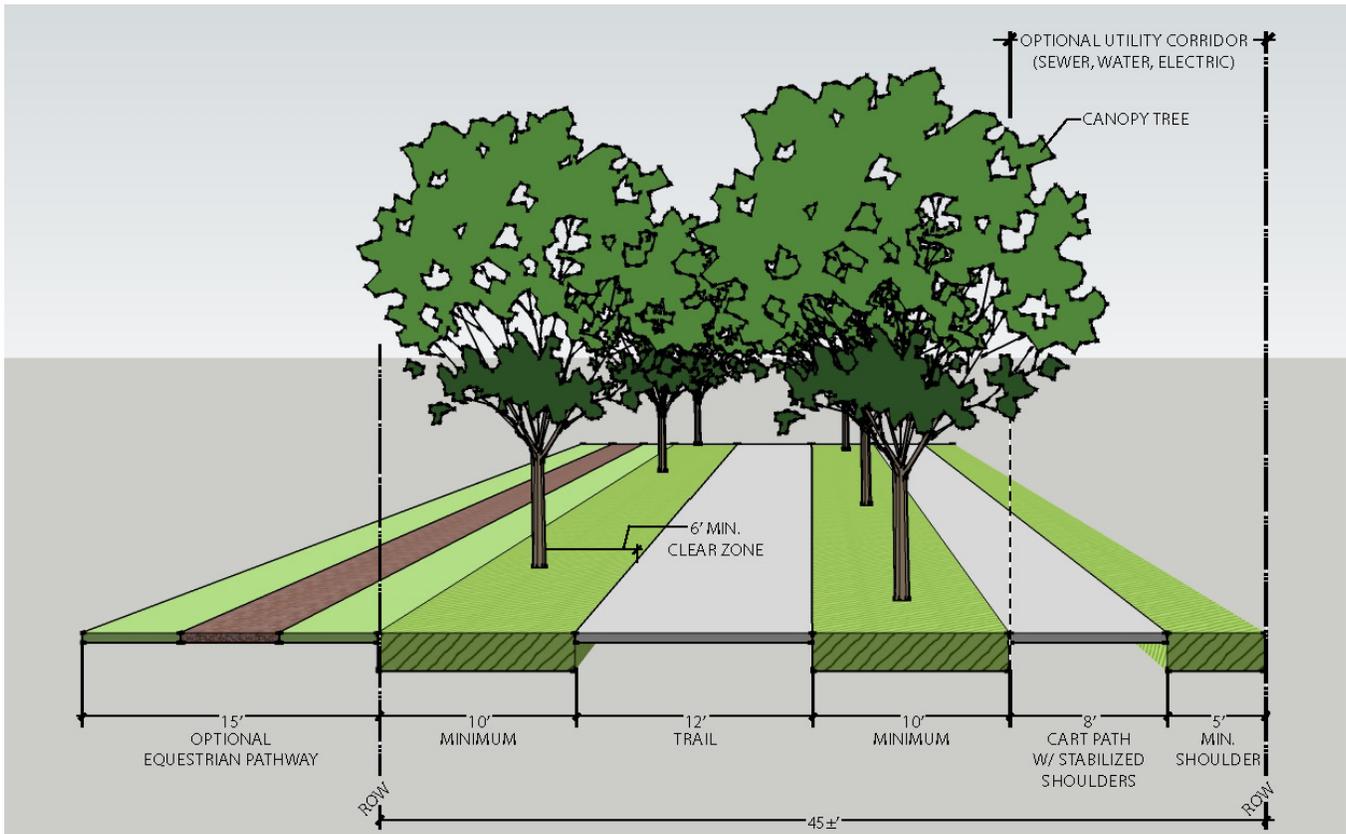


NOTE: G1 - 12' IS REPLACED WITH 6' SIDEWALKS ON EACH SIDE OF ROADWAY.

Rural Two-Lane
Typical Section
NTS
Section G

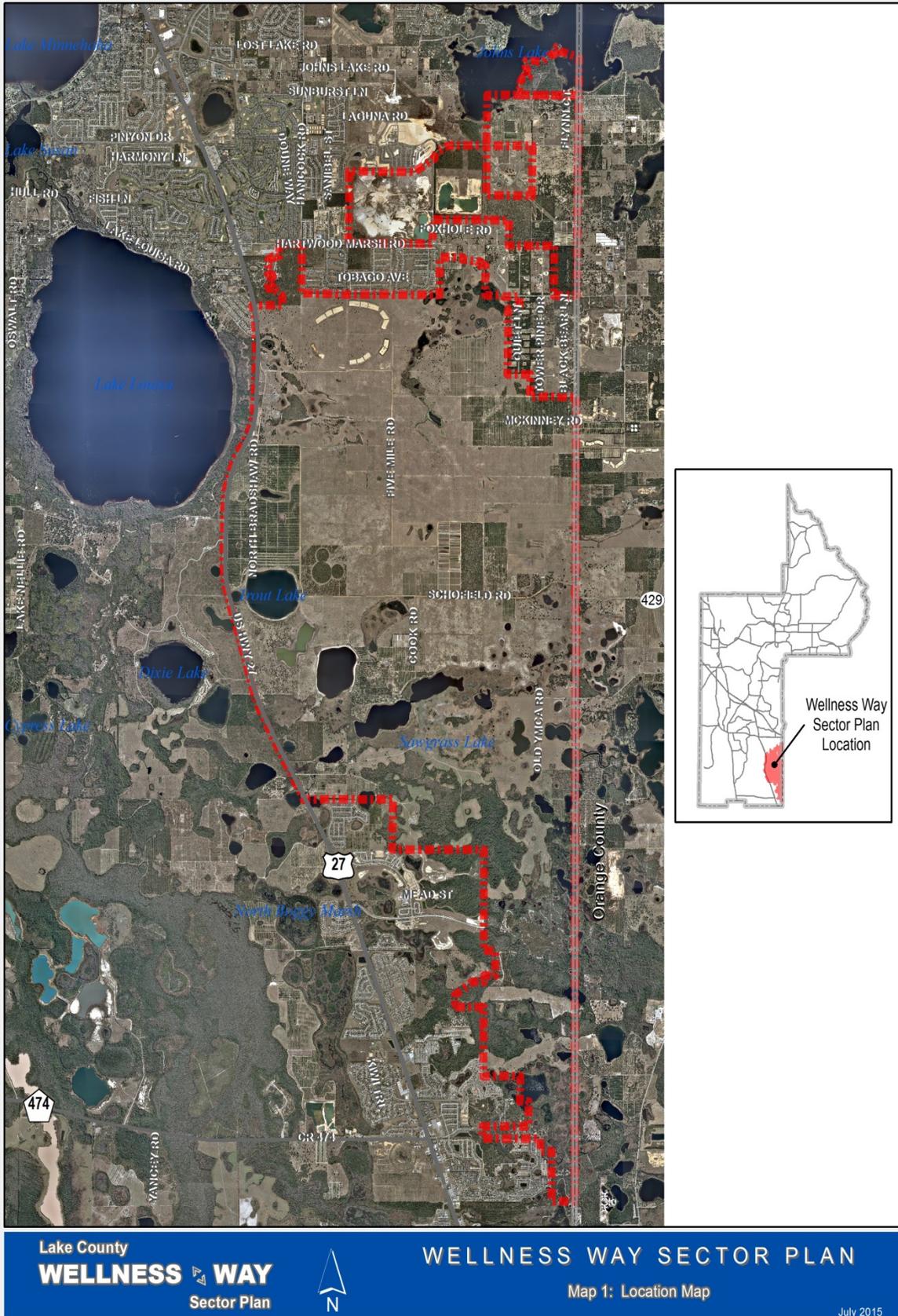
i. Section H: Wellness Mobility Corridor

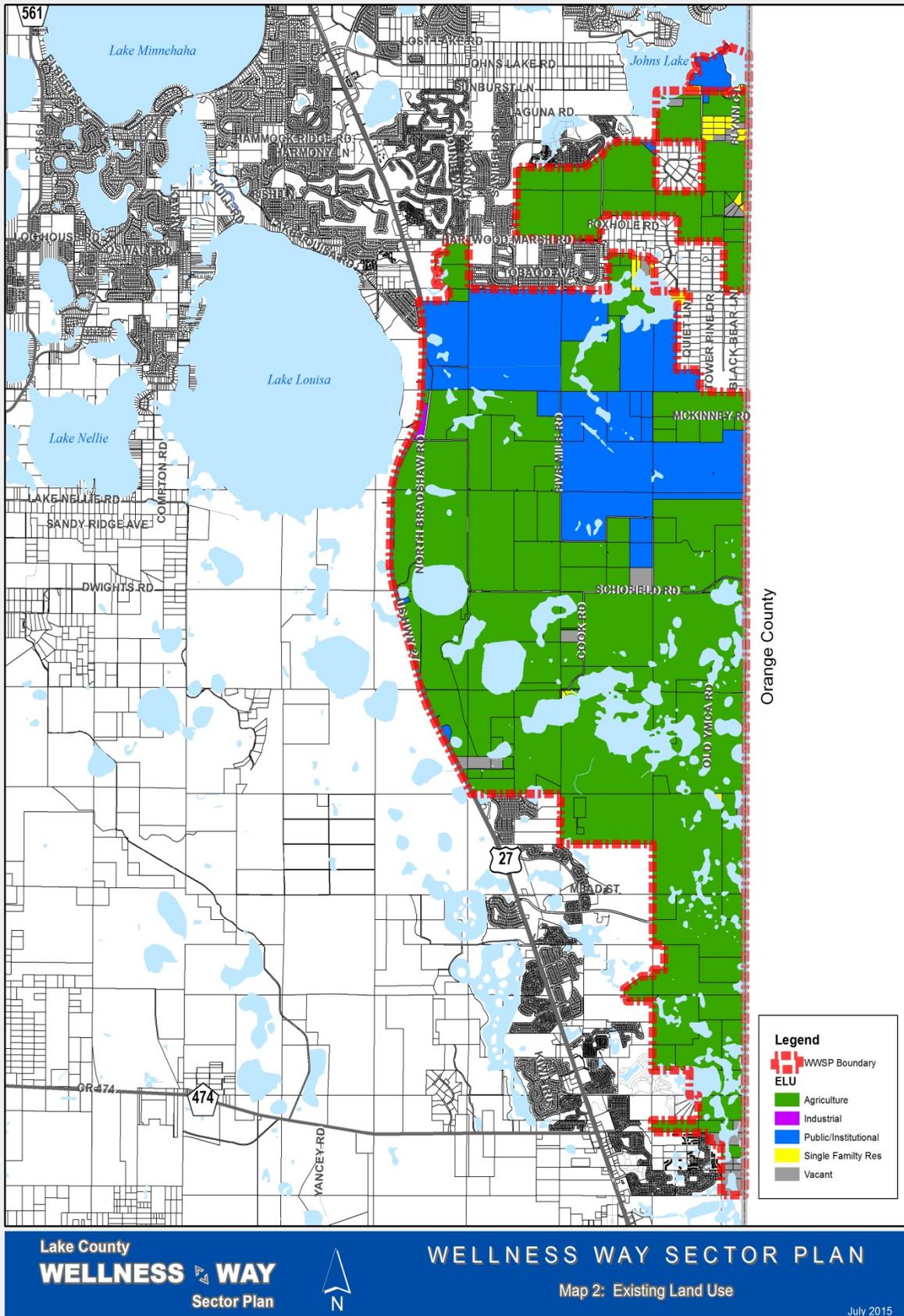
This transportation corridor is designed to provide mobility to multiple user types, none of which are truck, bus or automobile. Specific features of the corridor include the option for electric carts in locations where impervious pavement is acceptable (i.e. upland areas) and a 12 foot wide or greater trail that is designed for foot traffic or equestrian use. In areas where lands are considered sensitive (floodplains or conservation lands), the cart path can be converted to a stabilized shoulder and used by trail bikes or pedestrians but no form of motorized vehicles will be allowed. The connectivity and reduction in vehicle trips on the roadways due to this type of facility has proven to be measurable as the connections made between neighborhoods, schools and retail centers can be served satisfactorily by the use of an electric cart or bicycle. The right-of-way needed is nominal and can range between 45-50 feet. An additional benefit of the Wellness Mobility Corridor would be as a location for underground utility transmission to eliminate that infrastructure from roadway corridors and avoid the disruption that can cause when repairs or changes in pipe or line sizes are necessary. A minimal amount of stormwater swale and treatment will be needed for the areas with impervious cart path materials.

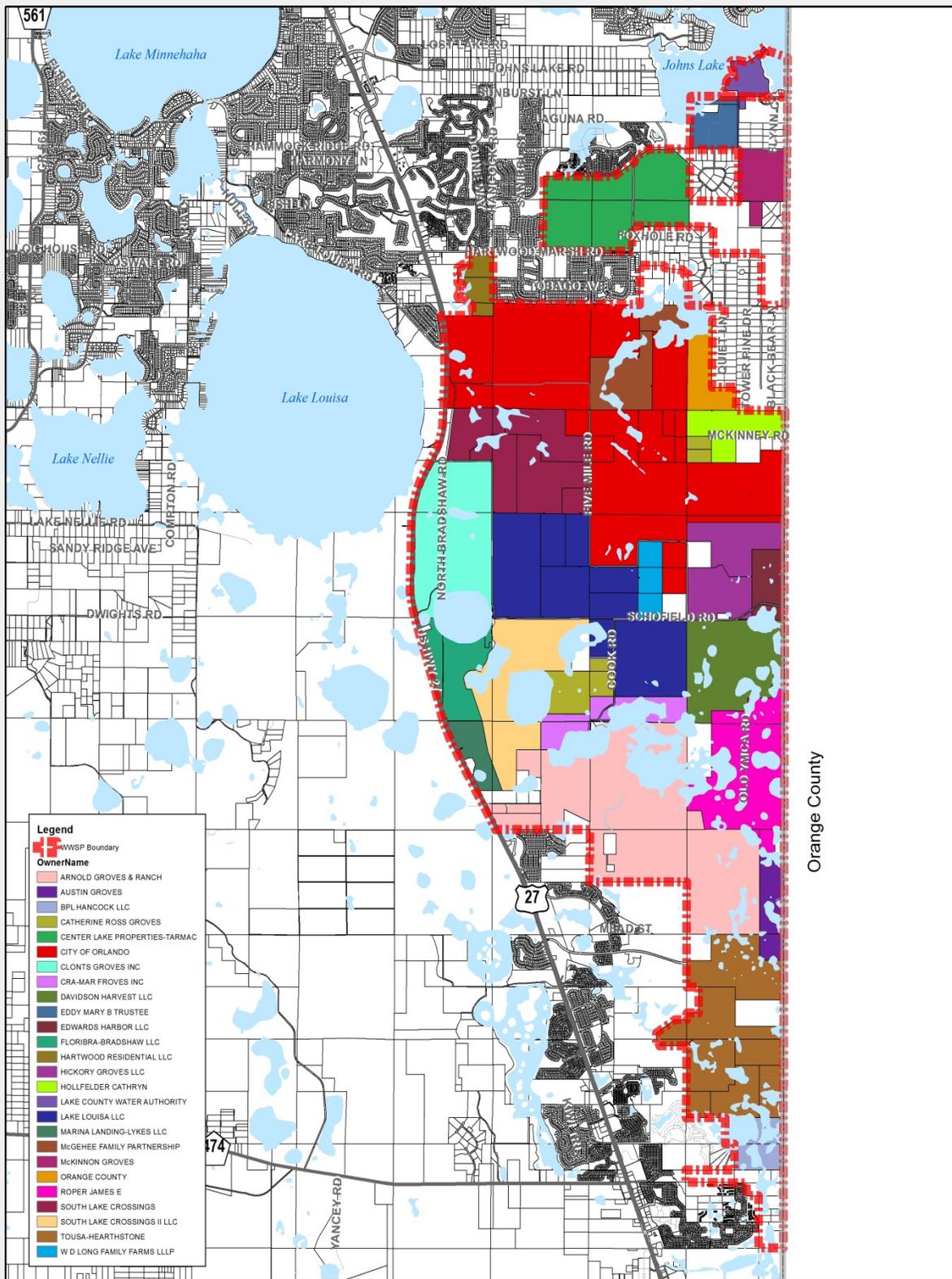


Wellness Mobility Corridor
 Typical Section
 NTS
 Section H

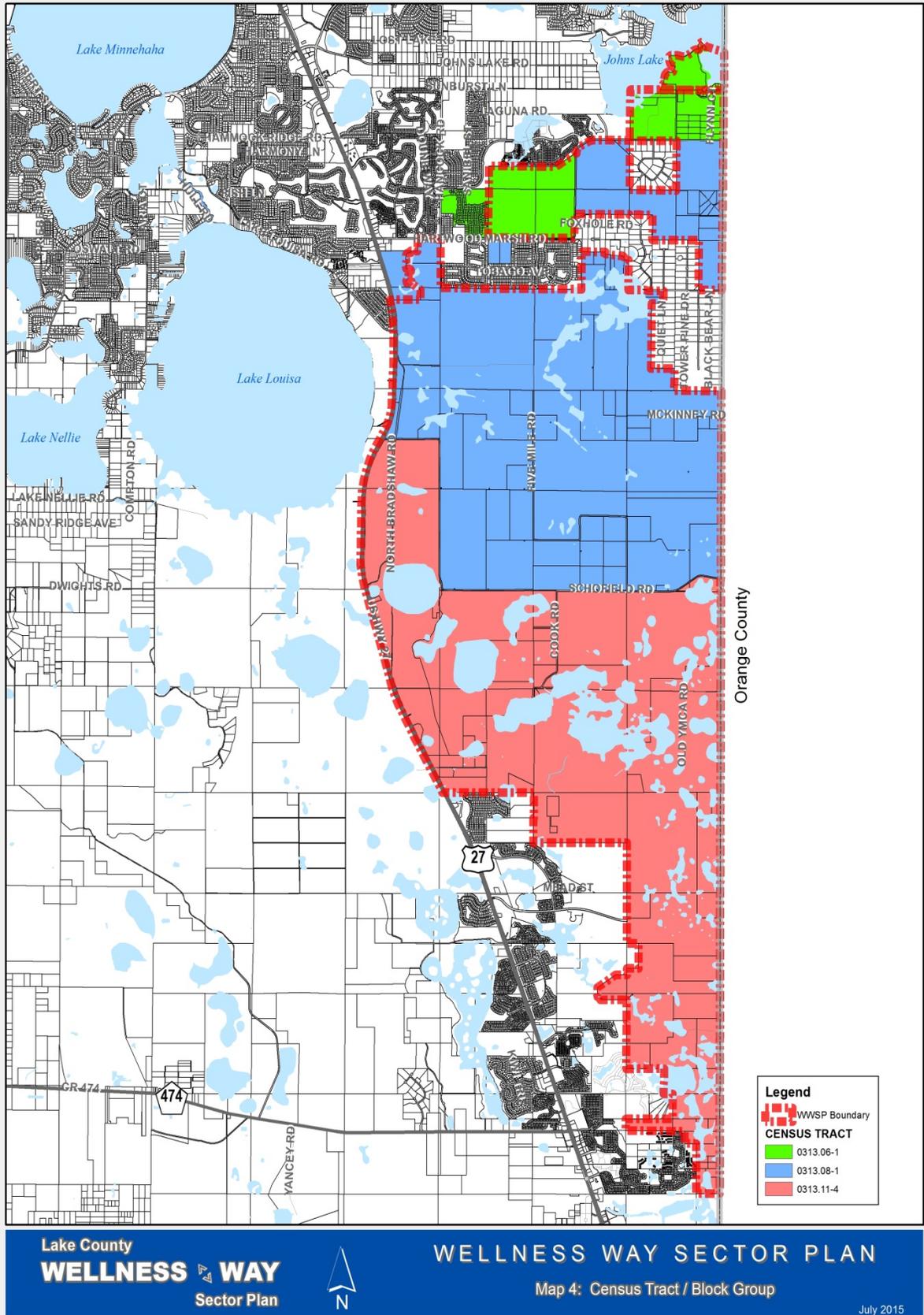
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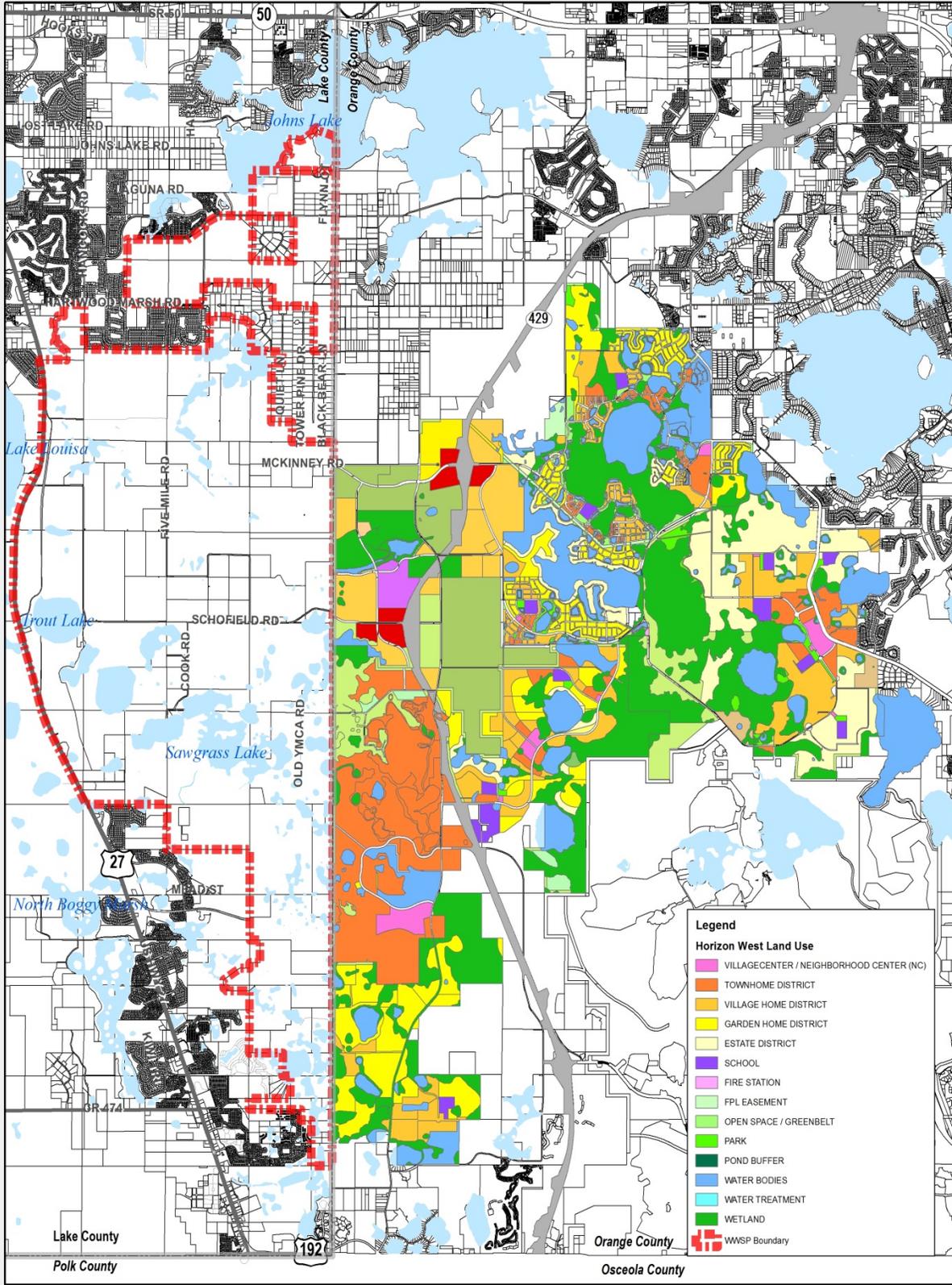




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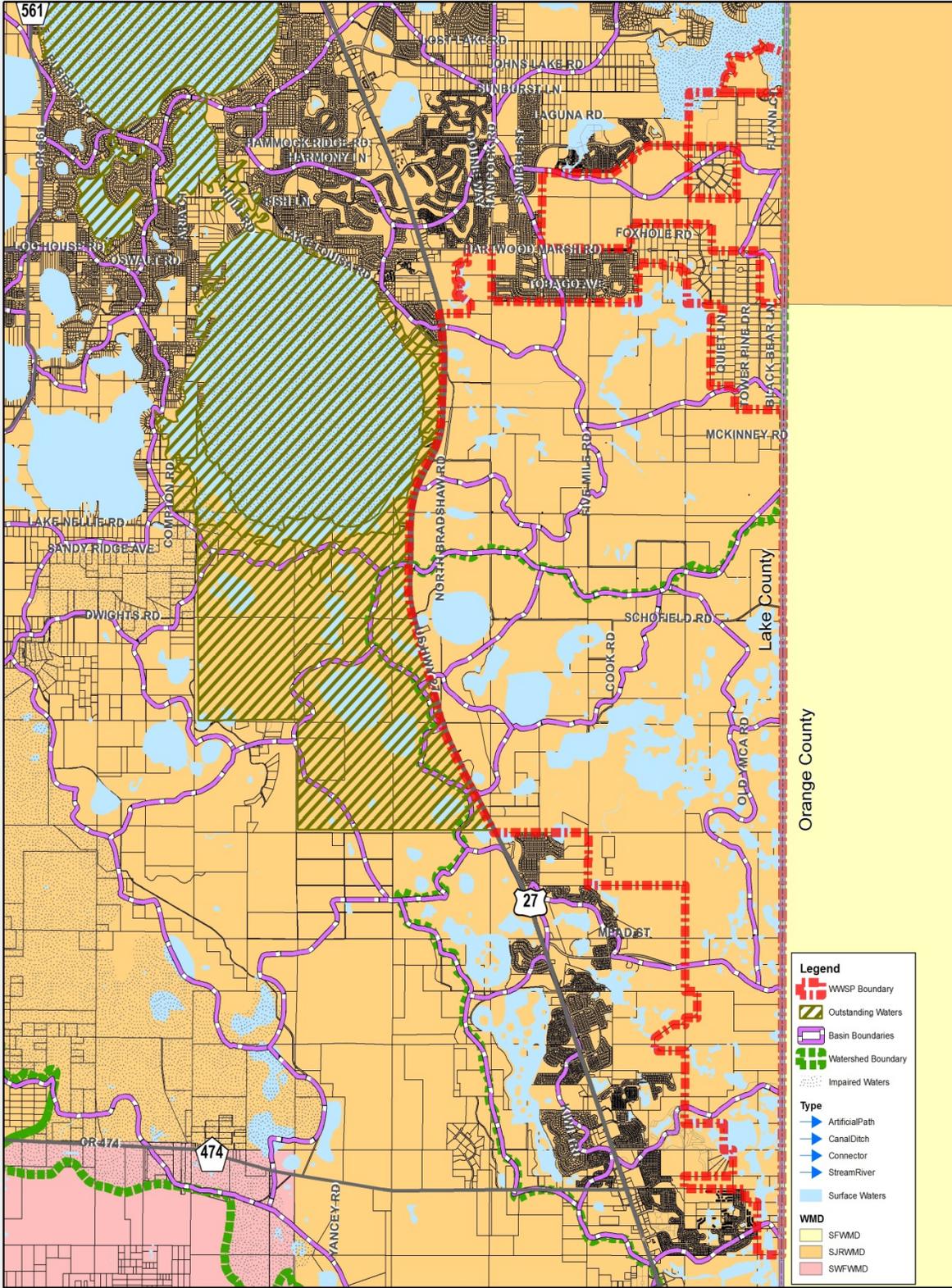


Lake County
WELLNESS WAY
 Sector Plan

WELLNESS WAY SECTOR PLAN
 Map 5: Horizon West Sector Plan - Land Use

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Legend

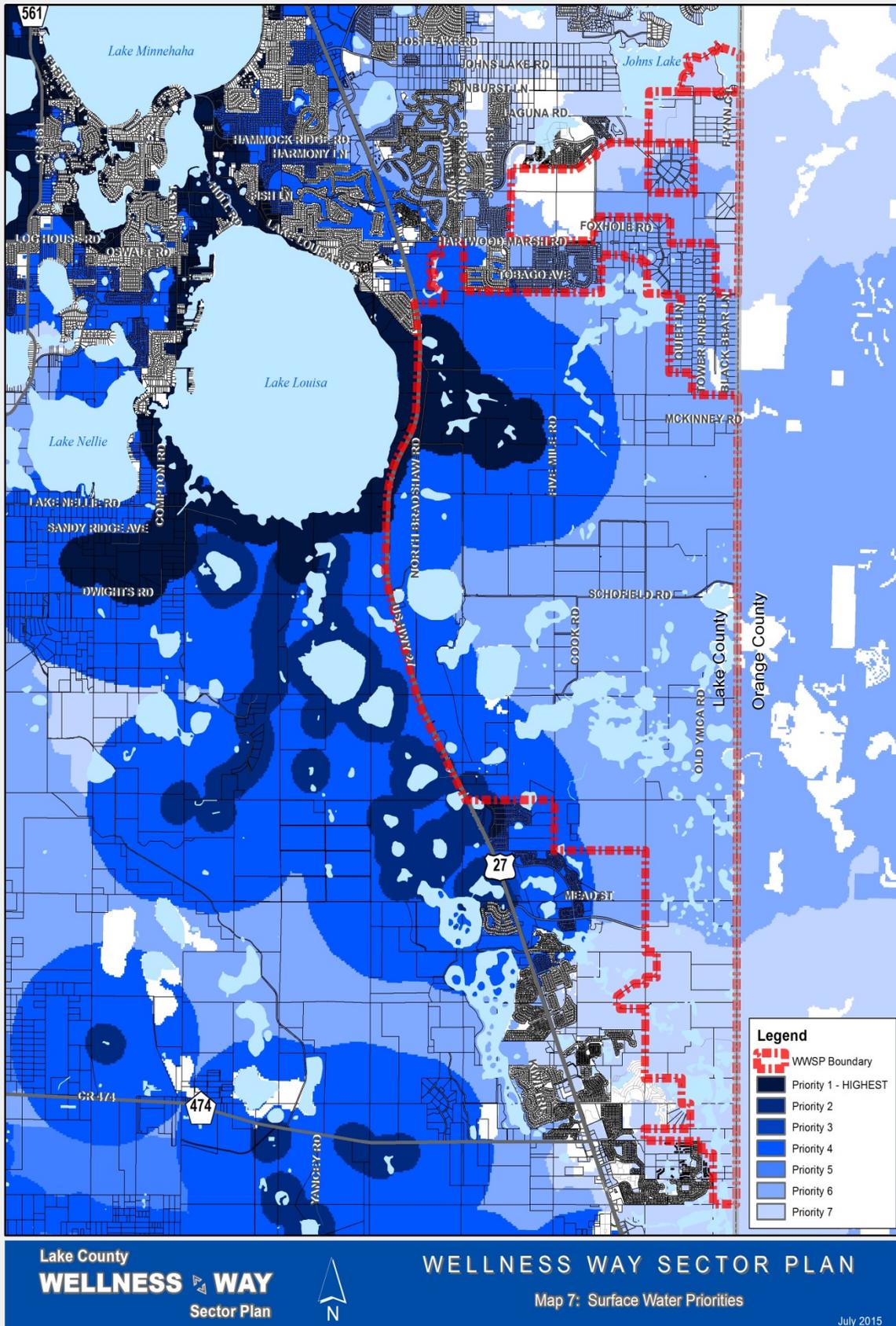
- WWSW Boundary
- Outstanding Waters
- Basin Boundaries
- Watershed Boundary
- Impaired Waters

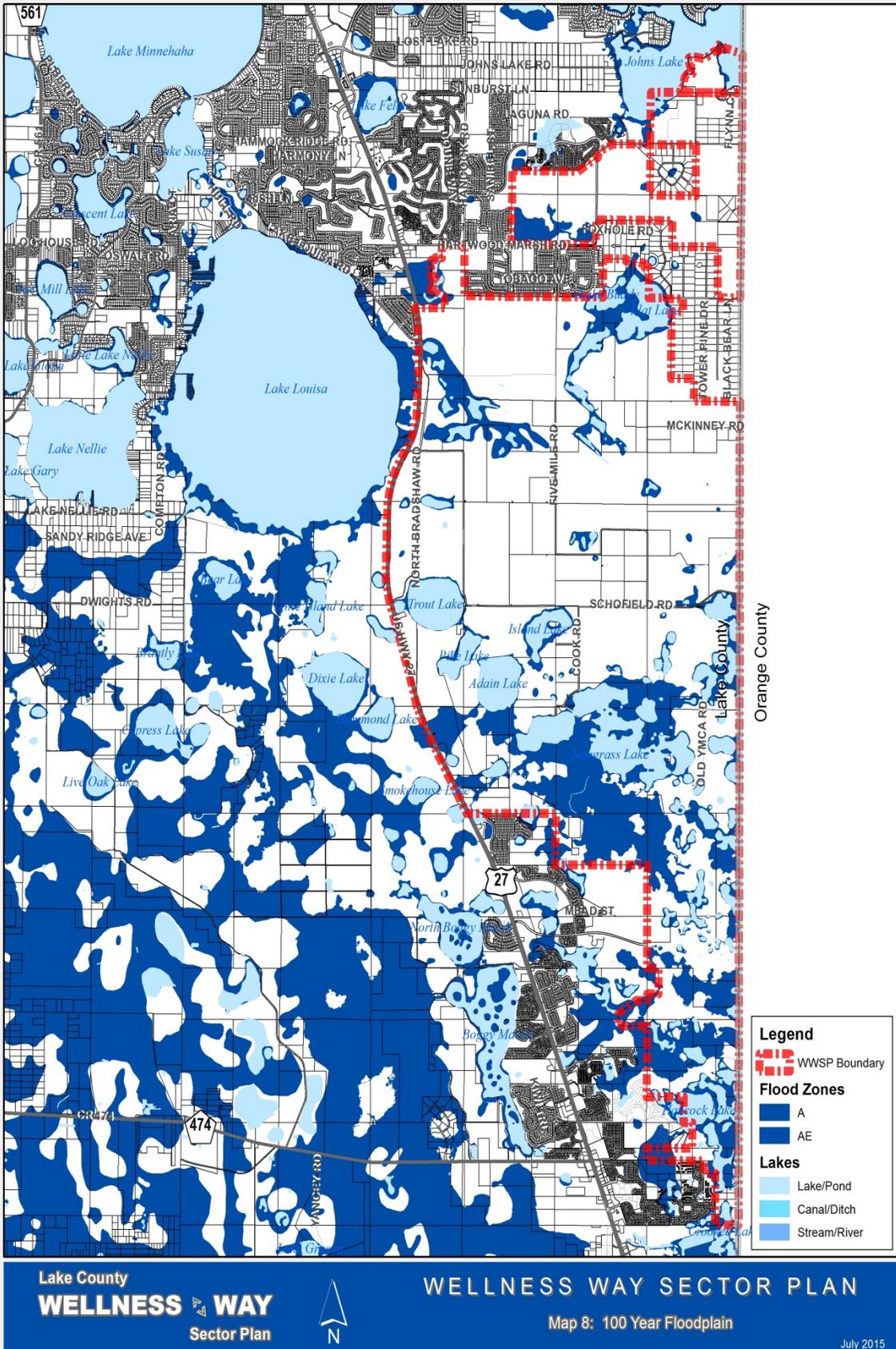
Type

- Artificial Path
- Canal/Ditch
- Connector
- Stream/River
- Surface Waters

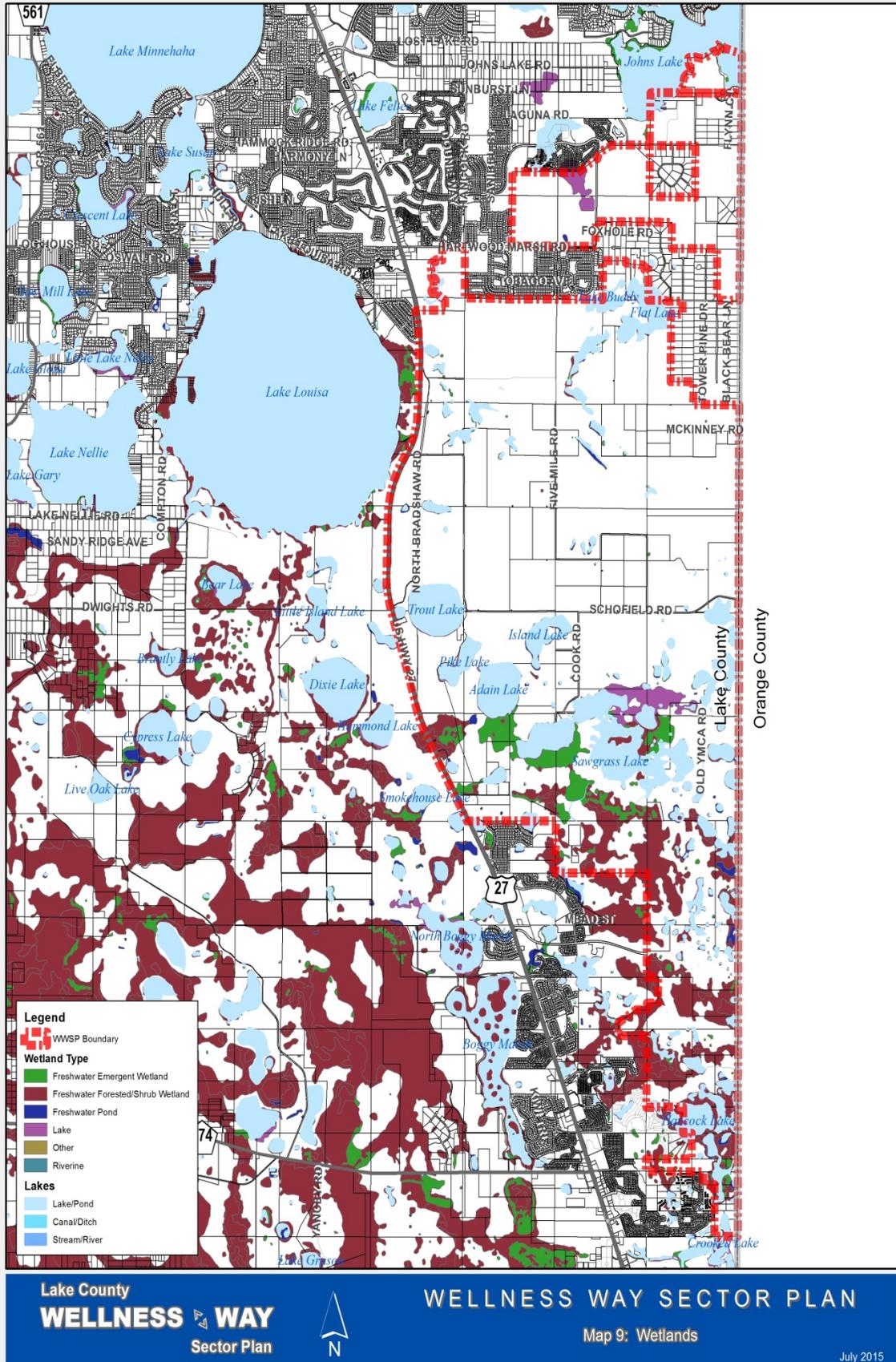
WMD

- SFWM
- SJRWMD
- SWFWMD

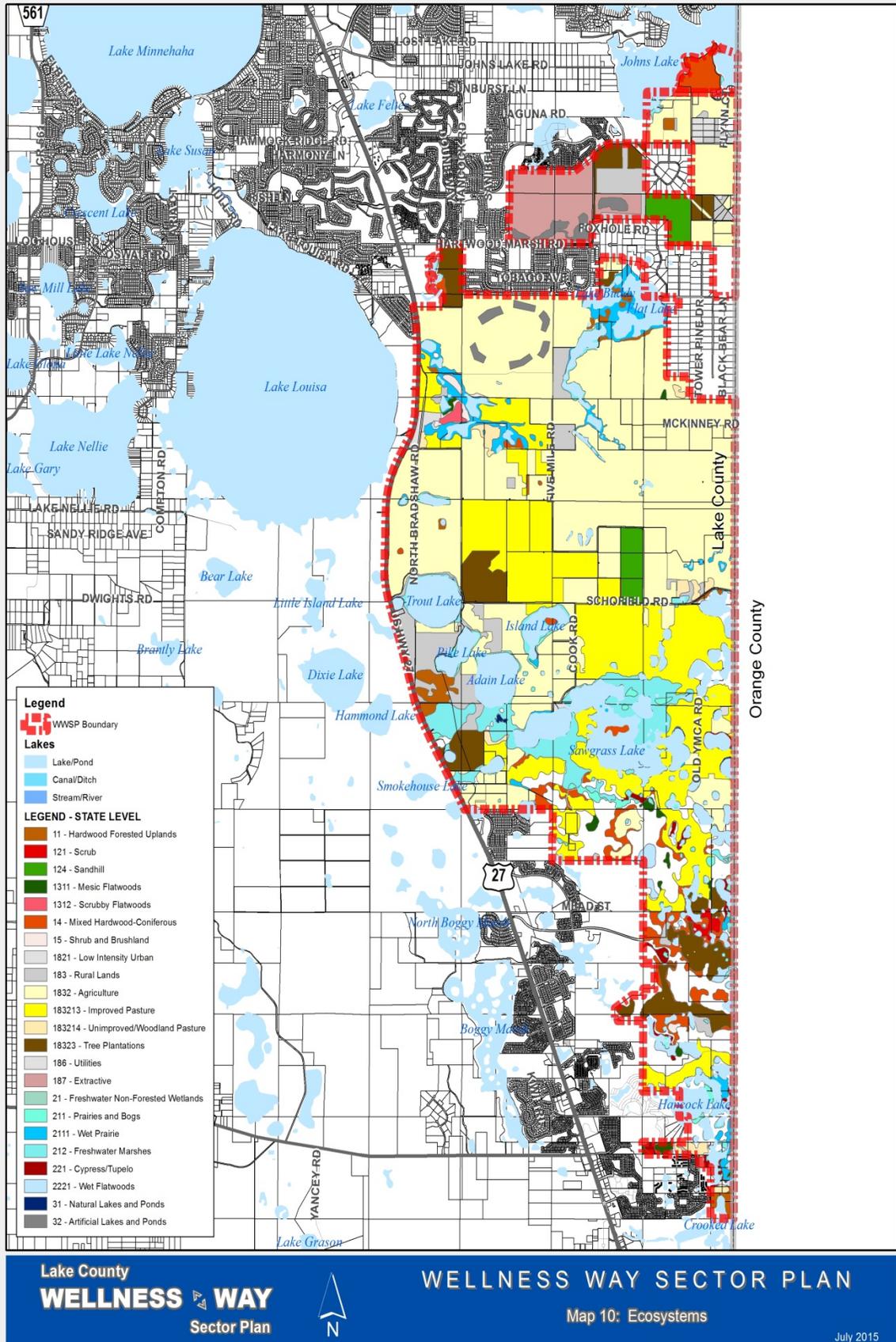




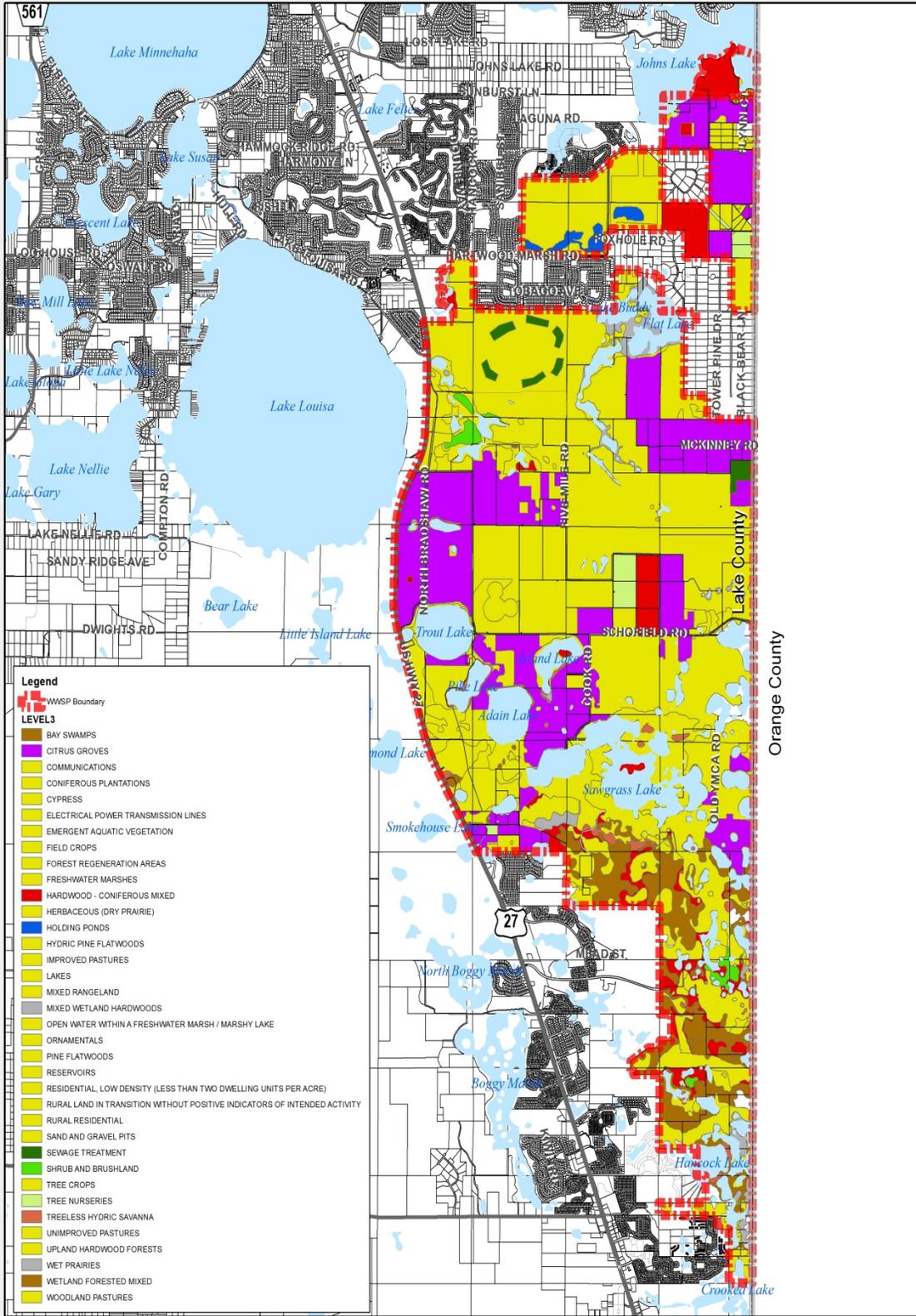
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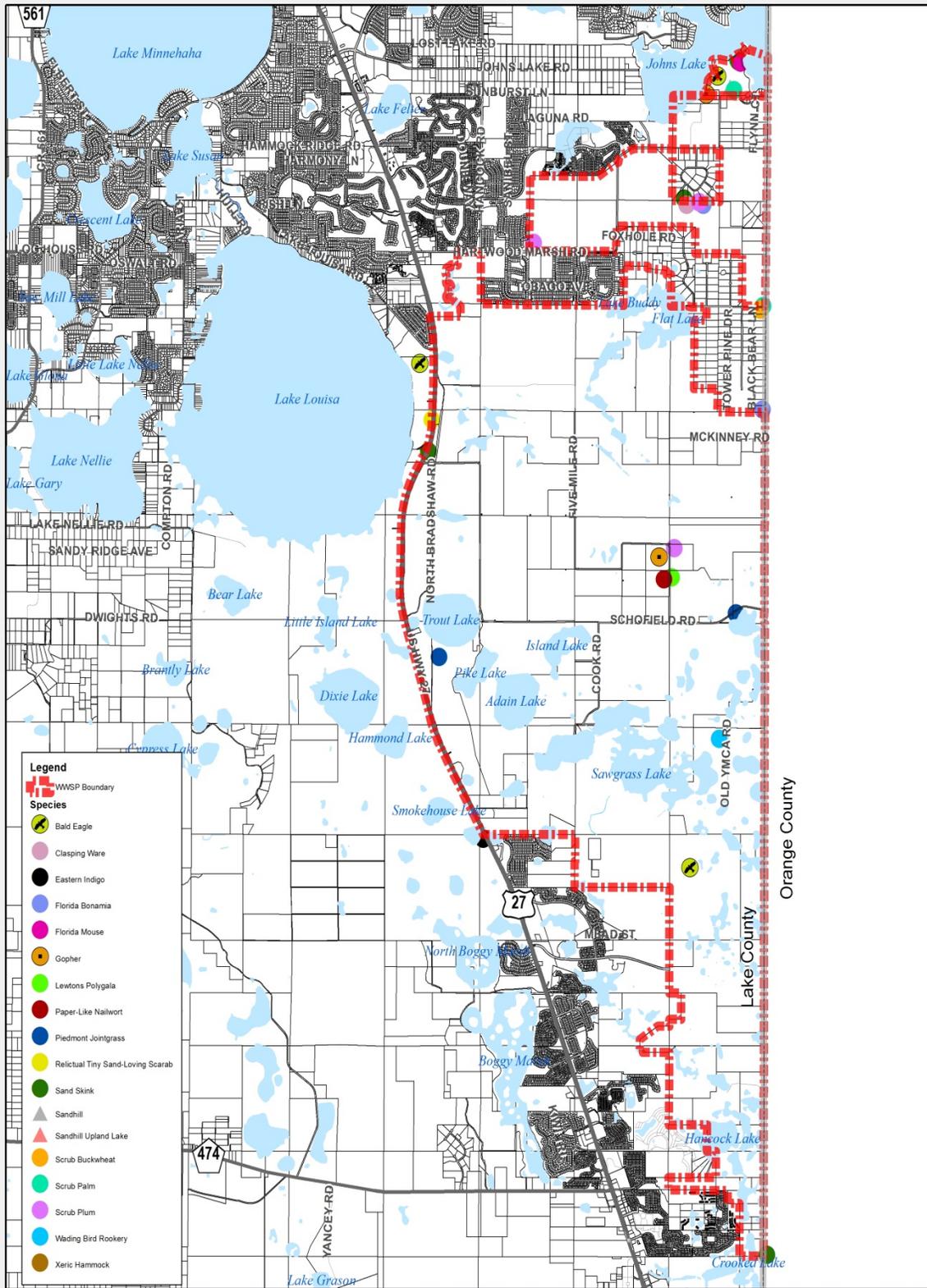


Lake County
WELLNESS WAY
 Sector Plan

WELLNESS WAY SECTOR PLAN
 Map 11: FLUCFCS Land Cover

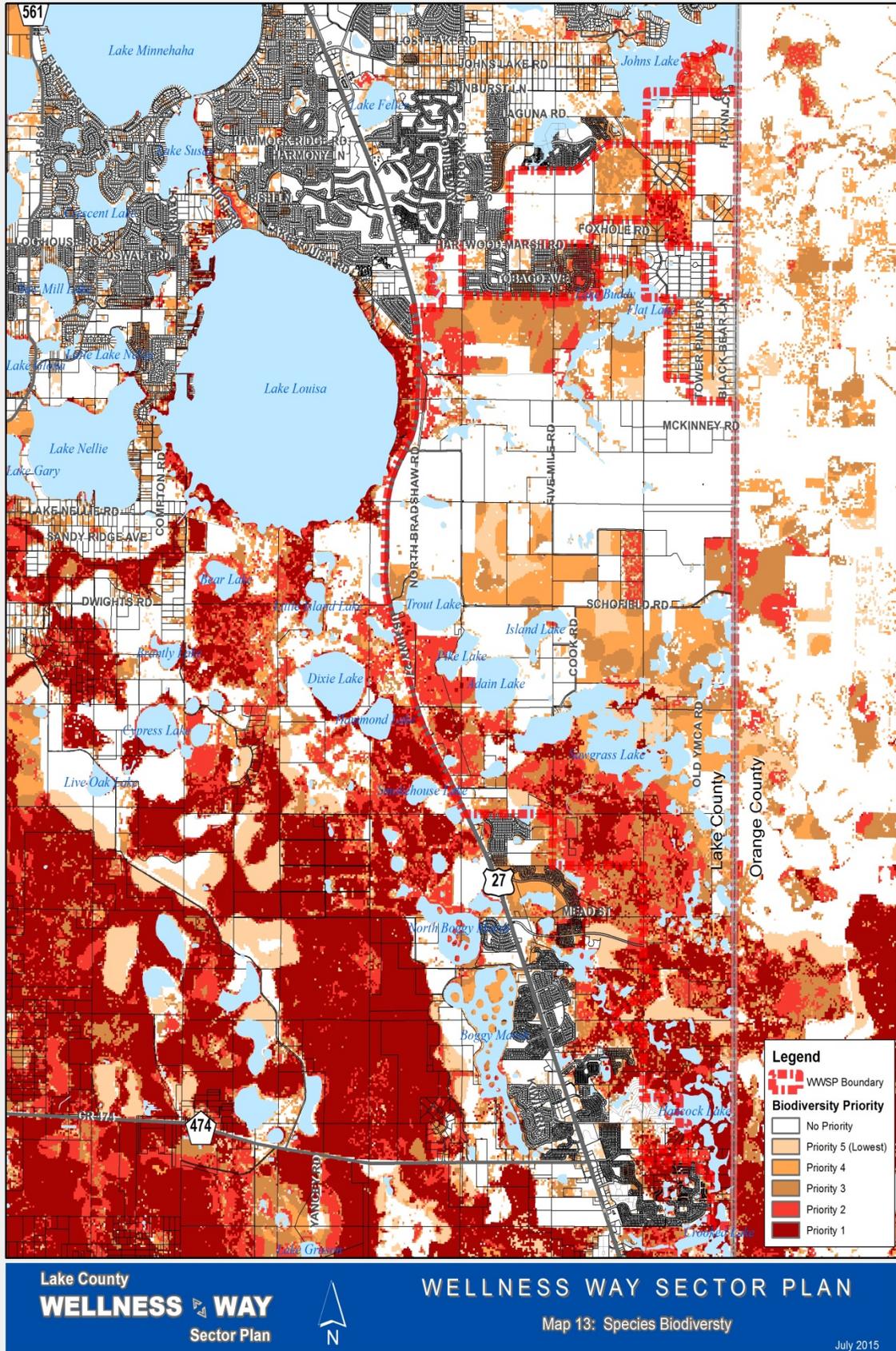
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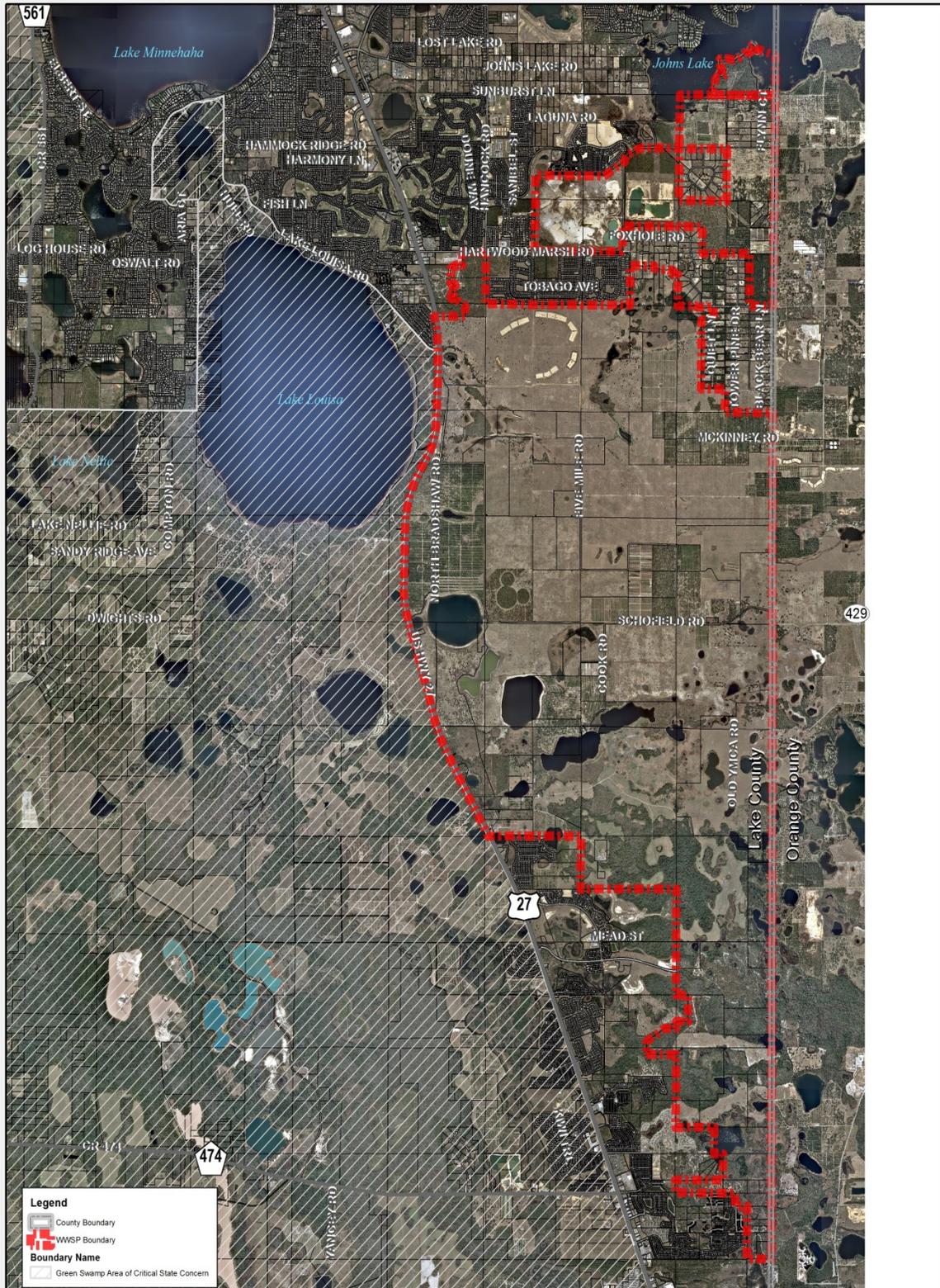


- Legend**
- WWSP Boundary
 - Species**
 - Bald Eagle
 - Claspig Ware
 - Eastern Indigo
 - Florida Bonamia
 - Florida Mouse
 - Gopher
 - Lewtons Polygala
 - Paper-Like Nailwort
 - Piedmont Jointgrass
 - Relictual Tiny Sand-Loving Scarab
 - Sand Skink
 - Sandhill
 - Sandhill Upland Lake
 - Scrub Buckwheat
 - Scrub Palm
 - Scrub Plum
 - Wading Bird Rookery
 - Xeric Hammock

ATTACHMENT A



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Lake County
WELLNESS WAY
Sector Plan



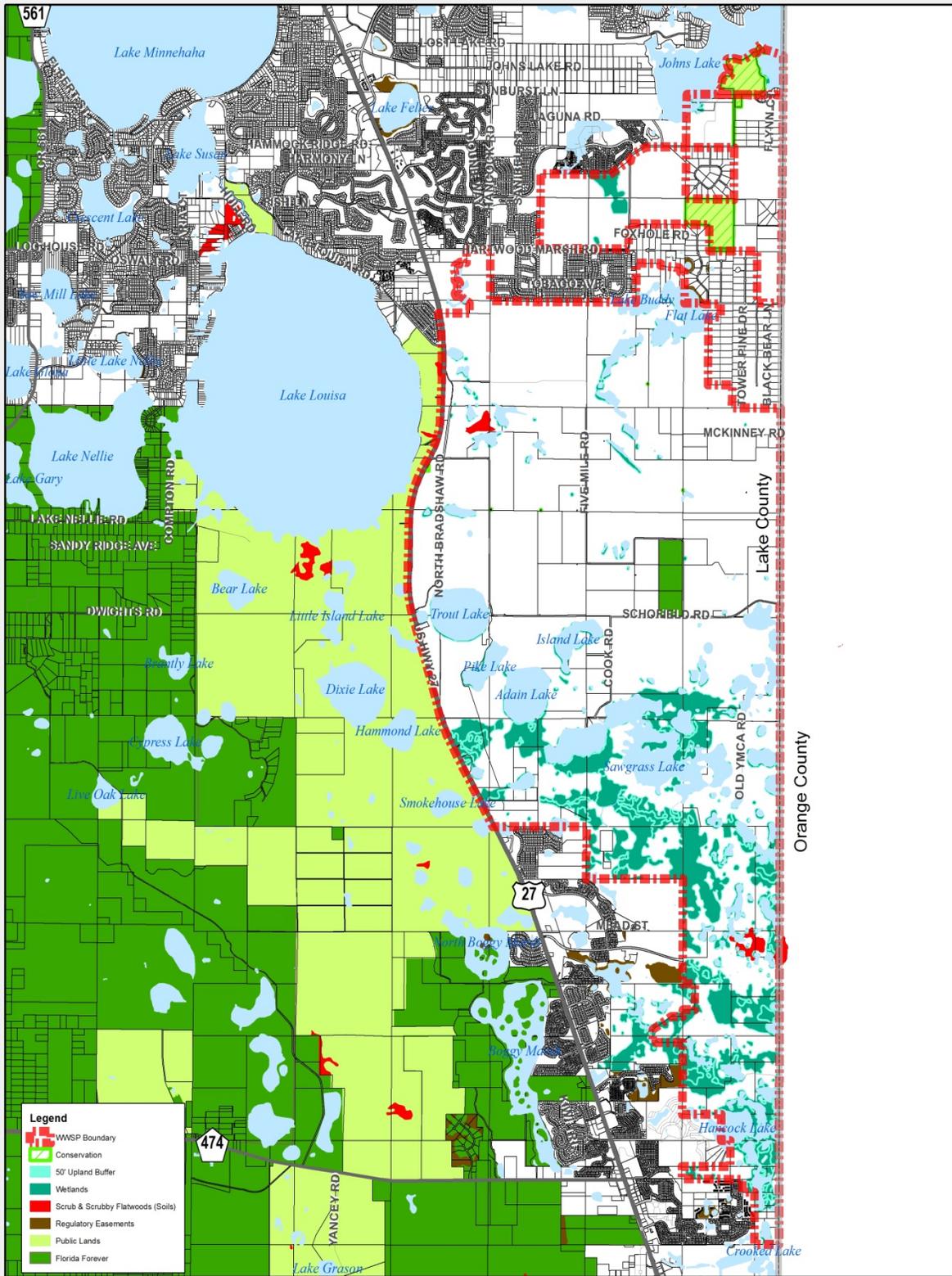
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WELLNESS WAY SECTOR PLAN

Map 15: Green Swamp ACSC

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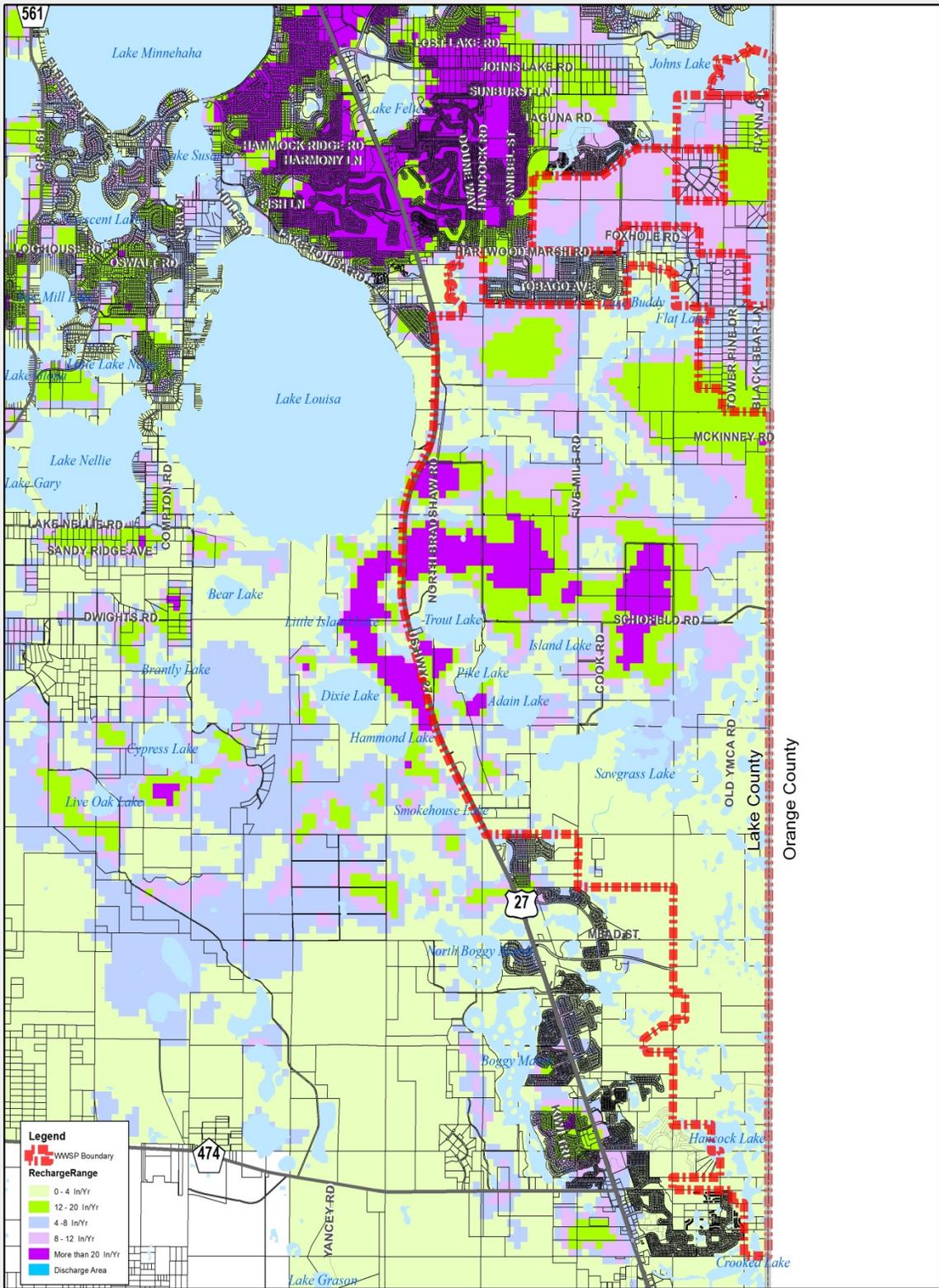
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Lake County
WELLNESS WAY
 Sector Plan

WELLNESS WAY SECTOR PLAN
 Map 16: Public Lands, Wetlands & Upland Buffers,
 Scrub & Lake County FLU Conservation

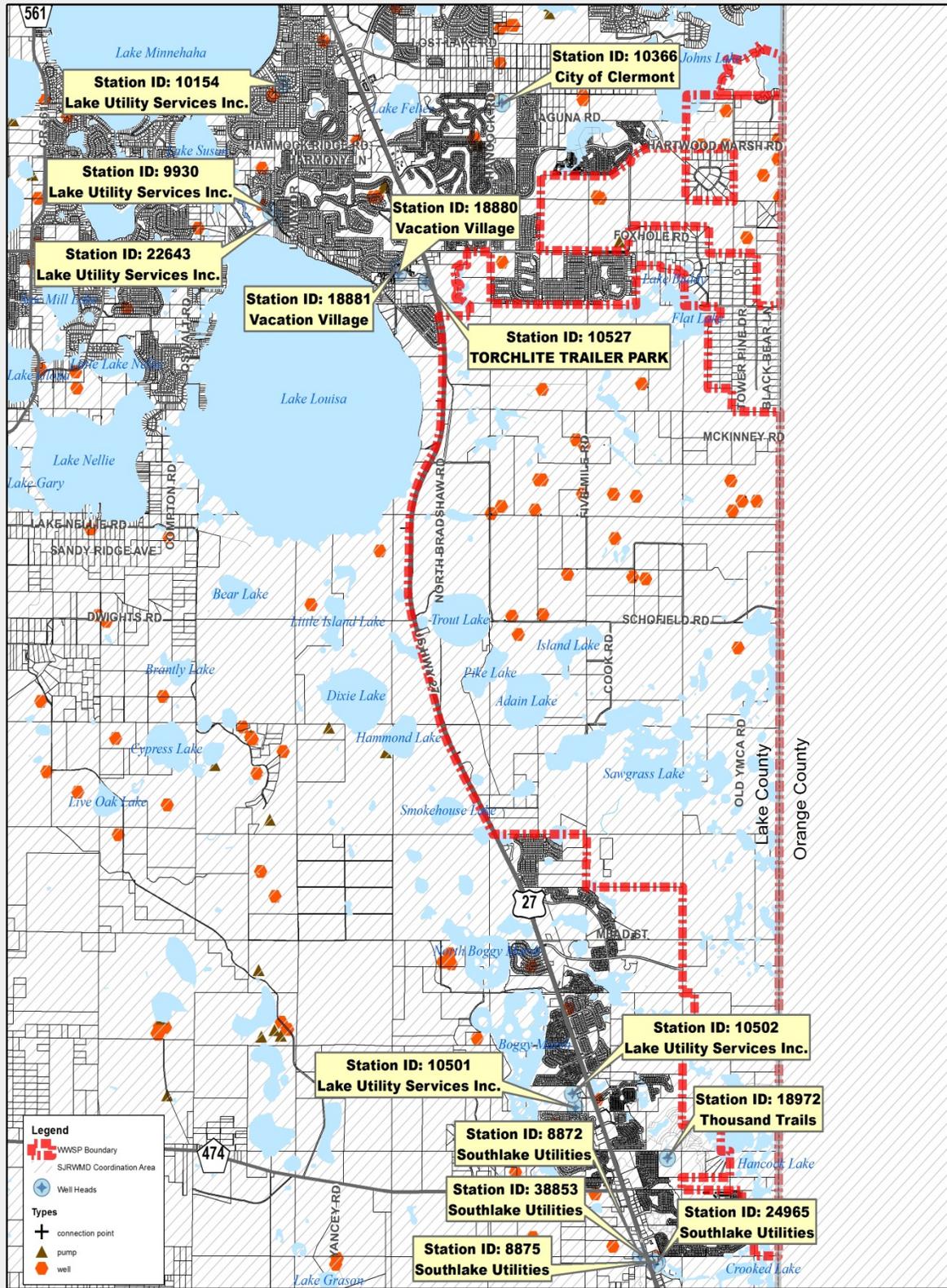
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WELLNESS WAY
 Sector Plan

WELLNESS WAY SECTOR PLAN
 Map 17: Aquifer Recharge Areas

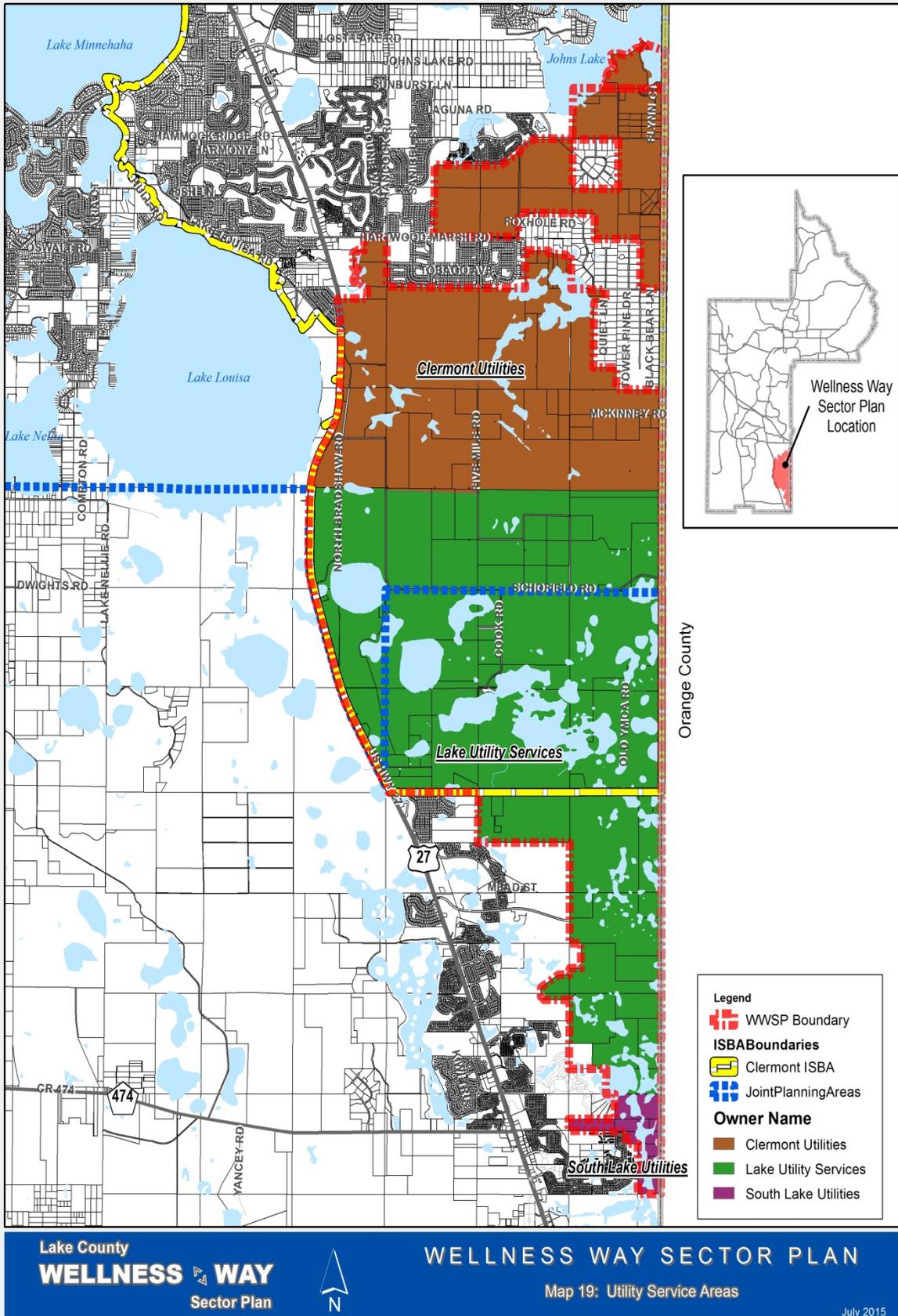
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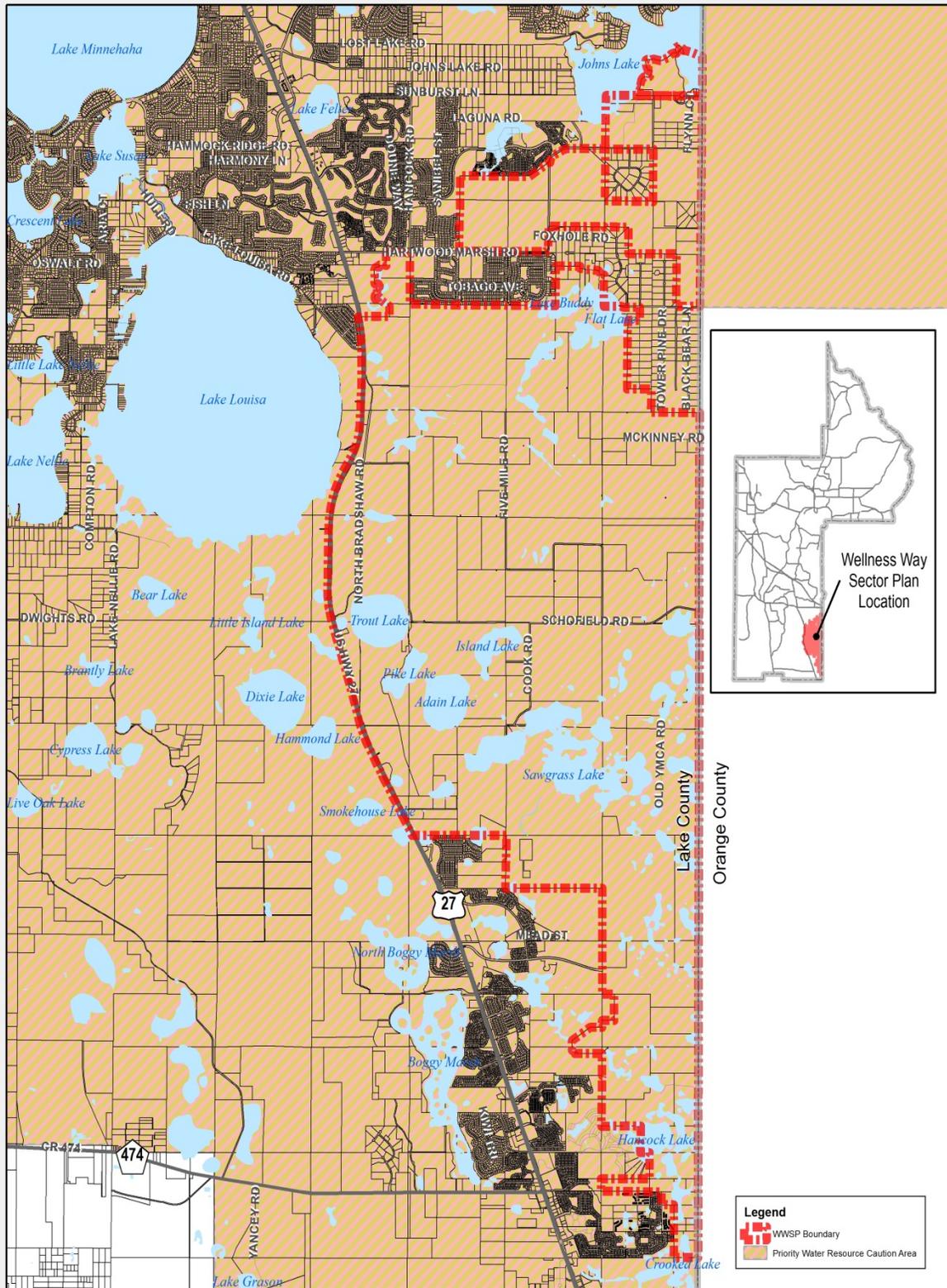
Lake County WELLNESS WAY Sector Plan

WELLNESS WAY SECTOR PLAN
 Map 18: Water Wells
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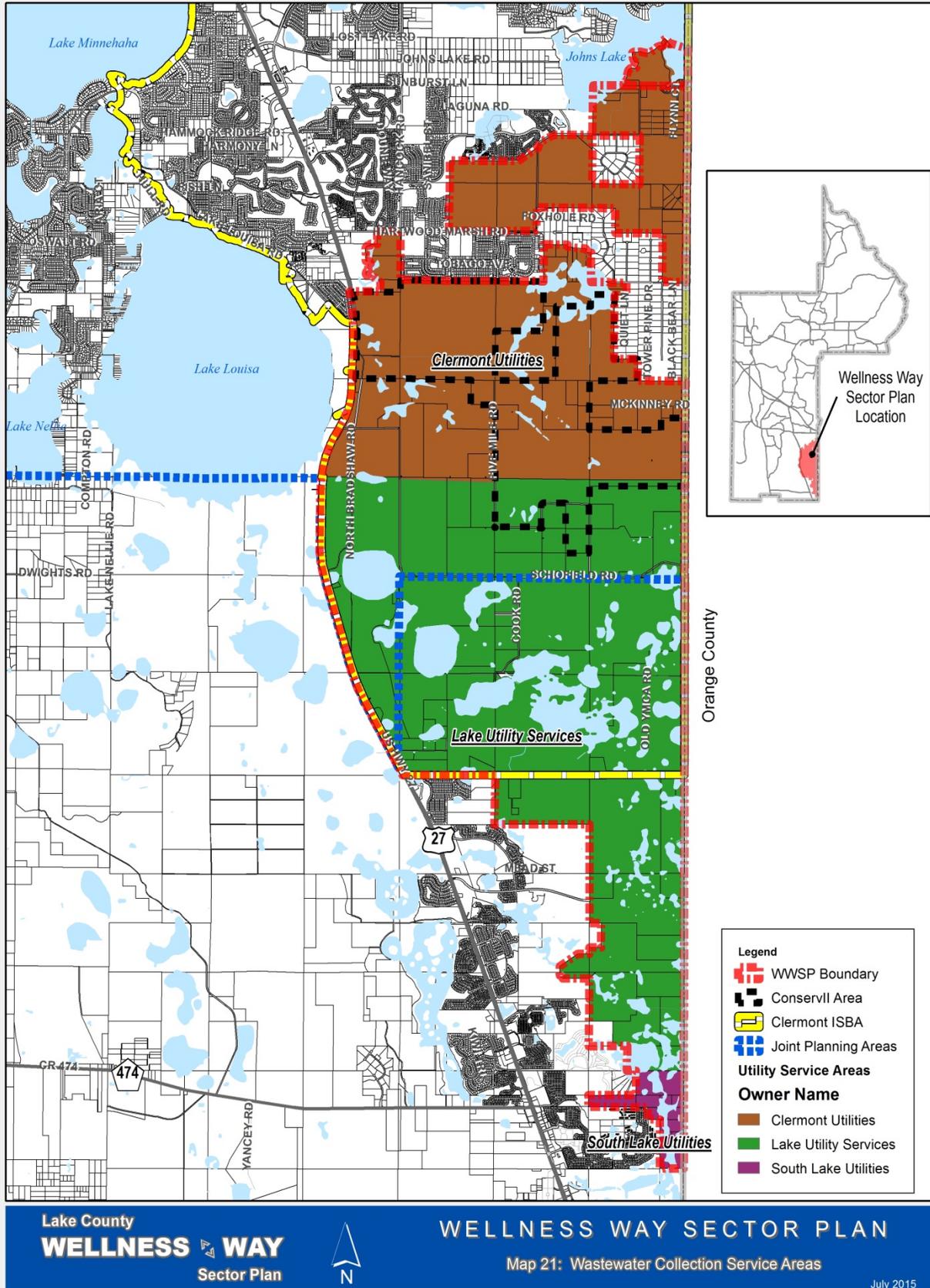


Lake County
WELLNESS WAY
Sector Plan

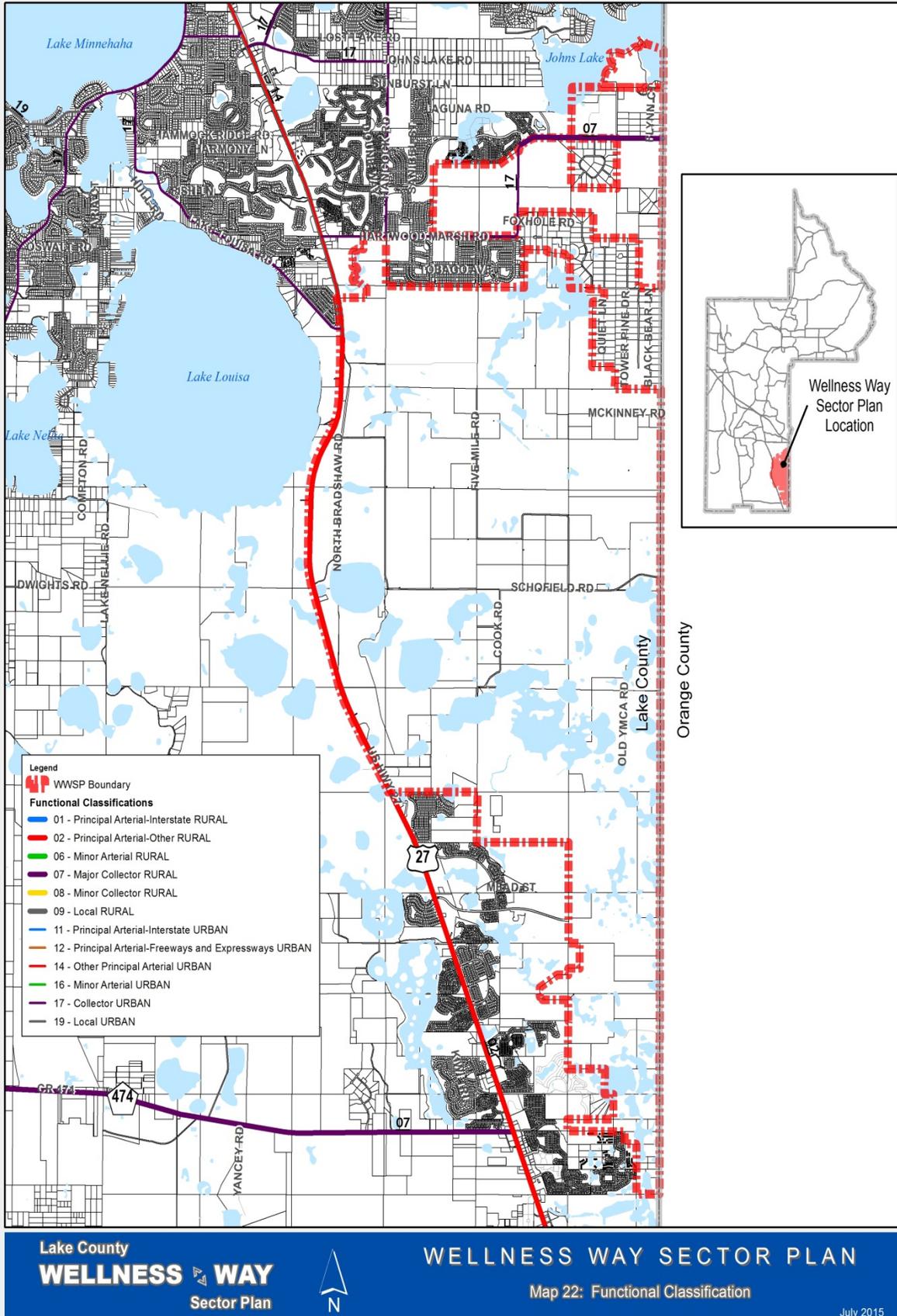
WELLNESS WAY SECTOR PLAN
Map 20: Priority Water Resource

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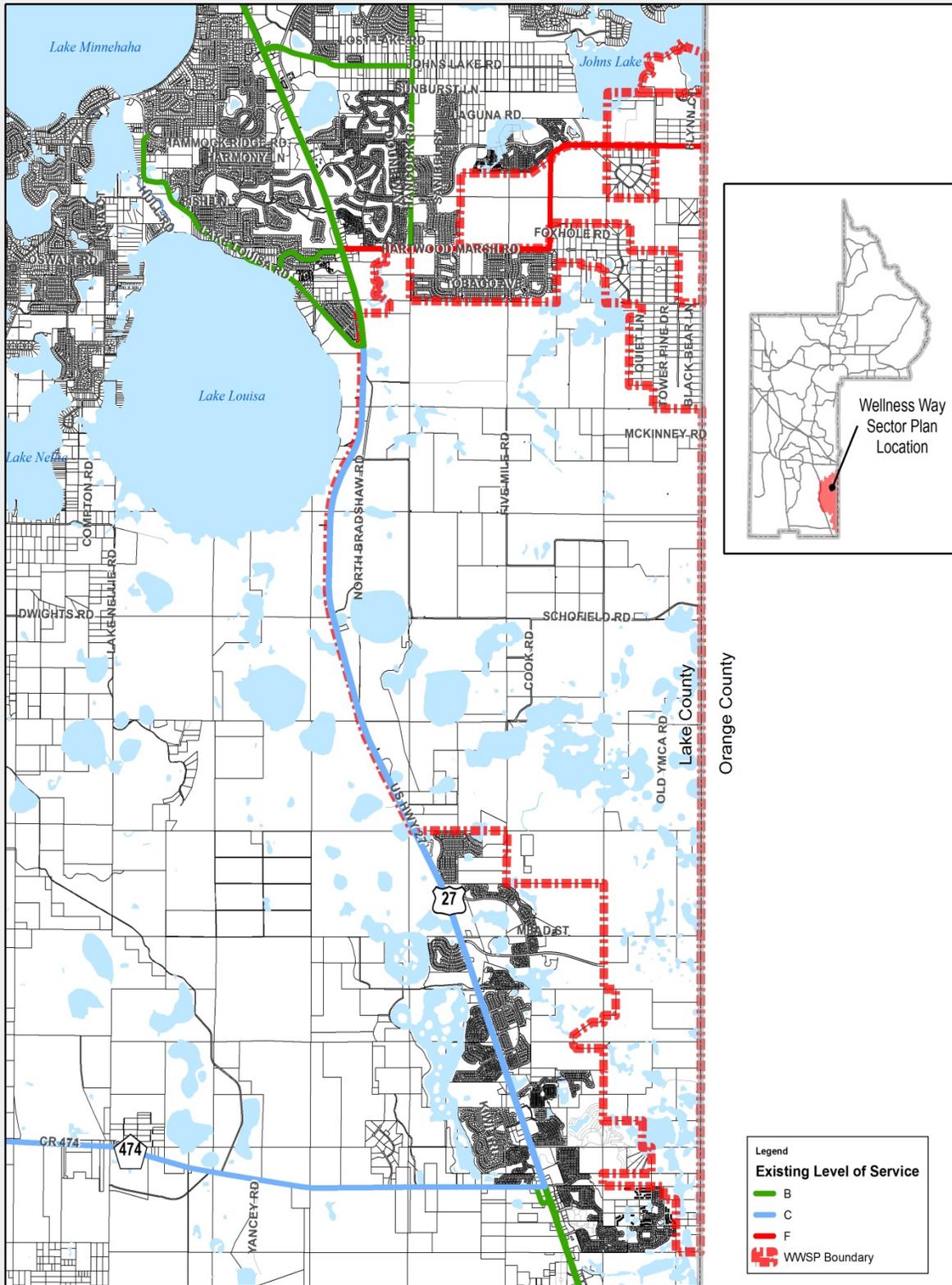
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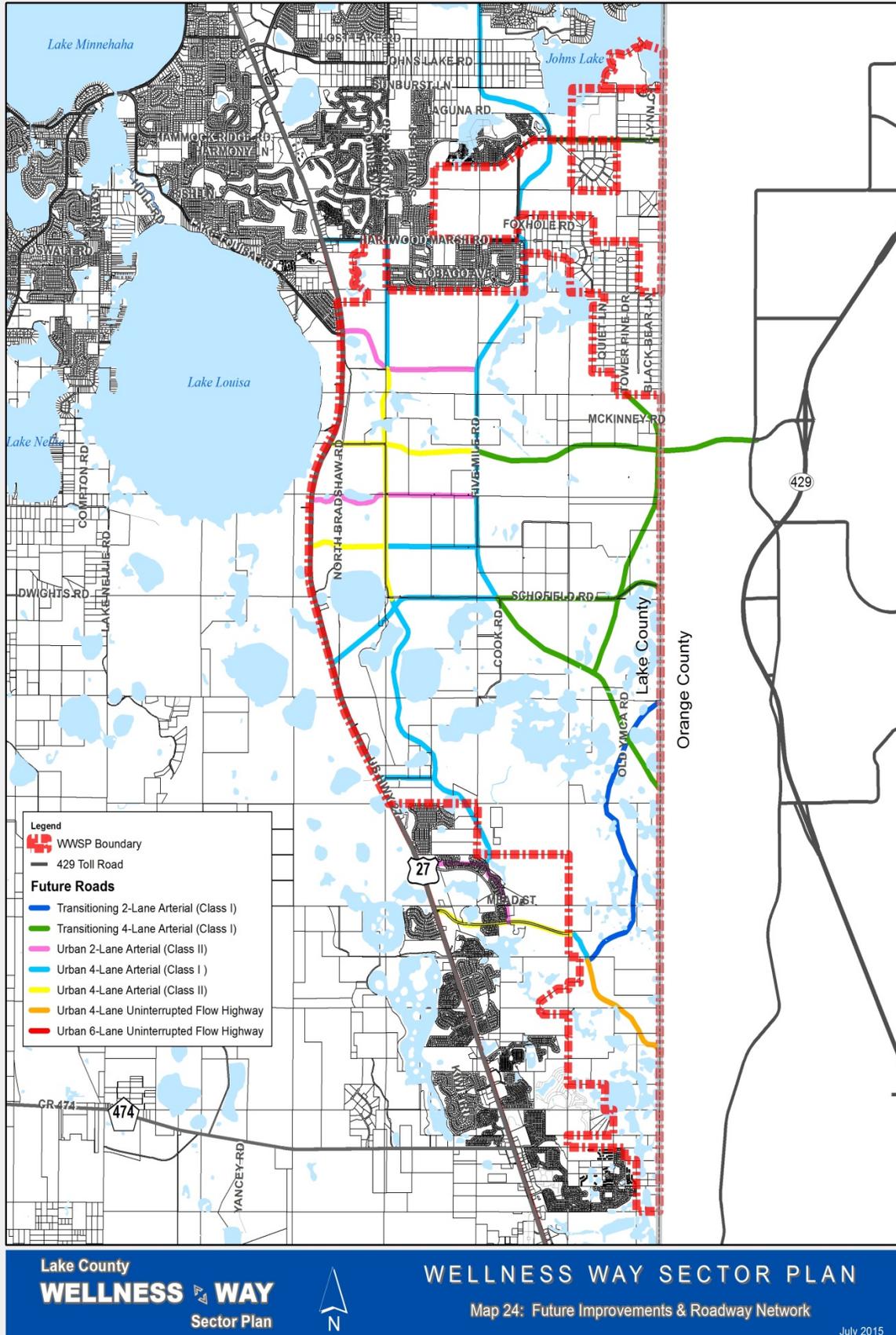


Lake County
WELLNESS WAY
 Sector Plan

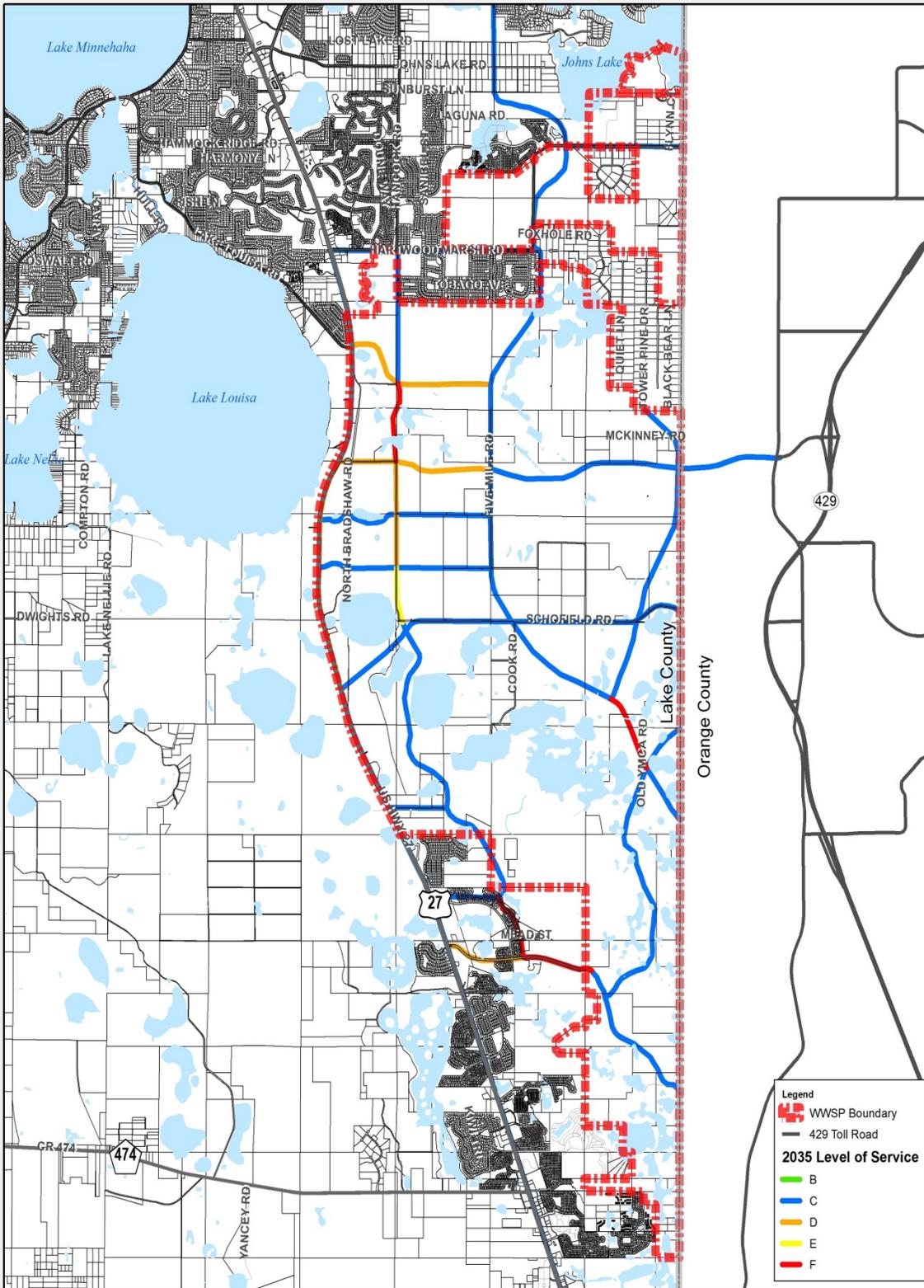
WELLNESS WAY SECTOR PLAN
 Map 23: Existing Roadway Performance

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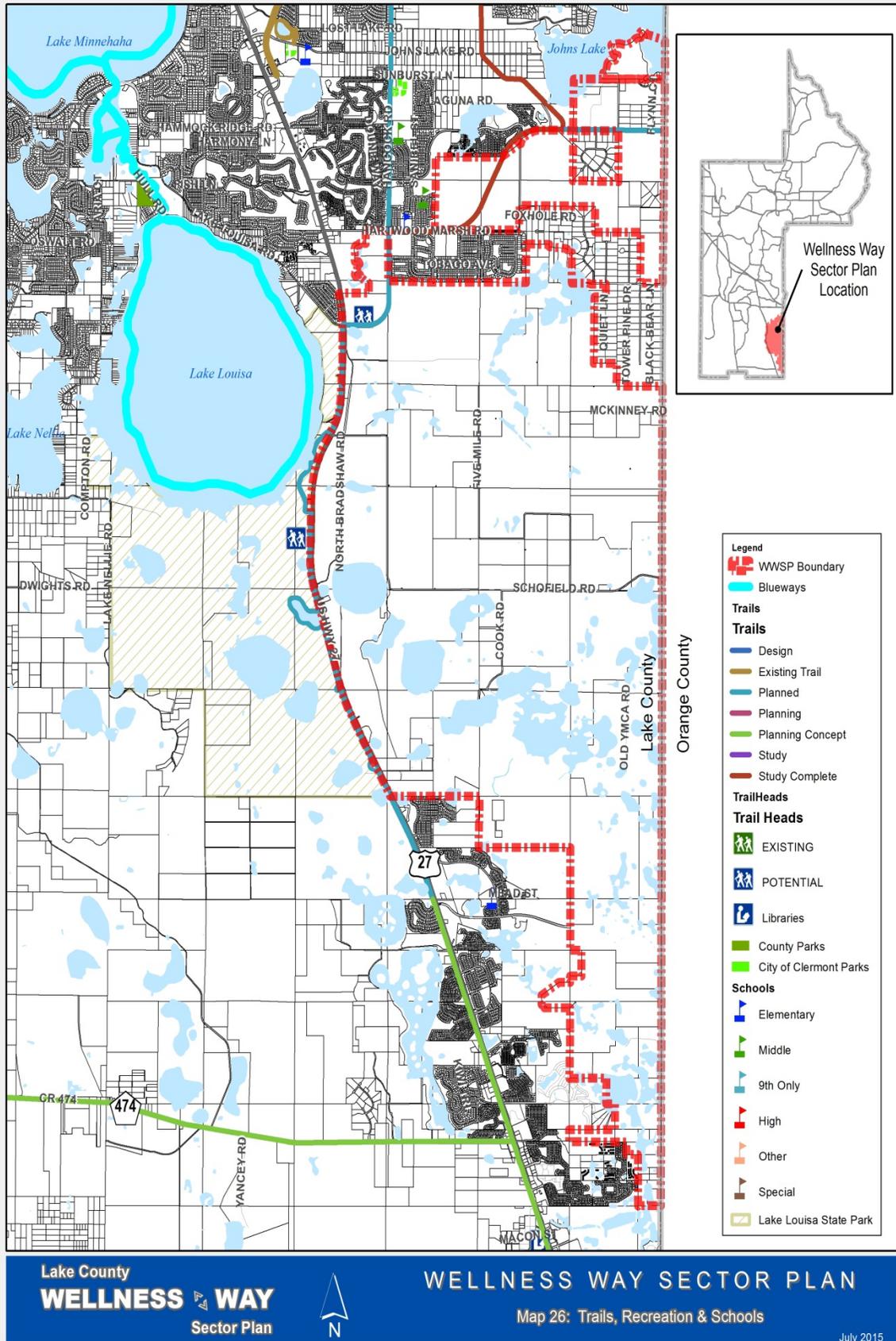


Lake County
WELLNESS WAY
 Sector Plan

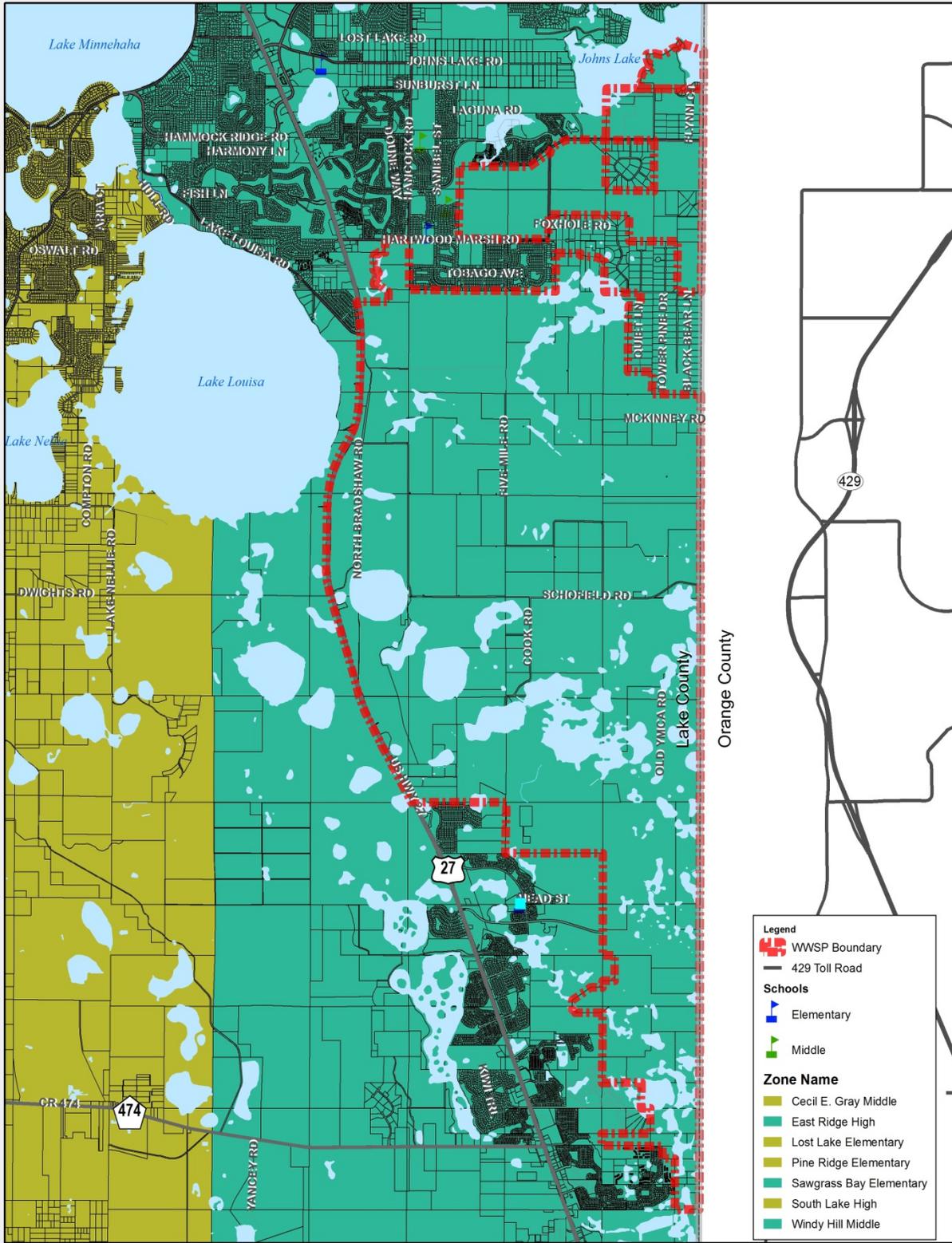
WELLNESS WAY SECTOR PLAN
 Map 25: Future Roadway Performance

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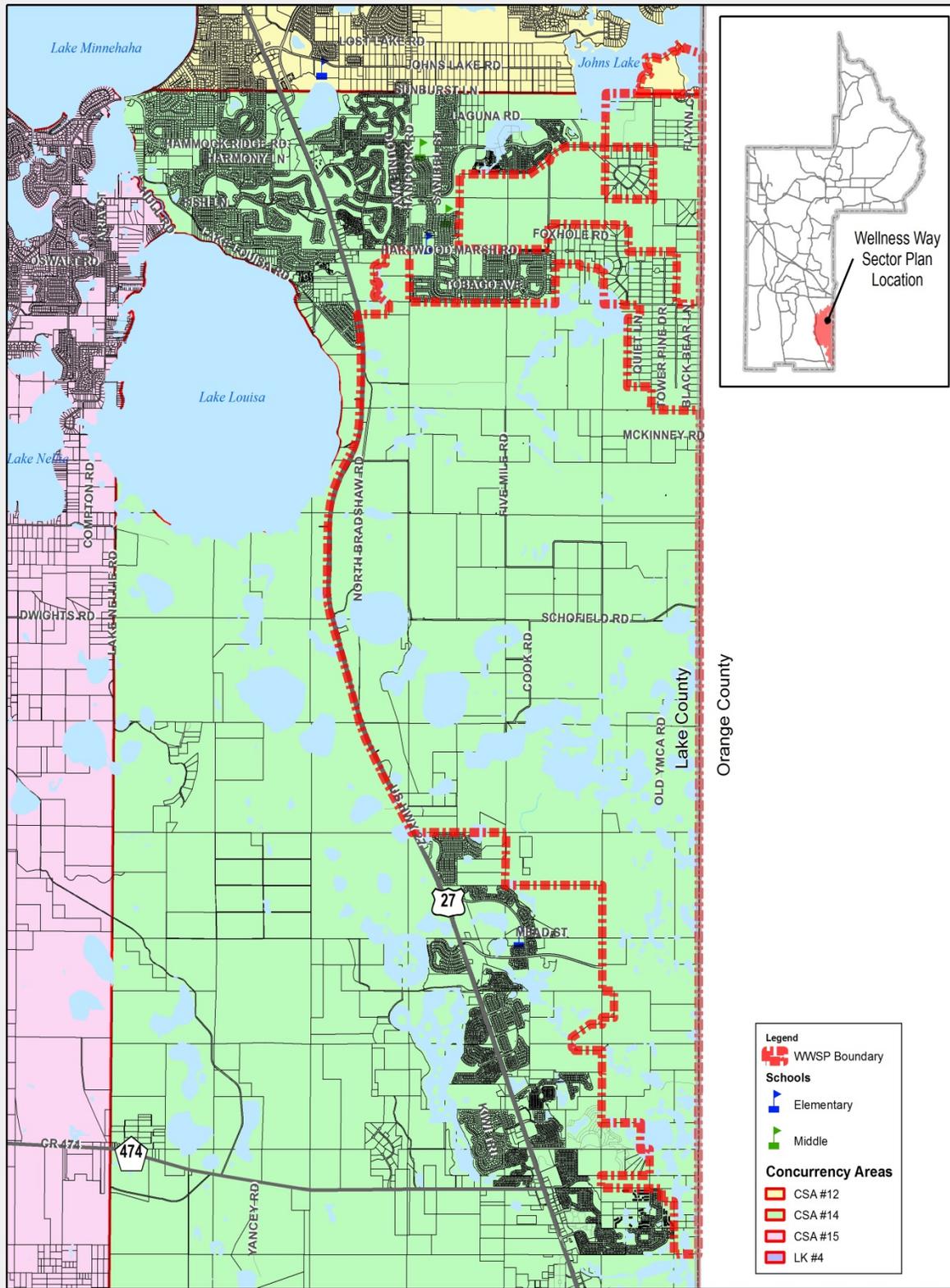
Lake County
WELLNESS WAY
 Sector Plan

WELLNESS WAY SECTOR PLAN

Map 27: School Zones

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Lake County
WELLNESS WAY
 Sector Plan

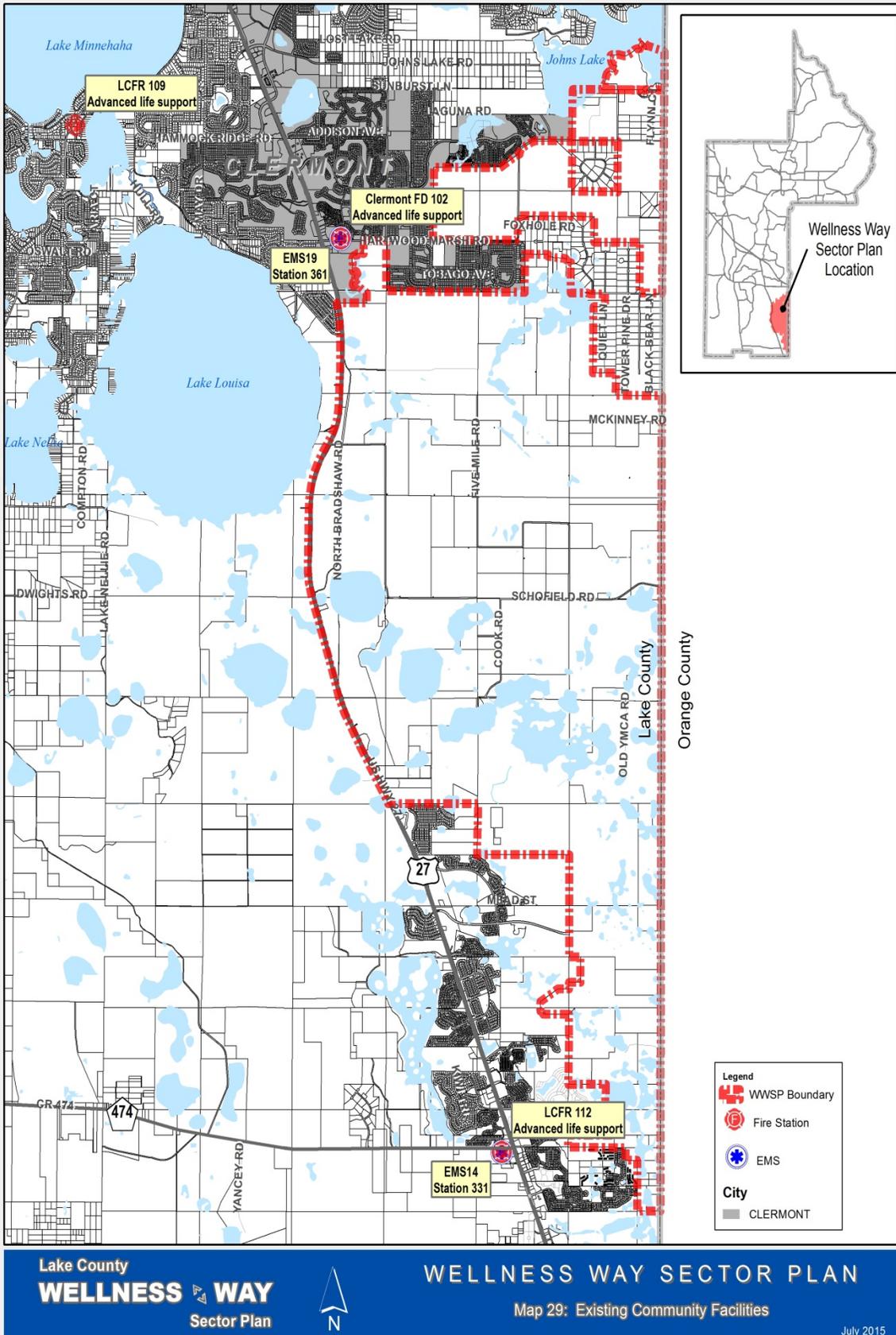


WELLNESS WAY SECTOR PLAN

Map 28: School Concurrency Service Areas

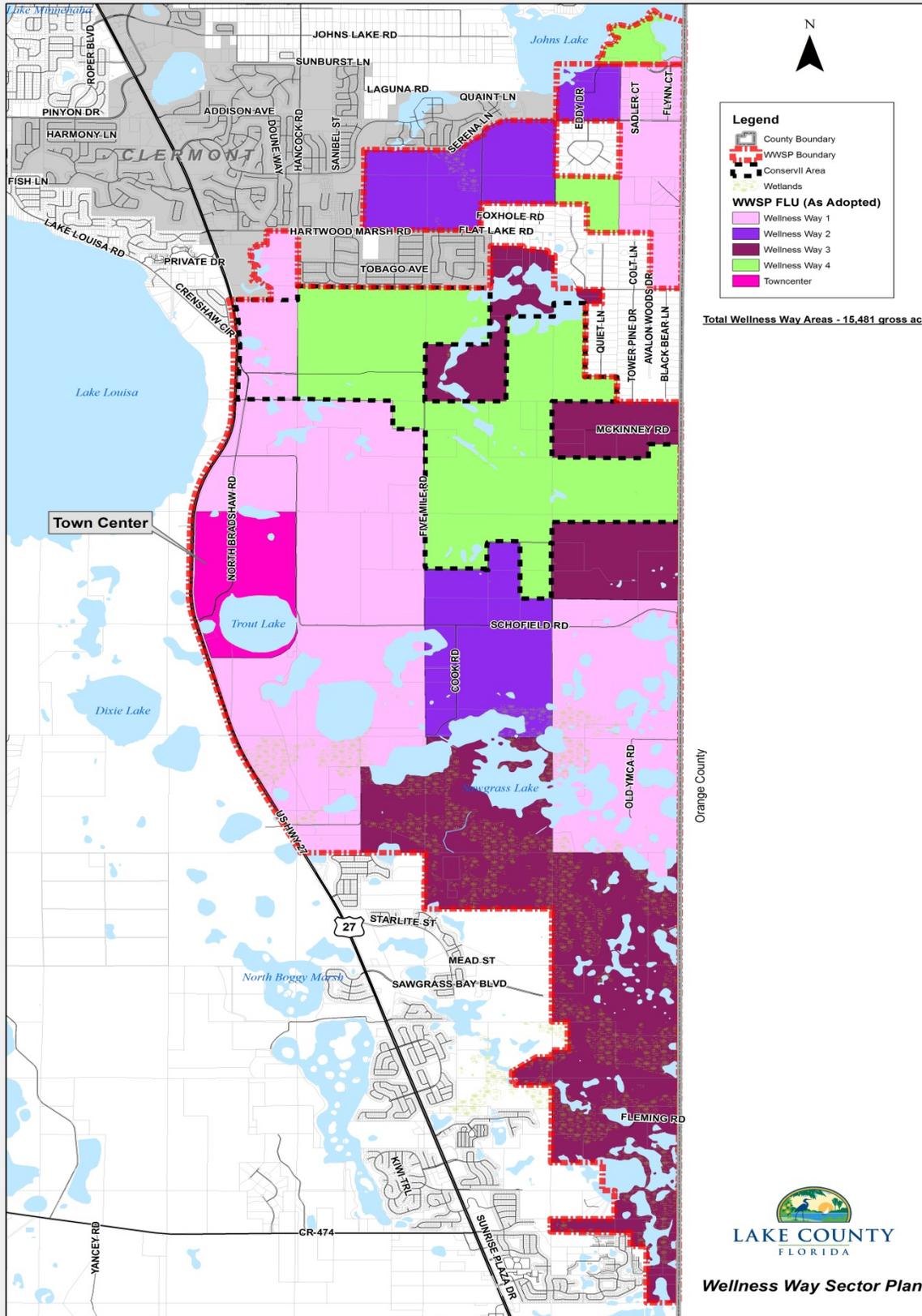
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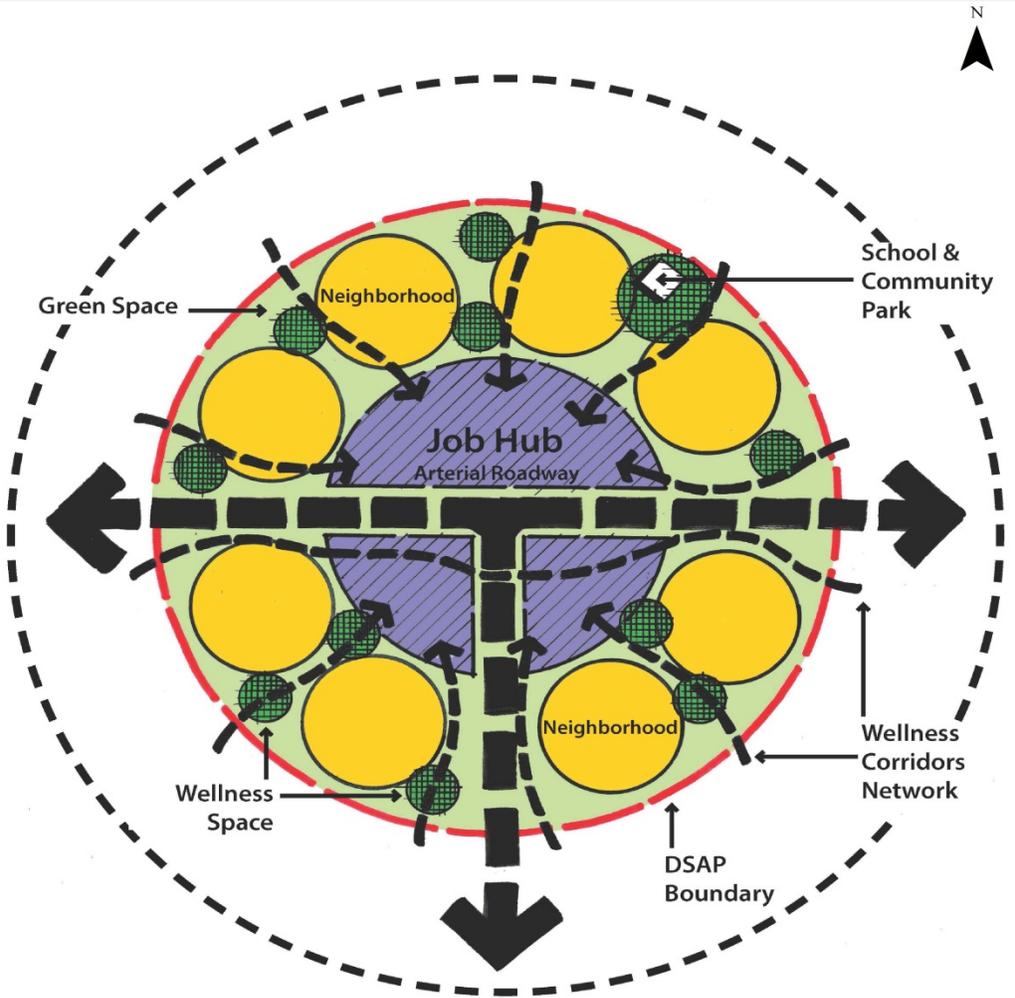


Section III:
FUTURE LAND USE MAP & GOAL,
OBJECTIVES AND POLICIES

FUTURE LAND USE MAP



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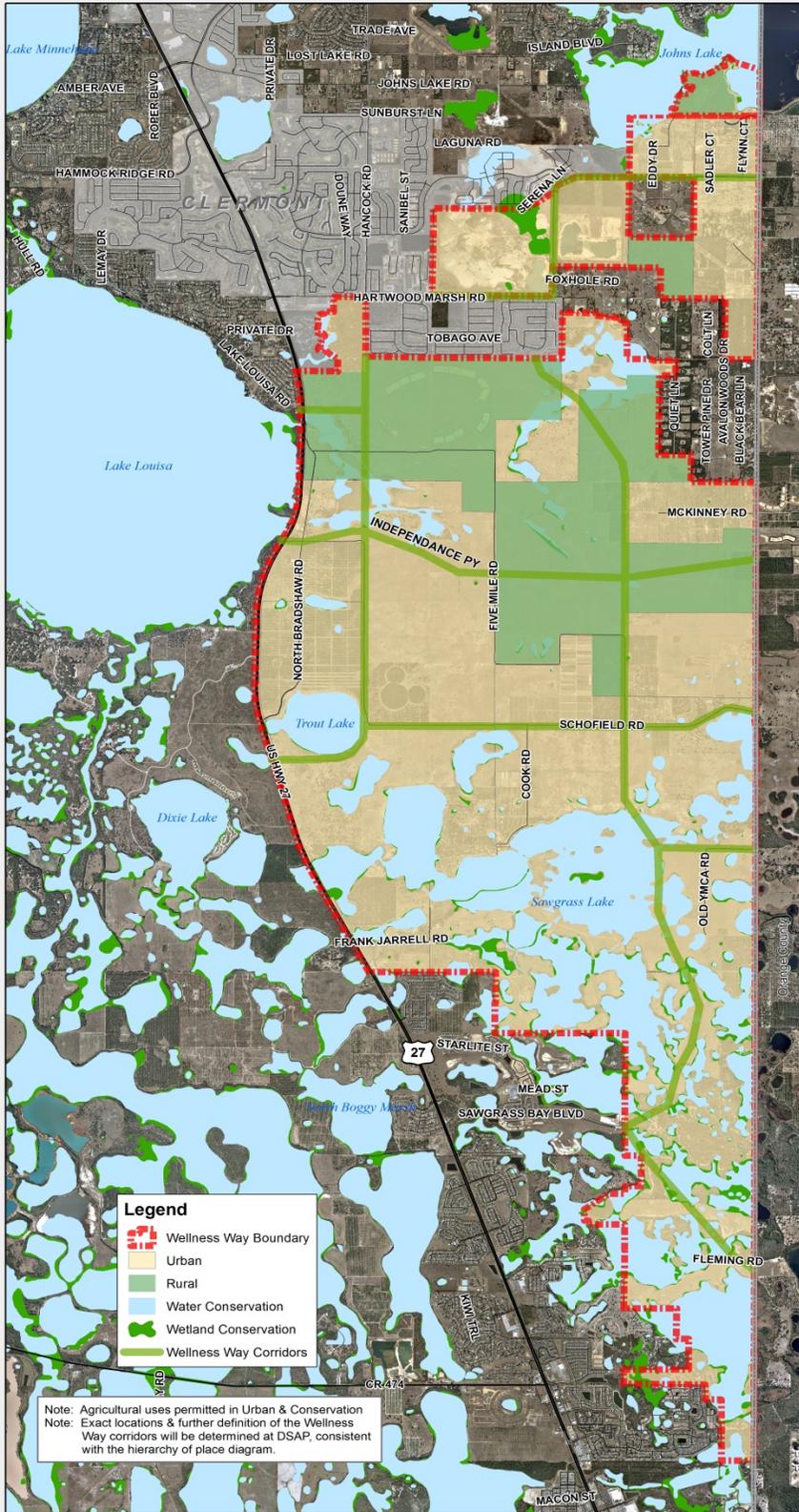


LEGEND	
	Job Hub
	Neighborhood
	Green Space
	Wellness Space
	Community School
	Wellness Corridors Network



Wellness Way Sector Plan
 Framework: Hierarchy of Place Diagram

FRAMEWORK MAP



Wellness Way Sector Plan
Framework Map

III. Future Land Use Map & Goal, Objectives and Policies

GOAL I-8 WELLNESS WAY SECTOR PLAN

The intent of the Wellness Way Sector Plan (WWSP) 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 WWSP 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 WWSP 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 WWSP area depicted on the Future Land Use Map.

The primary intent of the Sector Plan 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 Sector Plan, 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 Sector Plan, there are five (5) future land use categories (FLUC) as described below:

- A. Town Center
- B. Wellness Way 1
- C. Wellness Way 2
- D. Wellness Way 3
- E. Wellness Way 4

These five 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

ATTACHMENT A

primary roadway alignments may be determined in the Detailed Specific Area Plan (DSAP) process or through an independent alignment study.

The WWSP is based upon providing sufficient land area to achieve a target of 1.50 to 1 jobs-to-housing ratio. The plan will also require significant open space set asides within each DSAP 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 Sector Plan 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 DSAP.

OBJECTIVE I-8.1 ECONOMIC DEVELOPMENT

Through the WWSP, Lake County shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio within the WWSP 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 1.5 jobs per one (1) dwelling unit (1.5:1) within the WWSP 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 each DSAP. The County shall analyze each DSAP submittal to ensure the DSAP 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. Proposed DSAPs will determine the required volume of non-residential square footage utilizing the following calculation:

Allocated number of residential dwelling units multiplied by the FLUC target jobs-to-housing ratio for the total number of DSAP jobs multiplied by 450 square feet of building space per job to arrive at the total volume of non-residential square footage required to meet the jobs-to-housing ratio.

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 I-8.2.1.2) is applied to the non-residential square footage requirement. All DSAPs 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, 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 WWSP 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 WWSP will be the application of an advanced technology infrastructure network. DSAPs within the WWSP shall include an analysis of technology infrastructure to determine if the most current and innovative technologies are being utilized. DSAPs 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 WWSP 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. DSAP'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 WWSP, Lake County shall develop a program intended to attract and retain target industries within the WWSP 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 Sector Plan is to create a fiscally efficient development pattern through a diversity of land uses and locally appropriate urban form. The Sector Plan 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 DSAP.

Policy I-8.2.1 Future Land Use Categories

The following five future land use categories, as depicted on the Future Land Use Map, shall be unique to the WWSP and are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses as follows:

- A. **Town Center FLUC** allows the permitted land uses listed below with a jobs-to-housing ratio of 2.00 to 1.
- Agriculture and Agri-business.
 - Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses.
 - Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.
 - Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.
 - Public/Institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.
 - Residential: Multi-family, single family, and similar uses.
 - Target industries
 - Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.
- B. **Wellness Way 1 FLUC** allows the permitted land uses listed below with a jobs-to-housing ratio of 1.75 to 1.
- Agriculture and Agri-business.
 - Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses.
 - Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.
 - Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.
 - Public/Institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.

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- Residential: Multi-family, single family, and similar uses.
 - Target industries
 - Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.
- C. **Wellness Way 2 FLUC** allows the permitted land uses listed below and a jobs-to-housing ratio of **1.5 to 1.**
- Agriculture and Agri-business.
 - Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses.
 - Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.
 - Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.
 - Public/Institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.
 - Residential: Multi-family, single family, and similar uses.
 - Target industries
 - Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.
- D. **Wellness Way 3 FLUC** allows the permitted land uses listed below and a jobs-to-housing ratio of **1.25 to 1.**
- Agriculture and Agri-business.
 - Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses.
 - Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.
 - Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.
 - Public/Institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.
 - Residential: Multi-family, single family, and similar uses.
 - Target industries
 - Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.

E. **Wellness Way 4 FLUC** is land owned by a government entity. Permitted land uses include:

- Active/passive recreation
- Agriculture
- Community gardens
- Ecotourism related uses
- Institutional uses
- Preservation
- Scenic resources
- Trails, pedestrian ways and bikeways

Policy I-8.2.1.1 Future Land Use Categories Capacity Allocation

Development potential and buildable densities/intensities within the WWSP shall be determined according to a two (2) step process. The first step determines the maximum number of residential units that can be constructed within a DSAP and the minimum amount of non-residential acreage that must be set aside within the DSAP. These figures are referred to as “capacity” within the WWSP. Regardless of the actual buildable densities and intensities, the MAXIMUM number of residential units within a DSAP cannot exceed the capacity determined in Step 1¹⁶, while the set asides for non-residential uses cannot fall below the MINIMUM capacity determined in Step 1. “Capacity” is calculated utilizing “net acres” (gross acres minus wetland acres minus water body acres).

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 DSAP is approved.

Maximum Capacity Allocation Table

<u>Future Land Use Category</u>	<u>Residential</u>	<u>Non-Residential</u>		
	<u>Maximum Capacity / Net Acre</u>	<u>Jobs to Housing Ratio</u>	<u>Square Feet per Employee</u>	<u>Minimum FAR</u>
<u>Town Center</u>	<u>4.00 (d.u)</u>	<u>2.00 / 1.00</u>	<u>450</u>	<u>0.30</u>
<u>Wellness Way 1</u>	<u>1.85 (d.u)</u>	<u>1.75 / 1.00</u>	<u>450</u>	<u>0.25</u>
<u>Wellness Way 2</u>	<u>1.60 (d.u)</u>	<u>1.50 / 1.00</u>	<u>450</u>	<u>0.20</u>
<u>Wellness Way 3</u>	<u>1.35 (d.u)</u>	<u>1.25 / 1.00</u>	<u>450</u>	<u>0.15</u>
<u>Wellness Way 4</u>	<u>0.00</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

¹⁶ This does not include potential right-of-way density bonuses (Policy I-8.8.1).

Policy I-8.2.1.2 Future Land Use Categories Density and Intensity Calculations

The second step in the process outlines the actual densities and intensities for construction of residential and non-residential structures. 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). The total number of residential units within a DSAP cannot exceed the maximum residential capacity calculation as indicated in Policy I-8.2.1.1¹⁷; however, residential units can be constructed at any density as long as the average density across all residential units within the DSAP is within the average density range as indicated by the FLUC specific Minimum and Maximum Average Densities. Similarly, non-residential uses can be constructed at any intensity as long as the average intensity across all non-residential square footage within the DSAP is within the average intensity range, as indicated by the FLUC specific Minimum and Maximum Average Intensities.

The following table summarizes the ratios to be utilized in the calculations of residential densities (average dwelling units/net buildable acre) and non-residential land-use acreage set asides (average FAR) allowed within each Future Land Use Category.

Future Land Use Category Summary Table

<u>Future Land Use Categories</u>	<u>Minimum Average Density/Net Buildable Acre</u>	<u>Maximum Average Density/Net Buildable Acre</u>	<u>Minimum Average FAR</u>	<u>Maximum Average FAR</u>
<u>Town Center</u>	<u>6.00 (d.u)</u>	<u>25.00 (d.u)</u>	<u>0.30</u>	<u>2.00</u>
<u>Wellness Way 1</u>	<u>3.00 (d.u)</u>	<u>20.00 (d.u)</u>	<u>0.25</u>	<u>2.00</u>
<u>Wellness Way 2</u>	<u>2.50 (d.u)</u>	<u>15.00(d.u)</u>	<u>0.20</u>	<u>2.00</u>
<u>Wellness Way 3</u>	<u>2.00 (d.u)</u>	<u>10.00 (d.u)</u>	<u>0.15</u>	<u>2.00</u>
<u>Wellness Way 4</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>	<u>N/A</u>

Example Density and Non-Residential Acreage Set-Aside Calculation: A proposed DSAP contains 1,000 net buildable acres within Wellness Way 1 and 500 net buildable acres within Wellness Way 2. Wellness Way 1 FLUC requires a 1.75 jobs-to-housing ratio, allows a density 1.85 dwelling units per net buildable acre and requires a minimum average FAR of 0.30. Wellness Way 2 FLUC, which requires a 1.50 jobs-to-housing ratio, allows a density of 1.60 dwelling units per net buildable acre and requires a minimum average FAR of 0.25.

Step 1: Maximum Density Calculation

- Tier 1: 1,000 net buildable acres X 1.85 du/ac = 1,850 dwelling units
- Tier 2: 500 net buildable acres X 1.60 du/ac = 800 dwelling units
- Total Dwelling Units: 2,650

¹⁷ This does not include potential right-of-way density bonuses (Policy I-8.8.1).

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Step 2: Job Generation

- Tier 1: 1,850 dwelling units X 1.75 j/h = 3,238 jobs required
- Tier 2: 800 Dwelling units X 1.50 j/h = 1,200 jobs required
- Total Jobs Required: 4,438

Step 3: Non-Residential Square Feet

- Tier 1: 3,238 jobs X 450 sf/emp = 1,457,100 sf
- Tier 2: 1,200 jobs X 450 sf/emp = 540,000 sf
- Total Non-Residential Square Feet = 1,997,100 sf

Step 4: Non-Residential Acreage Set-Aside

- Tier 1: 1,457,100 sf non-res / 43,560 / 0.30 FAR = 112 acres
- Tier 2: 540,000 sf non-res / 43,560 / 0.25 FAR = 50 acres
- Total Non-Residential Acreage Set-Aside = 162 acres

Policy I-8.2.1.3 Location and Timing of Non-Residential Construction

Land areas set aside for the purposes of non-residential uses will be termed a Job Hub. A Job Hub refers only to the land upon which vertical non-residential construction will be built. Mixed use areas may have a mix of Job Hub (non-residential) and residential acreage. All Job Hubs shall be appropriately placed in commercially viable locations located along an arterial or collector road. Job Hubs are restricted to non-residential uses only, except in cases of multi-level mixed-use development where residential uses will be located above non-residential uses. In these cases, the residential uses must be built concurrently or after the construction of the non-residential uses.

Policy I-8.2.2 Urban Form Guiding Principles

WWSP is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within WWSP are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Sector Plan Goals, Objectives and Policies establish urban form guiding principles as follows:

- A. Land reserved for a mix of employment uses (Job Hub) at the targeted Jobs-to-Housing Ratio with possible supporting mix of residential uses in a pedestrian oriented form of development. All Job Hubs shall be located along an arterial or collector road.
- B. An interconnected Wellness/Green Corridor network including a trail system to reach destinations within WWSP such as the Town Center, Job Hubs, 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 the DSAPs.

Policy I-8.2.3 Pedestrian Orientation

Design decisions must be oriented to the pedestrian scale. This begins at the Sector Plan level, is documented as development standards in the DSAP/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, the Town Center, Job Hubs, 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. Wellness Corridors/open space
- I. Parks/recreation facilities for active and passive use
- J. Stormwater management facilities

Policy I-8.2.5 Open Space

The WWSP 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. Wellness Space is limited 10% impervious surface ratio.

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.

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DSAP's in all WWSP FLUCs will identify and reserve 20% of the net buildable area as Wellness Space and 10% of the net buildable area as Green Space. Wetlands and water bodies cannot be counted towards a DSAP'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 DSAP. Narrow open space tracts, boarding the perimeter of a DSAP, being used solely as a buffer, shall be discouraged. All open space calculations shall be applied at the DSAP and shall be phased consistent with development.

Policy I-8.2.6 Conservation Lands

The determination of areas most suitable for permanent preservation shall occur during the preparation of a Detailed Specific Area Plan (DSAP). The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. The conservation easement shall be recorded prior to DSAP approval. 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.

OBJECTIVE I-8.3 MOBILITY

Development within the WWSP 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 DSAP process.

Policy I-8.3.1 Primary Roadway Network

System-wide transportation capacity within the WWSP 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. Detailed Specific Area Plans (DSAP) within the WWSP shall be generally consistent with the primary roadway network identified on the Framework Map. 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 Sector Plan'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.

Policy I-8.3.2 Roadway Network

Thoroughfares within the WWSP 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 DSAP 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 have been placed in WWSP and shall be used to guide the design of proposed facilities during the DSAP process.

Policy I-8.3.3 Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within the WWSP shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses within the Sector Plan 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

DSAPs within the WWSP 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 Town Center, Job Hubs, neighborhoods and parks and schools and 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.

Policy I-8.3.5 Transit

Job Hubs located on arterial and collector roads offer the future opportunity for the Regional Transit Authority to consider providing transit service to and between Job Hubs and other regional destinations.

Policy I-8.3.6 External Trip Reduction

DSAPs within the WWSP shall introduce measures that shall produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal shall be included in the DSAP/PUD including Wellness Corridors, complete streets, a pedestrian oriented design emphasis and the possible inclusion of future bus service with the regional Transit Authority.

Policy I-8.3.7 Level of Service

The minimum roadway level of service standard within the WWSP shall be “E,” except for US 27 which shall remain at LOS “D.”

Policy I-8.3.8 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.

Policy I-8.3.9 Connectivity

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all DSAPs 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 DSAP 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.

Policy I-8.3.10 Land Use

The WWSP 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.

OBJECTIVE I-8.4 NATURAL AND SCENIC RESOURCES

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The WWSP 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 sector plan area borders Johns Lake to the north. The Detailed Specific Area Plans (DSAPs) 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 WWSP area. These resources and corridors shall be specifically demonstrated in the DSAPs.

Lake County shall protect its natural resources in the WWSP area through adoption of DSAPs 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 s. 704.06 FS, as amended, shall correspond with each development phase or stage. The conservation easement shall be recorded prior to DSAP approval. Policy III-3.2.5, Native Vegetation, Habitat, and Wildlife within Development Projects shall also be adhered to, and utilized when processing a DSAP.

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 Sector Plan area. The Conservation Land Map shall guide the preparation of subsequent DSAP 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 DSAP 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 DSAPs, and a minimum 50 foot wide buffer shall apply to isolated wetlands, 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:

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 DSAPs within the WWSP 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 DSAP.

The following chart lists the State of Florida Listed Animal Species with a possibility of occurrence in Lake County.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>
<u>American Alligator</u>	<u>Alligator mississippiensis</u>	<u>Federally-designated Threatened (FT)</u>
<u>Bald Eagle</u>	<u>Haliaeetus leucocephalus</u>	<u>Not currently listed</u>
<u>Eastern Indigo Snake</u>	<u>Drymarchon couperi</u>	<u>FT</u>
<u>Florida Black Bear</u>	<u>Ursus americanus floridanus</u>	<u>State-designated Threatened (ST)</u>
<u>Florida Sandhill Crane</u>	<u>Grus Canadensis pratensis</u>	<u>ST</u>
<u>Florida Scrub-Jay</u>	<u>Aphelocoma coerulescens</u>	<u>FT</u>
<u>Florida Burrowing Owl</u>	<u>Athene cunicularia floridana</u>	<u>State Species of Special Concern (SSC)</u>
<u>Florida Mouse</u>	<u>Podomys floridanus</u>	<u>SSC</u>
<u>Gopher Tortoise</u>	<u>Gopherus polyphemus</u>	<u>ST</u>
<u>Least Tern</u>	<u>Stemula antillarum</u>	<u>ST</u>
<u>Little Blue Heron</u>	<u>Egretta caerulea</u>	<u>SSC</u>
<u>Red-Cockaded WoodPecker</u>	<u>Picoides borealis</u>	<u>Federally-designated Endangered (FE)</u>
<u>Sherman's Fox Squirrel</u>	<u>Sciurus niger shermani</u>	<u>SSC</u>
<u>Short-tailed Snake</u>	<u>Lampropeltis extenuate</u>	<u>ST</u>
<u>Sand Skink</u>	<u>Plestiodon reynoldsi</u>	<u>FT</u>
<u>Snowy Egret</u>	<u>Egretta thula</u>	<u>SSC</u>
<u>Southeastern American Kestrel</u>	<u>Falco sparverius paulus</u>	<u>ST</u>
<u>Tricolored Heron</u>	<u>Egretta Tricolor</u>	<u>SSC</u>
<u>White Ibis</u>	<u>Eudocimus albus</u>	<u>SSC</u>
<u>Wood Stork</u>	<u>Mycteria Americana</u>	<u>FE</u>
<u>Osprey</u>	<u>Pandion hallaetus</u>	<u>SSC</u>

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.

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Orange County



Wildlife

-  Eagle Nest
-  Eagle Nest 600' Buffer
-  Sand Skink
-  Gopher Tortoise

Boundaries

-  WWSP Boundary
-  Urban Growth Boundary
-  County Boundary



**Wellness Way Sector Plan
Wildlife Locations**

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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 (FWCC), and the Florida Department of Environmental Protection.

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 (FWCC), and the Florida Department of Environmental Protection.

Policy I-8.4.5 Wildlife Data

An applicant for a DSAP shall submit baseline data consistent with the guidelines for any state or 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 of non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects that development within the WWSP is having on species diversity and habitat over a period of time.

Policy I-8.4.6 Identification and Preservation of Xeric Uplands

During the preparation of DSAPs, 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 Sector Plan and surrounding areas.

Policy I-8.4.7 Creation of Wellness Corridor Network

At build-out, the WWSP 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 DSAP shall be reviewed for consistency with this policy during the approval process.

Policy I-8.4.8 Site Development Standards

Collaboration with the Florida Fish and Wildlife Conservation Commission shall be required to prepare site development 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.

The DSAPs 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 s. 704.06 FS, as amended, shall correspond with each development phase or stage. The conservation easement shall be recorded prior to DSAP approval. The DSAP 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 DSAP process.

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 Sector Plan 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 Sector Plan 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 WWSP 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 DSAP. 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, F.S.

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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.

OBJECTIVE I-8.5 PUBLIC FACILITIES

Ensure the provision of adequate public facilities in a manner that results in reduced fiscal impacts to Lake County, the City of Clermont and the residents of Wellness Way.

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 DSAP 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, F.S.

To ensure that the WWSP's water suppliers (i.e., City of Clermont, Lake Utility Services, and Southlake Utilities) account for and meet the water needs of the WWSP, 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

DSAPs within the WWSP shall include an analysis of potable and re-use water facilities, including sources, treatment plants and delivery infrastructure, required to accommodate projected impacts and maintain the County's or utility provider's adopted level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the DSAP.

Policy I-8.5.3 Sanitary Sewer Facilities

DSAPs within the WWSP shall include an analysis of sanitary sewer facilities, including treatment plants and delivery infrastructure, required to accommodate projected impacts and maintain the County's or utility provider's adopted level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the DSAP.

Policy I-8.5.4 Solid Waste Facilities

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DSAPs within the WWSP 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

DSAPs within the WWSP 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 DSAP are needed to accommodate projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the DSAP. The Framework Map shall be used as a guide to provide parks and trails facilities within the WWSP area.

Trails within a proposed DSAP that serve as a component of the WWSP'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.

Policy I-8.5.6 Provision of Educational Facilities

DSAPs within the WWSP shall include an analysis of impacts to public schools and, when necessary, mitigation consistent with the policies and procedures identified in the 2030 Comprehensive Plan, Objective VI-1.8 as amended. If it is determined that one or more school sites within the proposed DSAP are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

DSAPs 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 Sections 333.03 and 1013.36, F.S., 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

DSAPs within the WWSP 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 DSAP 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 DSAP, these lands shall be conveyed prior to the issuance of building permits for development within the DSAP.

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 WWSP. 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 WWSP, 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 DSAP 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 DSAP 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 strongly preferred, but not required.

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 WWSP.

Policy I-8.6.1 Coordinated Review of Detailed Specific Area Plans

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To provide for intergovernmental coordination, Lake County shall provide adjacent municipalities and counties, a copy of applications for a Detailed Specific Area Plan (DSAP). 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 DSAP. 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
- The City of Clermont
- Valencia College

OBJECTIVE I-8.7 SECTOR PLAN IMPLEMENTATION

Develop a straightforward, predictable and efficient process for the preparation, review and approval of Detailed Specific Area Plans (DSAPs) and subsequent development approvals within the WWSP area.

Policy I-8.7.1 Detailed Specific Area Plans

Consistent with state statute, development within the WWSP area shall be contingent upon the adoption of Detailed Specific Area Plans (DSAP). Each DSAP 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,

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Objectives and Policies. A DSAP of less than 1,000 gross acres may be approved by Lake County, based on consideration of the following criteria:

- 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.

A DSAP shall be processed as a Master PUD application as provided for in the Land Development Code. Principles, guidelines, and standards for each DSAP shall be codified in the Lake County Land Development Regulations. The DSAP may only be approved after funding agreements for infrastructure have been agreed upon by the participating parties.

Each DSAP 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 DSAP 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 DSAP is approved by the Lake County Board of County Commissioners, the property in the WWSP 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 WWSP area shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or potential DSAPs and compliance with the general principles of the Sector Plan. These listed development approvals cannot occur until after the adoption of the DSAP.

Policy I-8.7.2 Sector Plan 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 Detailed Specific Area Plan (DSAP) with approximately 1,000 acres. The DSAP begins the refined urban design process to allow Wellness Way to successfully meet the Sector Plan initiatives. The Sector Plan Goal, Objectives and Policies in the comprehensive plan guide the planning of the DSAP to include the following principles:

- DSAPs are generally 1,000 acres or more with access to the regional roadway network.
- DSAPs must determine the location and size of the Job Hub(s) based upon the regional roadway network and the FLUC jobs-to-housing ratio and then locate the Wellness/Green Corridors and residential neighborhoods.

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- Residential neighborhoods cluster beyond the Job Hub(s). 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, Job Hub(s), other DSAPs, the Town Center, and the State Park.
- Along with the Job Hub(s), neighborhoods and WC networks, there is a required community park. Not only are the school and park a requirement, it is at the DSAP level when agreements must be reached to pay for educational facilities roads, utilities and the park. Without such agreements, development may not proceed.

Policy I-8.7.3 DSAP Process

The primary intent of the Sector Plan 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 DSAP based upon the Goal, Objectives and Policies of the Sector Plan. The DSAP approval process has three tasks as follows:

- DSAP Boundary Analysis
- Preliminary DSAP development and community input
- Final DSAP application and public hearings as a PUD

A. DSAP Boundary Analysis

Conduct a preliminary analysis of the proposed DSAP area to determine appropriateness. This analysis shall include the following:

- Proposed DSAP boundary including gross acreage and ownership information
- General identification of the extent and location of significant natural and scenic resources.
- Identification of net buildable acreage (gross acres less water bodies and wetlands).
- Determination of a maximum residential density.
- A preliminary jobs-to-housing balance assessment consistent with Policy I-8.1.1, Jobs-to-Housing Ratio, utilizing the methodology contained in that same Policy.
- General identification of public facilities and services available to the area; available capacity; and potential deficiencies.

The Boundary Analysis application must include

- A location map,
- Acreage,
- General calculation of gross and net acres,
- FLUC designations,
- Primary roadways
- Justification Report demonstrating consistency and compatibility with the WWSP GOPs

The parcels within a DSAP are not required to be contiguous parcels. The final boundaries for a DSAP shall be confirmed by the Lake County Board of County Commissioners before initiating a Preliminary DSAP.

B. Preliminary DSAP

The intent of the Preliminary DSAP process is to prepare an initial plan for public review and comment. The plan for the Preliminary DSAP shall consider the Framework Map and the Sector Plan Goal, Objectives and Policies. At a minimum, a Preliminary DSAP shall address the following:

- The location of proposed land uses.
 - An integrated open space system based upon Policy I-8.2.5, Open Space, shall include at least 20% of the net buildable acreage within the DSAP as Wellness Space and 10% of the net buildable acreage as Green Space.
 - For employment uses, sufficient land area shall be allocated based upon the required Jobs-to-Housing Ratio of the future land use designation(s), the Framework Map and Policy I-8.1.1, Jobs-to-Housing Ratio. These employment or activity centers shall be called Job Hubs.
 - Job Hubs must have sufficient size to reach the target Jobs-to-Housing Ratio from the calculation described in Policy I.8.1.1, but may be larger in

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- size if desired. Residential use in the Job Hub is encouraged and would increase the size of the Job Hub accordingly.
- To provide a dedicated space for community events, each Job Hub containing over 100,000 square feet will have an open space area defined as a Square. The size of the Square is based upon the amount of non-residential uses as follows:
 - Over 100,000 square feet and up to 250,000 square of non-residential uses require up to two acres of Square.
 - Over 250,000 square feet of non-residential uses up to two and half acres of Square.
 - Multiple Square locations are permitted.
 - Job Hubs are located adjacent to arterial roadways within Wellness Way as identified on the Future Land Use Map
 - Multiple Job Hubs within a DSAP are permitted.
 - For residential areas, the maximum residential allocation is based upon Policy I-8.2.1, Residential Density Allocation.
 - Neighborhoods should be designed at a pedestrian scale.
 - Each neighborhood shall be surrounded by Wellness Corridor/open space.
 - Each neighborhood shall have a central focal point of a park, community building, playground or similar uses.
 - For mixed-use areas, requirements for both employment uses and residential uses shall be met.
 - A general description of proposed land use districts, including purpose and intent, permitted uses and general design standards.
 - The identification of significant natural, scenic and cultural resources including areas for potential preservation, permanent protection and/or restoration.
 - Proposed transportation facilities for pedestrians, bicycles, and automobiles, including
 - consideration for connection with facilities outside the DSAP. For each facility to be included in the DSAP, design criteria should be included to address:
 - Roadway cross-sections
 - Pedestrian, Bicycle and Multi-modal facilities
 - Landscape and streetscape standards
 - Proposed WC network
 - Proposed location and size/capacity of major public facilities, including potable water, re-use water, sanitary sewer, solid waste, parks and trails, public schools, law enforcement, fire protection and emergency services.
 - When applicable, strategies for the integration of existing development.

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The Preliminary DSAP community presentation must include

- a location map,
- calculation of land use acreage,
- general calculation of gross and net acres,
- FLUC designations,
- primary roadways
- Master Plan
- Context Plan
- Wellness/Green Space Corridor Plan
- Hierarchy of Place consist with the Framework Map
- Natural, scenic and cultural resources Plan
- Justification Report demonstrating consistency and compatibility with the WWSP GOPs

The Preliminary DSAP shall be presented to the public at a workshop. This workshop is to be advertised in a manner consistent with Florida Statute. In addition, each property owner in the DSAP and each property owner within 1,000 feet of the boundary of the DSAP shall be notified of the workshop. Substantial compliance with the provisions of this policy regarding the various methods for providing notice shall be sufficient to constitute notice to all affected parties. Comments from the public shall be documented by the applicant and included in a letter to Lake County.

C. Final DSAP

Following the informational workshop described in the Preliminary DSAP phase, a Final DSAP shall be prepared as a Master PUD application. At a minimum, this plan shall consist of the following elements:

- A detailed land use plan indicating the distribution, extent and location of land use districts including design standards for the various districts proposed in the land use plan, including:
 - Purpose and intent of districts;
 - Permitted land uses;
 - Consistency with the WWSP Policies
 - District development standards, including:
 - Density
 - Floor Area Ratio
 - Impervious Surface Ratio
 - Setbacks
 - Height limitations
 - Other regulations as deemed necessary.
- A detailed natural and scenic resource plan that identifies significant natural and scenic resources within the DSAP and outlines specific measures to ensure the protection and, as appropriate, preservation, restoration and management of areas containing these resources.

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- A detailed transportation plan containing, at a minimum, the following:
 - A roadway plan containing the general location of all arterial and collector roadways necessary to serve the DSAP, their right-of-way width, and design cross section.
 - A WC plan containing the general location of all bikeways and multi-use trails in a manner which connects residential neighborhoods with employment districts, retail centers, parks and schools.
 - A report demonstrating the DSAP's impact on transportation facilities and documenting the timing and estimated cost and funding sources for needed transportation improvements. Each DSAP shall analyze the cumulative traffic impact of all previously approved DSAPs on the area road network.
- A detailed public facilities plan identifying public facilities. At a minimum, this plan shall address:
 - Potable water
 - Re-use water
 - Sanitary sewer
 - Solid waste
 - Parks and trails
 - Public schools (if any)
 - Law enforcement, fire protection and emergency services (if any)
 - Non-potable water demand shall utilize Alternative Water Supplies, such as reclaimed water, when available. The availability of, and requirement to use and connect to, Alternative Water Supplies will be determined during the DSAP approval process unless other low quality water sources are authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.
- Identification of specific procedures to facilitate intergovernmental coordination to address extra jurisdictional impacts from the DSAP.
- A matrix indicating compliance with the specific requirements of Sec. 163.3245, Florida Statutes.

The Final DSAP application as a PUD shall be submitted to Lake County for review and recommendation by the Planning & Zoning Board and approval by the Board of County Commissioners.

Policy I-8.7.4 Changes to an Approved DSAP

Any addition or deletion of property or changes to the land use district boundaries in an approved DSAP shall follow the process for adoption of a DSAP. 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 WWSP.

Policy I-8.7.5 Development Approvals within a DSAP

Once a DSAP 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, special exceptions) shall be evaluated for compatibility and compliance with the adopted DSAP.

Policy I-8.7.6 Continued Agriculture, Silviculture or Other Natural Resource-Based Operations

Agriculture, silviculture or other natural resource-based operations are permitted uses in any future land use designation. The Future Land Use Map and associated objectives and policies for the WWSP shall not limit the right to carry out agricultural or silvicultural uses or other natural resource-based operations.

Policy I-8.7.7 Sector Plan Build-out Date

The planning horizon for the WWSP is projected to be 2040.

Policy I-8.7.8 Developments of Regional Impact

Nothing in the WWSP 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 I-8.7.9 Existing Approved Development

Avalon Groves PUD (Ordinance# 2012-10 / ORB 4141 PGS 961-980) may develop and continue until adoption of a DSAP, which includes a portion of the PUD's legal description. The DSAP shall address the phasing out of any PUD use or other entitlement that is not approved and or recognized by the WWSP 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 Growth Management 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 WWSP 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 WWSP unless such owner affirmatively elects to remain part of the WWSP (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 WWSP); and (ii) upon such withdrawal, the PUD shall remain in full force and effect and all deadlines in such PUD

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shall be automatically extended for the number of months from July 21, 2015 until the date of such withdrawal or until litigation is resolved.

Policy I-8.7.10 Existing Conforming Commercial and Industrial Operations

Existing, conforming commercial and industrial operations in the WWSP shall be allowed to continue their operations until a DSAP is adopted. The DSAP will address allowable uses and location criteria of all commercial and industrial uses.

Policy I-8.7.11 Annexation by the City of Clermont

It is anticipated that a large portion of the WWSP 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-8.7.12 Conserv II

Conserv II is designated as Wellness Way 4 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 DSAP's in the Sector Plan. The land uses within DSAP's may be blended for residential, nonresidential or open space uses throughout DSAP regardless of designation.

OBJECTIVE I-8.8 FINANCING

Develop financing mechanisms that support the WWSP's economic development goals while ensuring the equitable distribution of infrastructure costs.

Policy I-8.8.1 Potential Funding Mechanisms for Regional Infrastructure

Each DSAP 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 DSAP. 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 DSAP 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 DSAP for right-of-way donated for arterial or collector roads.

Policy I-8.8.2 Funding Mechanisms for Site Specific Infrastructure

Within each DSAP, 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.

Policy I-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 DSAP 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.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY
OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT
FOR
LAKE COUNTY
PROPOSED AMENDMENT 15-1SP

**OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT
FOR
LAKE COUNTY
AMENDMENT 15-1SP**

I. CONSISTENCY WITH CHAPTER 163, PART II, F.S.

Proposed Amendment 15-1SP includes the Wellness Way Sector Plan (WWSP) located on 16,179 acres in southeastern Lake County. The proposed amendment includes text (goal, objectives, and policies), and data/analysis (not to be adopted). The WWSP is proposed pursuant to Section 163.3245, Florida Statutes (F.S.).

A. The Department raises the following objections to proposed Amendment 15-1SP:

1. Objection (Water Supply): Policies I-8.4.9, I-8.5.1, and I-8.7.3 conflict with the Water Management District’s exclusive authority to regulate the consumptive use of water. Section 373.217(2), F.S., provides “...the exclusive authority for requiring permits for the consumptive use of water...” Section 373.223(2), F.S., requires a determination that such “...use is consistent with the public interest, and no local government shall adopt or enforce any law, ordinance, rule, regulation, or order to the contrary.” The above noted policies are summarized below.
 - a. Policy I-8.4.9 – Requires the use of reclaimed water, if it is available, for irrigation and prohibits the use of potable water for irrigation.
 - b. Policy I-8.5.1 – Indicates that all new development must utilize non-potable sources of water, such as reclaimed water, when available.
 - c. Policy I-8.7.3 – Indicates that non-potable water demand must utilize alternative water supplies, such as reclaimed water, when available.

The focus of the above noted policies is addressed as part of the St. Johns River Water Management District’s (SJRWMD) consumptive use permitting process. Based on the above, the policies do not provide valid and measurable guidelines and standards.

The amendment is inconsistent with the following requirements: Sections 163.3177(6)(a)2.d., and 3.e.; and 163.3245(3)(a)4., F.S.

Recommendation – The County should coordinate with the SJRWMD to develop revised policies that achieve the County’s goal of promoting the use of reclaimed water and also recognize the SJRWMD’s authority regarding consumptive uses of water.

Response: The County has coordinated with SJRWMD to revise the following policies:

Policy I-8.4.10 Regulation For Reclaimed Water Shall Be Enforced To Prevent Adverse Environmental Impacts.

The intent of the WWSP 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 DSAP. 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, F.S.

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-8.5.1 Identification of Water Supplies

~~Future potable water demands within the WWSP shall be provided in a manner determined by the St. Johns River Water Management District.~~

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 DSAP 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, F.S.

To ensure that the WWSP's water suppliers (i.e., City of Clermont, Lake Utility Services, and Southlake Utilities) account for and meet the water needs of the WWSP, 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-8.7.3 DSAP Process

The primary intent of the Sector Plan 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 DSAP based upon the Goal, Objectives and Policies of the Sector Plan. The DSAP approval process has three tasks as follows:

- DSAP Boundary Analysis
- Preliminary DSAP development and community input
- Final DSAP application and public hearings as a PUD

A. DSAP Boundary Analysis

Conduct a preliminary analysis of the proposed DSAP area to determine appropriateness. This analysis shall include the following:

- Proposed DSAP boundary including gross acreage and ownership information
- General identification of the extent and location of significant natural and scenic resources.
- Identification of net buildable acreage (gross acres less water bodies and wetlands).
- Determination of a maximum residential density.
- A preliminary jobs-to-housing balance assessment consistent with Policy I-8.1.1, Jobs-to-Housing Ratio, utilizing the methodology contained in that same Policy.
- General identification of public facilities and services available to the area; available capacity; and potential deficiencies.

The Boundary Analysis application must include

- A location map,
- Acreage,
- General calculation of gross and net acres,
- FLUC designations,
- Primary roadways
- Justification Report demonstrating consistency and compatibility with the WWSP GOPs

The parcels within a DSAP are not required to be contiguous parcels. The final boundaries for a DSAP shall be confirmed by the Lake County Board of County Commissioners before initiating a Preliminary DSAP.

B. Preliminary DSAP

The intent of the Preliminary DSAP process is to prepare an initial plan for public review and comment. The plan for the Preliminary DSAP shall consider the Framework Map and the Sector Plan Goal, Objectives and Policies. At a minimum, a Preliminary DSAP shall address the following:

- The location of proposed land uses.
- An integrated open space system based upon Policy I-8.2.5, Open Space, shall include at least 20% of the net buildable acreage within the DSAP as Wellness Space and 10% of the net buildable acreage as Green Space, excluding Wellness Way 4, which shall include 60% Wellness Space and 30% Green Space.
- For employment uses, sufficient land area shall be allocated based upon the required Jobs-to-Housing Ratio of the future land use designation(s), the Framework Map and Policy I-8.1.1, Jobs-to-Housing Ratio. These employment or activity centers shall be called Job Hubs.
- Job Hubs must have sufficient size to reach the target Jobs-to-Housing Ratio from the calculation described in Policy I.8.1.1, but may be larger in size if desired. Residential use in the Job Hub is encouraged and would increase the size of the Job Hub accordingly.
- To provide a dedicated space for community events, each Job Hub containing over 100,000 square feet will have an open space area defined as a Square. The size of the Square is based upon the amount of non-residential uses as follows:
 - Over 100,000 square feet and up to 250,000 square of non-residential uses require up to two acres of Square.

- Over 250,000 square feet of non-residential uses up to two and half acres of Square.
- Multiple Square locations are permitted.
- Job Hubs are located adjacent to arterial roadways within Wellness Way as identified on the Future Land Use Map
- Multiple Job Hubs within a DSAP are permitted.
- For residential areas, the maximum residential allocation is based upon Policy I- 8.2.1, Residential Density Allocation.
- Neighborhoods should be designed at a pedestrian scale.
- Each neighborhood shall be surrounded by Wellness Corridor/open space.
- Each neighborhood shall have a central focal point of a park, community building, playground or similar uses.
- For mixed-use areas, requirements for both employment uses and residential uses shall be met.
- A general description of proposed land use districts, including purpose and intent, permitted uses and general design standards.
- The identification of significant natural, scenic and cultural resources including areas for potential preservation, permanent protection and/or restoration.
- Proposed transportation facilities for pedestrians, bicycles, and automobiles, including
- consideration for connection with facilities outside the DSAP. For each facility to be included in the DSAP, design criteria should be included to address:
 - Roadway cross-sections
 - Pedestrian, Bicycle and ~~Transit~~ Multi-modal facilities
 - Landscape and streetscape standards
 - Proposed WC network
- Proposed location and size/capacity of major public facilities, including potable water, re-use water, sanitary sewer, solid waste, parks and trails, public schools, law enforcement, fire protection and emergency services.
- When applicable, strategies for the integration of existing development.

The Preliminary DSAP community presentation must include

- a location map,
- calculation of land use acreage,
- general calculation of gross and net acres,
- FLUC designations,
- primary roadways
- Master Plan
- Context Plan
- Wellness/Green Space Corridor Plan
- Hierarchy of Place consist with the Framework Map
- Natural, scenic and cultural resources Plan
- Justification Report demonstrating consistency and compatibility with the WWSP GOPs

The Preliminary DSAP shall be presented to the public at a workshop. This workshop is to be advertised in a manner consistent with Florida Statute. In addition, each property owner in the DSAP and each

property owner within 1,000 feet of the boundary of the DSAP shall be notified of the workshop. Substantial compliance with the provisions of this policy regarding the various methods for providing notice shall be sufficient to constitute notice to all affected parties. Comments from the public shall be documented by the applicant and included in a letter to Lake County.

C. Final DSAP

Following the informational workshop described in the Preliminary DSAP phase, a Final DSAP shall be prepared as a Master PUD application. At a minimum, this plan shall consist of the following elements:

- A detailed land use plan indicating the distribution, extent and location of land use districts including design standards for the various districts proposed in the land use plan, including:
 - Purpose and intent of districts;
 - Permitted land uses;
 - Consistency with the WWSP Policies
 - District development standards, including:
 - Density
 - Floor Area Ratio
 - Impervious Surface Ratio
 - Setbacks
 - Height limitations
 - Other regulations as deemed necessary.
 - A detailed natural and scenic resource plan that identifies significant natural and scenic resources within the DSAP and outlines specific measures to ensure the protection and, as appropriate, preservation, restoration and management of areas containing these resources.
 - A detailed transportation plan containing, at a minimum, the following:
 - A roadway plan containing the general location of all arterial and collector roadways necessary to serve the DSAP, their right-of-way width, and design cross section.
 - A WC plan containing the general location of all bikeways and multi-use trails in a manner which connects residential neighborhoods with employment districts, retail centers, parks and schools.
 - A report demonstrating the DSAP's impact on transportation facilities and documenting the timing and estimated cost and funding sources for needed transportation improvements. Each DSAP shall analyze the cumulative traffic impact of all previously approved DSAPs on the area road network.
- A detailed public facilities plan identifying public facilities. At a minimum, this plan shall address:
 - Potable water
 - Re-use water
 - Sanitary sewer
 - Solid waste
 - Parks and trails
 - Public schools (if any)
 - Law enforcement, fire protection and emergency services (if any)
 - ~~Future potable water demands within the WWSP shall be provided in a manner determined by the St. Johns River Water Management District.~~ Non-potable water demand shall utilize Alternative Water Supplies, such as reclaimed water, when available. The availability of, and requirement to use and connect to, Alternative Water Supplies will be determined during the

DSAP approval process unless other low quality water sources are authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

- Identification of specific procedures to facilitate intergovernmental coordination to address extra jurisdictional impacts from the DSAP.
- A matrix indicating compliance with the specific requirements of Sec. 163.3245, Florida Statutes.

The Final DSAP application as a PUD shall be submitted to Lake County for review and recommendation by the Planning & Zoning Board and approval by the Board of County Commissioners.

2. Objection (Lack of Jurisdiction): Page 18 of the Data and Analysis states that "...a portion of the city boundary is within the sector plan boundary." The City staff advised that the WWSP includes 236 acres of the City of Clermont. The City of Clermont is not a joint applicant in this comprehensive plan amendment. The County appears to be acting on behalf of the City with no authorization. Section 163.3171(2), F.S., states that "A county shall exercise authority under this act for the total unincorporated area under its jurisdiction..."

The amendment is inconsistent with the following requirements: Sections 163.3245(1), (2), and (3)(a)7., F.S.

Recommendation – The County should delete the City of Clermont portion of the WWSP from its application.

Response: All parcels located in the City of Clermont have been removed from the WWSP. Please see the attached boundary map labeled Exhibit "A"

3. Objection (Conserv II): The Wellness Way Sector Plan (WWSP) contains 16,179 acres. Of that total, Conserv II is 2,800 acres. Conserv II is a water reuse and infiltration program which is the largest of its kind in the world. It is unclear whether the WWSP demonstrates adequate intergovernmental coordination, if Orange County and the City of Orlando have consented to Conserv II's inclusion in the WWSP, and if they agree to be subject to its policies. For example, Policies I-8.2.1.E and I-8.2.5 describe the uses envisioned for the Conserv II land, including recreation, agriculture, community gardens, ecotourism, institutional, preservation, scenic resources, trails, wellness space, and green space. The WWSP does not demonstrate how these uses are feasible given that the property is owned by Orange County and the City of Orlando and currently functions as a water reuse project. Without the Conserv II acreage, the WWSP would not meet the minimum size requirement of 15,000 acres, as required by Section 163.3245(1), F.S.

The amendment is inconsistent with the following requirements: Sections 163.3184(1)(a); 163.3245(1); 163.3245(3)(a)7., and 163.3245(8), F.S.

Recommendation – Demonstrate that Orange County and the City of Orlando support the inclusion of Conserv II in the WWSP and consent to being subject to its GOPs. Alternately, revise the sector plan boundary to exclude Conserv II.

Response: Lake County has completed its notification requirements per statute, which includes newspaper ads and public hearings. Representatives from Lake County, Orange County and the City of Orlando have recently reviewed the plan and its effect on Conserv II. Changes have been made to

the plan clarifying the current and future use of the parcels (Policy I-8.7.12). A letter of support for the WWSP from the two entities is attached (Exhibit "B").

4. Objection (Planned Unit Developments and Other Noted Areas): The WWSP contains 16,179 acres. Of that total, existing PUDs are 1,666 acres. Section 163.3245(3), F.S., states in part that DSAPs are required for the entire planning area which is the subject of the Long Term Master Plan. Policy I-8.7.10 indicates that "The WWSP land use categories and goal, objectives and policies shall not be applicable to approved Planned Unit Developments (PUD) or to any development that was an authorized use in a land use category in existence immediately prior to the adoption of the WWSP, and for which an application was pending prior to July 1, 2013." Similarly, Policy I-8.7.11 allows "existing, conforming commercial and industrial operations in the WWSP" to continue and expand their operations. Therefore, that portion of the Sector Plan that includes PUDs and the other noted areas would not be required to prepare a DSAP.

The amendment is inconsistent with the following requirements: Section 163.3177(1); and Section 163.3245 (1), (3), and (5)(a), F.S.

Recommendation – Amend Policy I-8.7.10 and Policy I-8.7.11 to delete the text which exempts PUDs and other development from the WWSP and to require that the development authorized under the currently approved PUDs or the other noted entitlements may develop and continue until adoption of a DSAP (where the PUD is located) and that the DSAP shall address the phasing-out of any PUD use or other entitlement (located within the DSAP area) that is not approved/recognized by the DSAP.

Response: Policy I-8.7.9 and Policy I-8.7.10 have been amended to address the phasing and authorized development.

Policy I-8.7.9 Existing Approved Developments

~~The WWSP land use categories and goal, objectives and policies shall not be applicable to approved Planned Unit Developments (PUD) or to any development that was an authorized use in a land use category in existence immediately prior to the adoption of the WWSP, and for which an application was pending prior to July 1, 2013, and which application is subsequently approved by the Board of County Commissioners pursuant to requirements adopted as of that date.~~ Approved Planned Unit Developments (PUDs) or other noted entitlements, may develop and continue until the land owners adopt a DSAP, which includes a portion of the PUD's legal description. The DSAP shall address the phasing out of any PUD use or other entitlement that is not approved and or recognized by the WWSP policies. Existing, approved PUDs 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 Growth Management 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 WWSP Future Land Use categories and goal, objectives and policies.

The above language provided by DEO was amended prior to BCC Adoption, after further discussions with DEO, please refer to Exhibit D.

Policy I-8.7.10 Existing Conforming Commercial and Industrial Operations

Existing, conforming commercial and industrial operations in the WWSP shall be allowed to continue their operations until a DSAP is adopted. The DSAP will address allowable uses and location criteria of all commercial and industrial uses.

5. **Objection (Framework Map):** Section 163.3245(3)(a)(1), F.S., requires the Long Term Master Plan to include a framework map which “identifies allowed uses in various parts of the planning area” and which “provides the general framework for the development pattern in developed areas with graphic illustrations based on a hierarchy of places and functional place-making components.” However, the last sentence of Goal I-8 states that “While locations of the Future Land Use Categories are provided by the Sector Plan 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 DSAP.” The proposed Future Land Use Map and GOPs also do not meet the statutory requirements noted above. Regarding the FLUM, Policy I-8.2.1 indicates that the permitted uses in the Town Center, Wellness Way 1, Wellness Way 2, and Wellness Way 3 FLUM categories are identical. The FLUM categories do not vary by use; they only vary by their associated jobs-to-housing ratios, densities, and intensities.

The amendment is inconsistent with the following requirements: Section 163.3245(1) and (3)(a)1., F.S.

Recommendation – The Framework Map is a required component of the Long Term Master Plan. The Framework Map should generally depict areas of urban, agricultural, rural, and conservation land use; identify allowed uses in various parts of the planning area; and provide the general framework for the development pattern in developed areas with graphic illustrations based on a hierarchy of places and functional place-making components. The FLUM should identify the proposed distribution, extent, and location of residential, commercial, industrial, agricultural, recreational, conservation, educational, and public uses. The GOPs should define the future land use categories in terms of uses included, and must specify maximum and minimum densities and intensities of use.

Response: The Framework Map has been incorporated into the plan. Please see the attached map labeled Exhibit “C”.

6. **Objection (Planning Horizon):** The WWSP provides inconsistent references to its intended planning horizon and build out date.

The amendment is inconsistent with the following requirements: Section 163.3177(2), and 163.3245(1), F.S.

Recommendation – The report title identifies a horizon year of 2040; however, the transportation analysis is for 2035. The horizon year and build out date should be consistent with the data and analysis. Also, a date should be added to the WWSP’s proposed Framework Map to reflect the planning horizon.

Response: The planning horizon, build out date and the data and analysis are all consistent with an expected completion by 2040.

7. Objection (Maximum and Minimum Densities and Intensities): Section 163.3245(3)(a)1., F.S., requires a sector plan to include “maximum and minimum densities and intensities of use”. Policies I-8.2.1.1 and I-8.2.1.2 provide maximum residential densities and a “minimum average” floor area ratio.

The amendment is inconsistent with the following requirements: Sections 163.3177(1); 163.3177(6)(a)1.; and 163.3245(1) and (3)(a)1. and 6., F.S.

Recommendation – Policies I-8.2.1.1 and I-8.2.1.2 should be revised to include maximum and minimum densities and intensities of use.

Response: Policies I-8.2.1.1 and I-8.2.1.2 have been revised to include minimum and maximum densities and intensities of use.

Policy I-8.2.1.1 Future Land Use Categories Capacity Allocation

Development potential and buildable densities/intensities within the WWSP shall be determined according to a two (2) step process. The first step determines the maximum number of residential units that can be constructed within a DSAP and the minimum amount of non-residential acreage that must be set aside within the DSAP. These figures are referred to as “capacity” within the WWSP. Regardless of the actual buildable densities and intensities, the MAXIMUM number of residential units within a DSAP cannot exceed the capacity determined in Step 1, while the set asides for non-residential uses cannot fall below the MINIMUM capacity determined in Step 1. “Capacity” is calculated utilizing “net acres” (gross acres minus wetland acres minus water body acres).

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 DSAP is approved.

Maximum Capacity Allocation Table

	<u>Residential</u>	<u>Non-Residential</u>		
<u>Future Land Use Category</u>	<u>Maximum Capacity (DU) / Net Acre</u>	<u>Jobs to Housing Ratio</u>	<u>Square Feet per Employee</u>	<u>Minimum FAR</u>
<u>Town Center</u>	<u>4.00</u>	<u>2.00 / 1.00</u>	<u>450</u>	<u>0.30</u>
<u>Wellness Way 1</u>	<u>1.85</u>	<u>1.75 / 1.00</u>	<u>450</u>	<u>0.25</u>
<u>Wellness Way 2</u>	<u>1.60</u>	<u>1.50 / 1.00</u>	<u>450</u>	<u>0.20</u>
<u>Wellness Way 3</u>	<u>1.35</u>	<u>1.25 / 1.00</u>	<u>450</u>	<u>0.15</u>
<u>Wellness Way 4</u>	<u>0.00</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Policy I-8.2.1.2 Future Land Use Categories Density and Intensity Calculations

The second step in the process outlines the actual densities and intensities for construction of residential and non-residential structures. 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). The total number of residential units within a DSAP cannot exceed the maximum residential capacity calculation as indicated in Policy I-8.2.1.1; however, residential units can be constructed at any density as long as the average density across all residential units within the DSAP is within the average density range as indicated by the FLUC specific Minimum and Maximum Average Densities. Floor Area Ratios for non-residential uses shall not exceed 2.0 within any FLUC. Non-residential uses may be built at floor area ratios lower than the Minimum Average FAR provided that the average FAR across all non-residential uses within the DSAP is within the Minimum and Maximum Intensity range.

The following table summarizes the ratios to be utilized in the calculations of residential densities (average dwelling units/net buildable acre) and non-residential land-use acreage set asides (average FAR) allowed within each Future Land Use Category.

Future Land Use Category Summary Table

<u>Future Land Use Categories</u>	<u>Minimum Average Density (DU)/Net Buildable Acre</u>	<u>Maximum Average Density (DU)/Net Buildable Acre</u>	<u>Minimum Average FAR</u>	<u>Maximum FAR</u>
<u>Town Center</u>	<u>6.00</u>	<u>25.00</u>	<u>0.30</u>	<u>2.00</u>
<u>Wellness Way 1</u>	<u>3.00</u>	<u>20.00</u>	<u>0.25</u>	<u>2.00</u>
<u>Wellness Way 2</u>	<u>2.50</u>	<u>15.00</u>	<u>0.20</u>	<u>2.00</u>
<u>Wellness Way 3</u>	<u>2.00</u>	<u>10.00</u>	<u>0.15</u>	<u>2.00</u>
<u>Wellness Way 4</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>	<u>N/A</u>

Example Density and Non-Residential Acreage Set-Aside Calculation: A proposed DSAP contains 1,000 net buildable acres within Wellness Way 1 and 500 net buildable acres within Wellness Way 2. Wellness Way 1 FLUC requires a 1.75 jobs-to-housing ratio, allows a density 1.85 dwelling units per net buildable acre and requires a minimum average FAR of 0.30. Wellness Way 2 FLUC, which

requires a 1.50 jobs-to-housing ratio, allows a density of 1.60 dwelling units per net buildable acre and requires a minimum average FAR of 0.25.

Step 1: Maximum Density Calculation

- Tier 1: 1,000 net buildable acres X 1.85 du/ac = 1,850 dwelling units
- Tier 2: 500 net buildable acres X 1.60 du/ac = 800 dwelling units
- Total Dwelling Units: 2,650

Step 2: Job Generation

- Tier 1: 1,850 dwelling units X 1.75 j/h = 3,238 jobs required
- Tier 2: 800 Dwelling units X 1.50 j/h = 1,200 jobs required
- Total Jobs Required: 4,438

Step 3: Non-Residential Square Feet

- Tier 1: 3,238 jobs X 450 sf/emp = 1,457,100 sf
- Tier 2: 1,200 jobs X 450 sf/emp = 540,000 sf
- Total Non-Residential Square Feet = 1,997,100 sf

Step 4: Non-Residential Acreage Set-Aside

- Tier 1: 1,457,100 sf non-res / 43,560 / 0.30 FAR = 112 acres
- Tier 2: 540,000 sf non-res / 43,560 / 0.25 FAR = 50 acres
- Total Non-Residential Acreage Set-Aside = 162 acres

Policy I-8.2.1.3 Location and Timing of Non-Residential Construction

Land areas set aside for the purposes of non-residential uses will be termed a Job Hub. All Job Hubs shall be appropriately placed in commercially viable locations located along an arterial or collector road. Job Hubs are restricted to non-residential uses only, except in cases of multi-level mixed-use development where residential uses will be located above non-residential uses. In these cases, the residential uses must be built concurrently or after the construction of the non-residential uses.

8. Objection (Conservation Easements): Section 163.3245(3)(a)6., F.S., requires principles and guidelines concerning "...the protection and, as appropriate, restoration and management of lands identified for permanent preservation through recordation of conservation easements consistent with s. 704.06, which shall be phased or staged in coordination with detailed specific area plans to reflect phased or staged development within the planning area." The WWSP addresses conservation as follows:
 - a. Policy I-8.2.6 – States that appropriate lands will be "...placed in permanent preservation... either through easement or acquisition".
 - b. Objective I-8.4 – States that "...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."

- c. Policy I-8.4.7 – States that “...The DSAPs shall include provisions to require that development preserve wetlands and portions of developable uplands containing designated species or rare upland habitats.”

These GOPs do not state that the protection of such lands must occur through conservation easements consistent with the timing described in Section 163.3245(3)(a)6., F.S.

The amendment is inconsistent with the following requirements: Sections 163.3177(5)(b); 163.3177(6)(a)3.f.; 163.3177(6)(d)2.b., 2.e., 2.h., 2.j., and 2.k.; 163.3245(1); 163.3245(3)(a)6.; and 163.3245(3)(b)7., F.S.

Recommendation – Amend Policy I-8.2.6, Objective I-8.4, and Policy I-8.4.7 to state that the protection of such lands must occur through conservation easements consistent with the timing described in Section 163.3245(3)(a)6., F.S.

Response: The language in the polices I-8.2.6, I-8.4.7 and objective I-8.4 have been amended to reflect the timing described in Section 163.3245(3)(a)6., F.S.

Policy I-8.2.6 Conservation Lands

The determination of areas most suitable for permanent preservation shall occur during the preparation of a Detailed Specific Area Plan (DSAP).

The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06, as amended, shall correspond with each development phase or stage. The conservation easements shall be recorded prior to DSAP approval.

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.

OBJECTIVE I-8.4 NATURAL AND SCENIC RESOURCES

The WWSP 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 sector plan area borders Johns Lake to the north. The Detailed Specific Area Plans (DSAPs) 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 WWSP area. These resources and corridors shall be specifically demonstrated in the DSAPs.

Lake County shall protect its natural resources in the WWSP area through adoption of DSAPs 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 s. 704.06, as amended, shall correspond with each development phase or stage. The conservation easements shall be recorded prior to DSAP approval.

Policy III-3.2.5, Native Vegetation, Habitat, and Wildlife within Development Projects shall also be adhered to, and utilized when processing a DSAP.

Policy I-8.4.8 Site Development Standards

Collaboration with the Florida Fish and Wildlife Conservation Commission shall be required to prepare site development 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.

The DSAPs 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 s. 704.06, as amended, shall correspond with each development phase or stage. The conservation easements shall be recorded prior to DSAP approval. The DSAP 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 DSAP process.

9. **Objection (Urban Form):** Section 163.3245(1), (3)(a)1. and 6., F.S., state in part that sector plans must emphasize urban form, a hierarchy of places, and functional place-making components. Conserv II presents a high degree of fragmentation to the overall Sector Plan. The proposed policies and data and analysis did not demonstrate how the overall Sector Plan will still be able to emphasize the above requirements addressing urban form, hierarchy of places and functional place-making components.

The amendment is inconsistent with the following requirements: Sections 163.3245(1), (3)(a)1., 5., and 6., F.S.

Recommendation – After addressing Objection 3, demonstrate how the WWSP framework map, along with the WWSP policies will achieve the required development pattern around the Conserv II taking into consideration the character and location of the Conserv II and the interaction and connectivity of the Mixed Use areas.

Response: We have provided a Framework Map (Exhibit “C”) that shows the mixture of urban, rural, conservation and agriculture uses consistent with the Statute. This map includes the Conserv II property which is participating in the WWSP. Additionally, in order to provide for the urban design

standards which will be specifically detailed in the DSAP hierarchy of place, a conceptual diagram has been included per statutory requirements.

Through the framework map and diagram, the character and location of uses within the Sector Plan is provided for. The interconnectivity and mix of uses will be demonstrated due to the unique conditions of each DSAP.

10. **Objection (Open Space):** The GOPs are not meaningful and predictable concerning the intended amount and location of open space or the method by which it will be identified. Policy I-8.2.5 states that 50% of the land area will be preserved as open space and natural protected areas, which are further defined as follows: a.) Open space, which includes wellness space (20% of the net buildable area) and green space (10% of the net buildable area); and b.) Natural protected areas, which include wetlands and water bodies. Policy I-8.2.5 raises the following issues:
- a. Open space (i.e. wellness space and green space) are calculated based on net buildable area, while the total preserved area is calculated based on land area. Therefore, the difference of total preserved area less open space will likely be a figure larger than 20% since net buildable area is a smaller land area than total land area. This should be stated in the policy for clarity.
 - b. It is unclear whether the 50%, 20%, and 10% thresholds are intended to be applied at the DSAP level. Policy I-8.2.5 should be clarified accordingly.
 - c. In the Data and Analysis, page 22, Table 9 indicates that 2,623 acres of open space will be available in Wellness Way 4 (i.e. Conserv II). Given that Conserv II is being actively used for institutional purposes, the data and analysis should explain how it will be available for use as open space. The amendment should also demonstrate that Orange County and the City of Orlando agree to the open space designation.

The amendment is inconsistent with the following requirements: Sections 163.3177(1); 163.3177(6)(a)2.c.; 163.3177(6)(e), and 163.3245(1) and (3)(a)7., F.S.

Recommendation – Policy I-8.2.5 and Policy I-8.4.7 should be amended so that the above issues are addressed. The Wellness Corridor Network described in Policy I-8.4.7 will be comprised of the open space and natural protected areas described in Policy I-8.2.5. Identify the Wellness Corridor Network on the Framework Map, with the stipulation that final boundaries will be determined when more detailed surveys occur for individual DSAPs. Illustrate the planned location of the Wellness Corridor Network on the Framework Map, particularly given that it dictates the location of all other land uses.

Response: Policy I-8.2.5 has been amended to address the issues listed. The Framework Map (Exhibit “C”) depicts the conceptual Wellness Corridor Network.

Policy I-8.2.5 Open Space

The WWSP will preserve ~~a minimum of 50%~~ a significant amount of the 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. Open 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.

~~DSAP's in all WWSP FLUCs, with the exception of Wellness Way 4 FLUC, will identify and reserve 20% of the net buildable area as Wellness Space and 10% of the net buildable area as Green Space. Wellness Way 4 FLUC will reserve 60% of the net buildable area as Wellness Space and 30% of the net buildable area as Green Space.~~ Wetlands and water bodies cannot be counted towards a DSAP'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 DSAP. Narrow open space tracts, boarding the perimeter of a DSAP, being used solely as a buffer, shall be discouraged. All open space calculations shall be applied at the DSAP and shall be phased consistent with development.

11. Objection (Densities and Intensities for Transit): The policies summarized below indicate that transit is part of the WWSP's multimodal approach to transportation.
 - a. Policy I-8.3.5 – Requires "...a master transit plan focused on linking job centers with employees and by providing connectivity to regional public transportation and localized circulator systems and shall introduce measures that may produce a transit utilization rate of 5% or greater." Requires non-residential and residential neighborhoods to "...be designed to accommodate current and future transit systems..."

- b. Policy I-8.3.6 – Requires the County and other agencies to “...coordinate the development and provision of public transportation facilities and services, including rail or Bus Rapid Transit (BRT) technologies, on a local and regional scale.”
- c. Policy I-8.3.9 – Requires the creation of a Sector Plan-wide Multimodal Transportation District “...with convenient access to transit.”
- d. Policy I-8.3.10 – Requires design standards “...to ensure streets are safe, convenient and appealing for all modes of travel, including transit...”

Section 163.3245(3)(a)3., F.S., requires “guidelines to be used to establish each modal component intended to optimize mobility.” Section 163.3245(3)(a)6., F.S., requires the creation of “quality communities of a design that promotes travel by multiple transportation modes.” These requirements are not met due to insufficient densities and intensities to support transit. Goal I-8 indicates that “...residential uses are provided at approximately 1.31 dwelling units per net buildable acre for the overall Sector Plan.” The densities per net buildable acre in each FLUM category are 4 in the Town Center, 1.85 in Wellness Way 1, 1.60 in Wellness Way 2, 1.35 in Wellness Way 3, and 0 in Wellness Way 4. The proposed densities in Policy I-8.2.1.1 and I-8.2.1.2 are not sufficiently high to support the transit system envisioned by Policies I-8.3.5, I-8.3.6, I-8.3.9, and I-8.3.10.

The amendment is inconsistent with the following requirements: Sections 163.3177(6)(b)1.d., and 2.a.; 163.3245(1); 163.3245(3)(a)3.; and 163.3245(3)(a)6., F.S.

Recommendation – The WWSP should be revised to provide minimum densities and intensities sufficient to support transit.

Response: The Sector Plan policies have been updated to provide multimodal transportation options and transit is one of the multimodal options; however, the updated transportation analysis did not apply any trip reduction due to the presence of transit (conservative assumption). This analysis shows that the proposed roadway network will adequately support the proposed development program even in the event that transit is not implemented. In addition, the Job Hubs located on arterial and collector roads will offer the future opportunity, and supporting employment density, for the Regional Transit Authority to consider providing transit service to and between Job Hubs and other regional destinations.

12. **Objection (Public Facilities):** Regionally significant public facilities are addressed by Section 163.3245(3)(a)2., 3. and 4., F.S. Other public facilities are associated with Section 163.3245(3)(a)1. and 6., F.S., and are necessary for place making, a healthy environment, quality communities, and a design that promotes travel by multiple transportation modes. Such facilities include schools, fire stations, bicycle and walking trails, parks, technology corridors, and similar features. The WWSP does not provide sufficient measurable standards to guide the location of the above referenced facilities.

The amendment is inconsistent with the following requirements: Sections 163.3177(6)(a)3.e., (b), (c), and (e); 163.3245(1); and 163.3245(3)(a)1., 2., 3., 4., and 6., F.S.

Recommendation – Provide policies that identify a measurable standard which guide the location of public facilities. For example, the need threshold for a particular type of infrastructure might be based on a minimum distance from the facility to residents, the number of residents, housing units, non-residential square feet, or some other measurable criteria which can provide clear guidance as individual DSAPs are prepared.

Response: Objective I-8.5 has been updated and policy I-8.5.10 have been incorporated into the plan to address the objection.

OBJECTIVE I-8.5 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-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.

13. **Objection (Mix of Uses):** Policy I-8.2.2 indicates that the WWSP “...is envisioned as a mixed-use area...” Also, Policy I-8.7.3.B (page 30, line 10) indicates that “multiple job hubs within a DSAP are permitted”. In both policies, there are no standards which guide the desired mix of uses consistent with Section 163.3177(6)(a)3.h., F.S.

The amendment is inconsistent with the following requirements: Section 163.3177(6)(a)3.h., and 163.3245(1) and (3)(a)3. and 6., F.S.

Recommendation – Within the required hierarchy of places, identify those places which are intended to be developed with a mix of uses, and provide a minimum percentage of overall development that each of the intended uses must achieve.

Response: Policy I-8.2.2 has been updated to provide a desirable mix of uses for each FLUC.

Policy I-8.2.2 Urban Form Guiding Principles

WWSP is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within WWSP are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Sector Plan Goals, Objectives and Policies establish urban form guiding principles as follows:

- A.** Each FLUC is intended to include a mix of uses that integrate residential, non-residential and open space networks. As such, the following guidelines shall be in place for the desired percentage distribution of uses within each FLUC (as measured by net acreage):

1. Town Center: 25% Non-Residential; 45% Residential; 30% Open Space
2. Wellness Way 1: 10% Non-Residential; 60% Residential; 30% Open Space
3. Wellness Way 2: 10% Non-Residential; 60% Residential; 30% Open Space
4. Wellness Way 3: 10% Non-Residential; 60% Residential; 30% Open Space
5. Wellness Way 4: 10% Non-Residential; 60% Residential; 30% Open Space

14. Objection (Development Approvals after LTMP but before DSAP): The last sentence of Policy I-8.7.1 indicates that development approvals (i.e. lot splits, conditional use permits, etc.) may be approved after the adoption of the Long Term Master Plan but before the approval of the DSAP. Such development approvals cannot occur until after the adoption of the DSAP consistent with Section 163.3245(5)(a), F.S.

The amendment is inconsistent with the following requirements: Section 163.3245(1) and (5)(a), F.S.

Recommendation – Amend Policy I-8.7.1 to note that the listed development approvals cannot occur until after the adoption of the DSAP.

Response: Policy I-8.7.1 has been amended to add the recommended language.

Policy I-8.7.1 Detailed Specific Area Plans

Consistent with state statute, development within the WWSP area shall be contingent upon the adoption of Detailed Specific Area Plans (DSAP). Each DSAP 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 DSAP of less than 1,000 gross acres may be approved by Lake County, based on consideration of the following criteria:

- 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.

A DSAP shall be processed as a Master PUD application as provided for in the Land Development Code. Principles, guidelines, and standards for each DSAP shall be codified in the Lake County Land Development Regulations. The DSAP may only be approved after funding agreements for infrastructure have been agreed upon by the participating parties.

Each DSAP 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 DSAP 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 DSAP is approved by the Lake County Board of County Commissioners, the property in the WWSP 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 WWSP area shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or potential DSAPs and compliance with the general principles of the Sector Plan. These listed development approvals cannot occur until after the adoption of the DSAP.

15. **Objection (Distribution List for Future DSAPs):** Section 163.3245(3)(e), F.S., notes that “Whenever a local government issues a development order approving a detailed specific area plan, a copy of such order shall be rendered to the state land planning agency...”. Policy I-8.6.1 lists the local, regional, and state agencies that will receive copies of future DSAPs to ensure a coordinated review. The Department of Economic Opportunity (DEO) is not included on the list.

The amendment is inconsistent with the following requirements: Section 163.3245(1) and (3)(e), F.S.

Recommendation – Add DEO to the list so that it is sent a copy of future DSAPs. Add all other State review agencies to the list so that they receive courtesy copies of future DSAPs.

Response: Policy I-8.6.1 has been amended to include DEO on the distribution list.

Policy I-8.6.1 Coordinated Review of Detailed Specific Area Plans

To provide for intergovernmental coordination, Lake County shall provide adjacent municipalities and counties, a copy of applications for a Detailed Specific Area Plan (DSAP). 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 DSAP. 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
- The City of Clermont
- Valencia College

16. Objection (Water Supply): The Sector Plan indicates that potable and nonpotable water demand will be met through the use of existing or new Floridan aquifer wells and one or more of the following sources of water: Water Conserv II, Water Cooperative of Central Florida, and Seminole County Yankee Lake Water Treatment Facility. However, the data and analysis does not generally identify the amount of water and timing for each of these sources, or any other needed water supply development projects, to meet the Sector Plan’s projected potable and nonpotable water demands.

The amendment is inconsistent with the following requirements: Sections 163.3177(1); 163.3177(1)(f); 163.3177(5)(b); 163.3177(6)(a)2.d.; 163.3177(6)(a)3.f.; 163.3177(4)(a); 163.3177(6)(c); 163.3245(1); 163.3245(3)(a)2., and 6.; and 163.3245(3)(b)3., F.S.

Recommendation – The data and analysis should generally identify the amount of water and timing for each of these sources, or any other needed water supply development projects, to meet the Sector Plan’s projected potable and nonpotable water demands.

Response: The data and analysis has been amended to generally identify the amount of water and timing required for potable and non-potable uses. The data and analysis identifies possible sources for the future demand.

17. Objection (Water Supply): Policies I-8.5.1 and I-8.7.3.C state “[f]uture water demands within the WWSP shall be provided in a manner determined by the St. Johns River Water Management District.” As proposed, the policies defer to the SJRWMD the determination of how water will be supplied to Sector Plan related development. The SJRWMD does not have the authority to make such a determination.

The amendment is inconsistent with the following requirements: Sections 163.3177(1); 163.3177(5)(b); 163.3177(6)(a)2.d.; 163.3177(6)(a)3.f.; 163.3177(4)(a); 163.3177(6)(c); 163.3245(1); 163.3245(3)(a)2., and 6.; and 163.3245(3)(b)3., F.S.

Recommendation – Policies I-8.5.1 and I-8.7.3.C should be revised to: a.) Remove the reference to the SJRWMD; b.) Establish a coordination role for the County and the Sector Plan’s potable and nonpotable water suppliers; and c.) Address the need for any water supply development project options to be consistent with the Central Florida Water Initiative (CFWI) Regional Water Supply Plan.

Response: Policy I-8.7.3C was previously addressed in Objection 2 and Policy I-8.5.1 has been amended to reflect the language in the recommendation with SJRWMD’s guidance.

Policy I-8.5.1 Identification of Water Supplies

~~Future potable water demands within the WWSP shall be provided in a manner determined by the St. Johns River Water Management District.~~

~~All new development shall utilize non-potable sources of water, such as reclaimed water, when available. The availability of, and requirement to use and connect to, Alternative Water Supplies will be determined during the DSAP approval process.~~

~~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 DSAP 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, F.S.~~

~~To ensure that the WWSP's water suppliers (i.e., City of Clermont, Lake Utility Services, and Southlake Utilities) account for and meet the water needs of the WWSP, 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.~~

18. Objection (Transportation): The WWSP has the potential to adversely impact U.S. 27, which the Department of Transportation considers to be a facility of state importance. The proposed plan amendment has the potential to create unacceptable levels of service on this state road, which represent adverse impacts. Therefore, the WWSP has not included a general identification of the transportation facilities to serve the future land uses in the long term master plan.

The amendment is inconsistent with the following requirements: Sections 163.3177(1); 163.3177(6)(b); 163.3245(1); and 163.3245(3)(a)3., and 6., F.S.

Recommendation – Measures the County may take to mitigate the adverse impacts on U.S. 27 are described below.

- a. Accurate Capacities for U.S. 27. The County should update the transportation analysis to include accurate capacities for U.S. 27 at the time of the WWSP build out date. These can include capacities based on ART-PLAN which considers the unique characteristics of U.S. 27.

While there is some excess capacity on portions of U.S. 27, some segments are projected to operate at LOS "F"; therefore, there is not "significant excess capacity" on U.S. 27. Capacity used for conditions on U.S. 27 (Table 33) reflects an uninterrupted highway (i.e., no signalized intersections) with a capacity of 98,300 vehicles per day (see Page 68 and Map 25). 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 County's analysis should use a reasonable future capacity for U.S. 27 that corresponds to the future conditions. After considering the effects of the signalized

intersections on U.S. 27, some of the segments on this facility are anticipated to operate at LOS “F”. Map 25 should be updated based on the correct capacities for U.S. 27.

At page 72, the capacities for U.S. 27 reflected in Figure 5 are incorrect, resulting in an incorrect assessment of excess capacity at the cordon lines. The County should update Figure 5 using correct capacities for U.S. 27.

At page 146, Map 24 identifies U.S. 27 as an uninterrupted flow highway; however, several urban 4-lane roads are shown to intersect with U.S. 27. Recognizing that these will likely be signalized intersections, U.S. 27 should be shown as an Arterial Class I. This is important as it has a significant impact on the capacity of U.S. 27.

- b. Access Management for U.S. 27. The County should work with the Department of Transportation to develop an access management plan for U.S. 27 in an effort to maximize capacity on U.S. 27.

Access management requirements for U.S. 27 should consider the unique relationship of U.S. 27 to the Sector Plan in that much of the property on the west side of U.S. 27 is conservation and will not be developed. It is likely that development will only occur on the east side of U.S. 27. The resulting “T” intersections can be very efficient and may be able to provide the needed capacity if correctly designed. The County should coordinate with FDOT on the design of these intersections.

The County should consider identifying access management strategies along U.S. 27 to preserve capacity along U.S. 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 61). The County should reconsider these objectives in light of development being only on the east side of U.S. 27 for much of the Sector Plan. There is an opportunity to maintain high capacity on U.S. 27 by orienting development to have its access from roadways parallel to U.S. 27 which are designed to support pedestrian and transit movement. The specific details could be worked out as part of a corridor access management plan which could be developed by the Department and the County. A policy should be added to the WWSP to address access management for U.S. 27. It should state that the County will work with FDOT to develop and implement an access management plan for U.S. 27, adjacent to the WWSP, consistent with the Lake County Comprehensive Plan Policy VIII-1.3.4. Given the important access U.S. 27 provides to Lake County as well as the State, an access management plan would help maximize the capacity for U.S. 27.

The County should develop example typical sections for U.S. 27 along the corridor (similar to the typical sections provided for internal roadways) to clarify how U.S. 27 will function, including the placement and form of buildings along U.S. 27. The typical section for U.S. 27 should be consistent with FDOT policies and requirements. The County should consider orienting development to the cross streets (i.e., not U.S. 27) which could be coordinated with the access management strategies for U.S. 27.

Response:

- a. Objection acknowledged. The transportation analysis was updated to reflect accurate capacities for U.S. 27. These capacities were obtained from the latest version of FDOT-District-Five-2014-LOS_ALL-Report, spreadsheet developed by the Florida Department of Transportation District 5.

In addition, it should be noted that the transportation analysis was updated to reflect the revised development program. With the revised development program, U.S.27 is shown to meet the adopted level of service. The updated transportation analysis is included with these responses for review.

- b. Objection acknowledged. The County will work with the Florida Department of Transportation to develop an access management plan for the section of U.S.27 adjacent to the Wellness Way Sector Plan, consistent with Lake County Comprehensive Plan Policy VIII-1.3.4.

19. Objection (Transportation): The WWSP does not provide a general identification of the transportation facilities to serve the future land uses in the long-term master plan, including guidelines to be used to establish each modal component intended to optimize mobility. Specific issues are identified below.

- a. The DSAP transportation plan does not include the identification of regional and local transit facilities as well as strategies and commitments necessary to achieve the 5%, or greater, utilization of transit identified in Policy I-8.3.5.
- b. At pages 115 to 118, none of the urban typical sections appear to include dedicated transit facilities for premium transit (i.e., bus rapid transit or light rail) which would likely be needed to achieve the desired transit utilization.
- c. Transit is not included in the Urban Form Guiding Principles at Policy I-8.2.2.
- d. Policies I-8.3.5 and I-8.3.6 address transit in the WWSP. Specific transit facilities are not identified to support the mobility objective.

The amendment is inconsistent with the following requirements: Sections 163.3177(1); 163.3177(6)(b); 163.3245(1); and 163.3245(3)(a)3., and 6., F.S.

Recommendation – In the order listed above, the WWSP should be amended as follows:

- a. The minimum requirements for the DSAP transportation plan should include the identification of regional and local transit facilities as well as strategies and commitments necessary to achieve the 5%, or greater, utilization of transit identified in Policy I-8.3.5.
- b. The County should consider adding transit to the appropriate typical section(s).
- c. The County should add transit to the Urban Form Guiding Principles at Policy I-8.2.2.
- d. Recognizing that local and regional transit is desired to serve the plan, more specific transit facilities should be identified to support the mobility objective. For example, the required Framework Map should include premium transit (i.e., bus rapid transit or other premium transit service) alignments. Typically, premium transit is required to obtain the transit utilization goal of 5% identified in Policy I-8.1.3.5. The regional transit facility should be shown in the Framework Map, prior to the Detailed Specific Area Plan. It appears that a north-south corridor running parallel to U.S. 27 would be a good alignment for providing premium transit. The

proposed land use plan should be coordinated with the premium transit alignments to provide for appropriate densities and intensities to support transit. In addition, typical sections should be identified to illustrate premium transit operating with dedicated lanes or rail.

Response:

- a. As noted in response to Objection 11, the updated transportation analysis did not apply any trip reduction due to the presence of transit (conservative assumption). This analysis shows that the proposed roadway network will adequately support the proposed development program even in the event that transit is not implemented. However, the Job Hubs located on arterial and collector roads will offer the future opportunity, and supporting employment density, for the Regional Transit Authority to consider providing transit service to and between Job Hubs and other regional destinations.
- b. Please refer to Response to Objection 19.a. above.
- c. Please refer to Response to Objection 19.a. above.
- d. Please refer to Response to Objection 19.a. above.

20. **Objection (Transportation):** The DSAP transportation plan does not identify strategies and commitments necessary to achieve the reduction in net external trips of 20% or greater as identified in Policy I-8.3.7.

The amendment is inconsistent with the following requirements: Sections 163.3177(1); 163.3177(6)(b); 163.3245(1); and 163.3245(3)(a)3., and 6., F.S.

Recommendation – The minimum requirements for the DSAP transportation plan should include the identification of strategies and commitments necessary to achieve the reduction in net external trips of 20% or greater as identified in Policy I-8.3.7.

Response:

Policy I.3.7 was updated as follows:

“DSAPs within the WWSP shall introduce measures that shall produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal shall be included in the DSAP/PUD including Wellness Corridors, complete streets, a pedestrian oriented design emphasis and the possible inclusion of future bus service with the regional Transit Authority.”

In addition, and as noted in responses to Objections 11 and 19, the updated transportation analysis shows that the proposed roadway network will adequately support the proposed development program. This program reflects the residential/non-residential mix of land uses identified in the plan.

21. **Objection (Public Schools):** Policy I-8.5.6 does not establish meaningful and predictable guidelines and standards to ensure that public educational facilities will be provided to support the residential development program. Although the policy would require consistency with the policy and procedures of Intergovernmental Coordination Element Objective VI-1.8 and the school siting policy of the Public School Facilities Element, the referenced objective and policy do not prescribe standards for analysis of impacts on public school facilities or the mitigation of any public school capacity deficits revealed by the analysis. Section 163.3245(3)(a)4., F.S., require the sector plan to

include a general identification of public facilities necessary to support the future land uses, the procedures to be used to mitigate the impacts of those uses on public facilities and the required improvements consistent with the long term master plan.

The amendment is inconsistent with the following requirements: Sections 163.3245(1); and 163.3245(3)(a)4.

Recommendation – In consultation with Lake County Schools, the County should revise the policy as follows:

- a. Require each DSAP to analyze the impacts of the future residential land uses on public schools and identify the facilities needed;
- b. Require that each DSAP 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 necessary to mitigate the impacts on public school facilities, if necessary;
- c. Require that future school sites designated in the DSAP be suitable for development as a public school and be served with the necessary infrastructure, such as water (potable and irrigation), sanitary sewer, electrical power, high-speed internet service and transportation facilities;
- d. Require that in addition to the PSFE’s school facility siting objective and policies, that the public school siting provisions of Sections 333.03 and 1013.36, F.S., 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; and
- e. Require that 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.

Response: Policy I-8.5.6 has been amended to include the listed recommendations.

Policy I-8.5.6 Provision of Educational Facilities

DSAPs within the WWSP shall include an analysis of impacts to public schools and, when necessary, mitigation consistent with the policies and procedures identified in the 2030 Comprehensive Plan, Objective VI-1.8 as amended. If it is determined that one or more school sites within the proposed DSAP are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE’s School Facility Siting objective and policies.

DSAPs 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 Sections 333.03 and 1013.36, F.S., 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.

22. **Objection (Public Schools):** Policies I-8.7.1 and I-8.7.2 establish uniform procedures and planning principles for the DSAPs, including requirements for funding agreements. Policy I-8.7.1 does not include procedures consistent with Sections 163.31777 and 163.3180(6), F.S., and the ILA that are specific to funding agreements for correcting public school capacity deficiencies. Policy I-8.7.2 does not include educational facilities in the requirement for the funding agreements precedent to development approval.

The amendment is inconsistent with the following requirements: Sections 163.31777; 163.3180(6); 163.3245(1) and (3)(a)4., F.S.

Recommendation – Revise Policy I-8.7.1 to provide that in the case of a deficiency in public school capacity, the developer will have the option to enter into a mitigation agreement with the county and the school board pursuant to the PSFE, the ILA, and Section 163.3180(6)(h), F.S. Revise Policy I-8.7.2 to require funding agreements for educational facilities when the DSAP analysis identifies the need to correct educational facility capacity deficiencies.

Response: Policy I-8.7.1 and I-8.7.2 have been amended to reflect the recommendation.

Policy I-8.7.1 Detailed Specific Area Plans

Consistent with state statute, development within the WWSP area shall be contingent upon the adoption of Detailed Specific Area Plans (DSAP). Each DSAP 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 DSAP of less than 1,000 gross acres may be approved by Lake County, based on consideration of the following criteria:

- 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.

A DSAP shall be processed as a Master PUD application as provided for in the Land Development Code. Principles, guidelines, and standards for each DSAP shall be codified in the Lake County Land Development Regulations. The DSAP may only be approved after funding agreements for infrastructure have been agreed upon by the participating parties.

Each DSAP 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 DSAP 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 DSAP is approved by the Lake County Board of County Commissioners, the property in the WWSP 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 WWSP area shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or potential DSAPs and compliance with the general principles of the Sector Plan. These listed development approvals cannot occur until after the adoption of the DSAP.

Policy I-8.7.2 Sector Plan 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 break down into implementation actions and details increase. The second scale of planning in Wellness Way is a Detailed Specific Area Plan (DSAP) with approximately 1,000 acres. The DSAP begins the refined urban design process to allow Wellness Way to successfully meet the Sector Plan initiatives. The Sector Plan Goal, Objectives and Policies in the comprehensive plan guide the planning of the DSAP to include the following principles:

- DSAPs are generally 1,000 acres or more with access to the regional roadway network.
- DSAPs must determine the location and size of the Job Hub(s) 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 beyond the Job Hub(s). 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, Job Hub(s), other DSAPs, the Town Center, and the State Park.
- Along with the Job Hub(s), neighborhoods and WC networks, there is a required community park. Not only are the school and park a requirement, it is at the DSAP level when agreements must be reached to pay for educational facilities, roads, utilities and the park. Without such agreements, development may not proceed.

B. The Department raises the following comments to proposed Amendment 15-1SP:

1. Comment (Map Reference): Policy I-8.4.1 refers twice to the Future Land Use Map. It appears that the reference should be to the Conservation Land Map. The map reference in Policy I-8.4.1 should be corrected.

Response: Corrected

2. Comment (Review Agency Reference): Policies I-8.4.3 and I-8.4.4 make several references to the “Florida Fish and Wildlife Commission (FFWC)”. The correct reference is “Florida Fish and Wildlife Conservation Commission (FFWCC). The references to the FFWCC should be corrected for consistency.

Response: Corrected

3. Comment (Landscape Irrigation): Policy I-8.4.9 refers to a requirement that landscape irrigation be provided by re-use water. It notes that if re-use water is not available, a non-potable water supply may be used instead. Re-use water is a form of non-potable water. The distinction made in the policy between re-use water and non-potable water is not clear. Policy I-8.4.9 should clarify the distinction between re-use water and non-potable water.

Response: Clarified

4. Comment (Policy References): Policy I-8.7.3.B (page 29, line 5) refers to Policy I-8.2.6. The reference should be to Policy I-8.2.5. Similarly, Policy I-8.7.3.B (page 30, line 11) refers to Policy I-8.2.2. The reference should be to I-8.2.2.1. Correct the listed policy references as noted above.

Response: Corrected

5. Comment (Size of WWSP): Page 8 of the Data and Analysis states that the WWSP totals 25.28 square miles, or 16,179.2 acres. Page 11 indicates that the WWSP totals 15,894.86 acres. The difference in the total size of the WWSP should be clarified.

Response: The data sources are based on variations in the different base layers in the GIS mapping system.

6. Comment (Future Annexations by Clermont): Policy I-8.7.12 notes that a large portion of the WWSP area may be annexed into the City of Clermont and that an updated Interlocal Service Boundary Agreement will be prepared to provide for procedures for such annexations. If the City chooses to not adopt the WWSP, annexed lands would no longer be subject to its provisions. The County is encouraged to work with the City to develop a planning framework within the WWSP that can be supported by both local governments.

Response: The City and County are coordinating closely on the development of this area.

7. Comment (Coordination with Water Suppliers): The southern portion of Lake County, including the area associated with the proposed sector plan, is located within the boundaries of the Central Florida Water Initiative (CFWI). The St. Johns River, South Florida, and Southwest Florida Water Management Districts are working with the Florida Department of Environmental Protection, the Florida Department of Agriculture and Consumer Services, public water supply utilities and other stakeholders to develop a unified approach to address Central Florida’s current and long term water supply needs. Scientific investigation with the CFWI indicates the Floridan aquifer in the region is approaching its sustainable limits and alternative sources of water may have to be developed to

meet future demands. The SJRWMD emphasizes the need for the County to closely coordinate with the Sector Plan's water suppliers to determine how the future water needs will be met.

Response: The County is coordinating the development of the Wellness Way Sector Plan with the water suppliers.

8. Comment (Water Supply Facility Work Plan): Local governments within the CFWI will be required to revise their water supply facility work plans (WSFWPs) within 18 months after the adoption of the CFWI Regional Water Supply Plan by the water management district governing boards. At that time, the County should coordinate with the Sector Plan's water suppliers and the SJRWMD to ensure incorporation of the Sector Plan's water supply analysis and availability assessment in the applicable WSFWPs.

Response: The County is coordinating the development of the Wellness Way Sector Plan with the water suppliers.

9. Comment (Environmental Resource Permits): Some portions of the proposed Sector Plan area are located within the SJRWMD's Ocklawaha River and Lake Apopka hydrologic basins. Any environmental resource permit (ERP) application for this property must meet the SJRWMD's additional surface water management basin criteria in Rule 40C-41, F.A.C., in addition to the basic ERP criteria in other rules.

Response: Noted

10. Comment (Schools): Policy I-8.6.1 establishes an intergovernmental coordination process for DSAP review. Although the data and analysis identifies the need for coordination with the Lake County School Board and two Florida College System institutions with respect to effects on public educational facilities, the policy does not identify these agencies among those to participate in the review of the DSAPs. Further, the Florida Department of Education (FDOE) reviews and approves the educational facilities plans for school districts and colleges; thus, any amendments to the educational facilities plans that would add capital improvement projects related to the WWSP would be subject to review and approval by the FDOE. The County should revise the policy to include the Lake County School Board, Lake-Sumter State College, Valencia College and the Florida Department of Education in the list of review agencies identified in the policy.

Response: Revised Policy I-8.6.1

11. Comment (Economic Value of State Owned Land): Data and analysis in the sector plan identifies 2,927 acres of land with an existing land use designation of Public/Institutional. Approximately 2,800 acres of this land comprises the Conserv II area, owned by the City of Orlando and Orange County. The remaining acreage, a portion of Seminole State Forest, is managed by the Florida Department of Agriculture's Florida Forest Service. The sector plan identifies this land as part of the proposed Wellness Way 4 land use category. Proposed sector plan Policy I-8.2.1 establishes the permitted uses within Wellness Way 1, Wellness Way 2, Wellness Way 3, and Wellness Way 4 future land use categories. The economic value of this state owned property is based on its current uses. Any proposal to change these uses must be brought before the Board of Trustees of the Internal

Improvement Trust Fund of the State of Florida to determine if the changes will diminish the land's value.

Response: Noted

12. Comment (Prescribed Burns): It should be made clear to purchasers of property near the Seminole State Forest that prescribed burns are a necessary and integral part of land management activities on the public lands.

Response: Noted

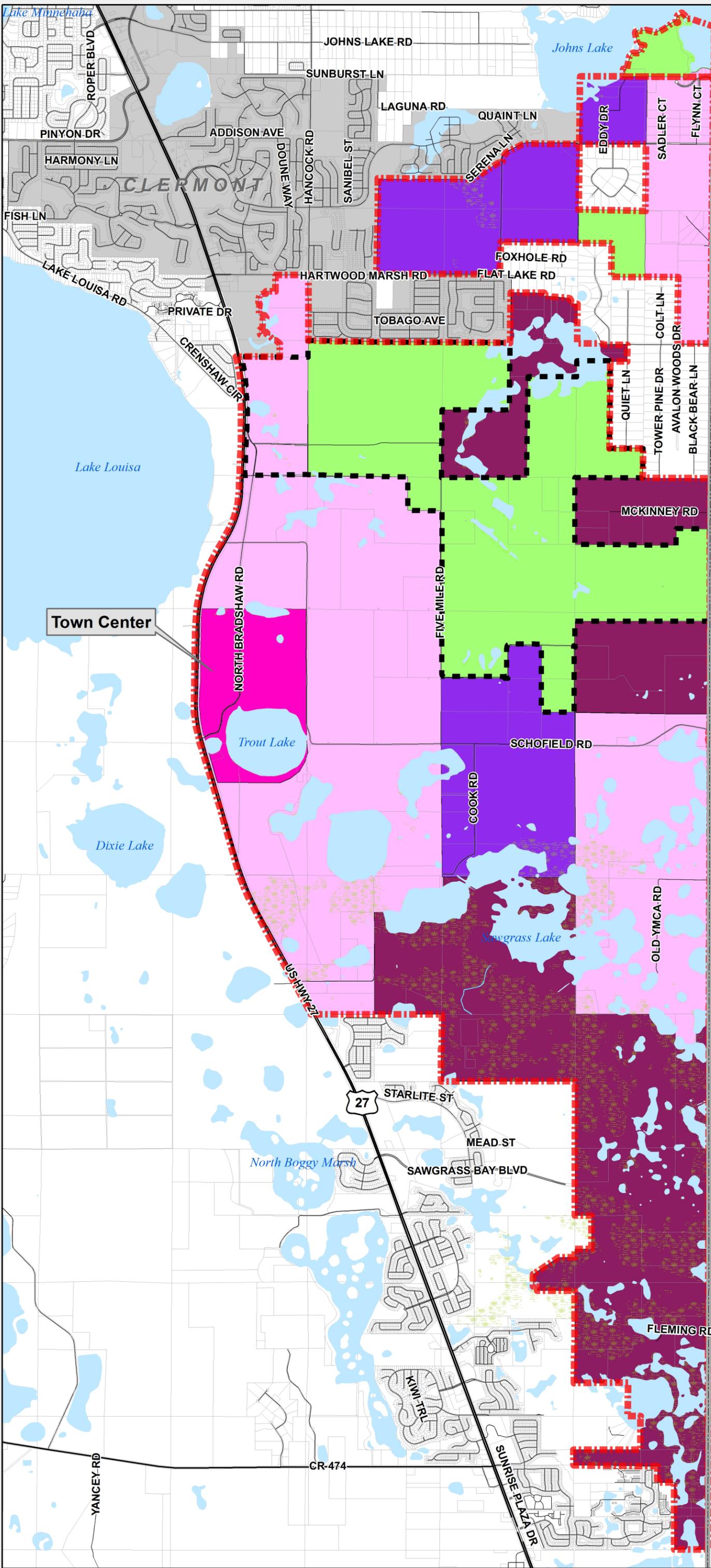
13. Comment (Converting Square Feet to Employees): At page 64 of the Data and Analysis, when converting square footage to number of employees for the CFRPM, the Florida Department of Transportation recommends the following: a.) 3 commercial employees per 1,000 square feet for retail uses less than 200,000 square feet and 2 commercial employees per 1,000 square feet for retail uses greater than 200,000 square feet (the sector plan analysis used 1.5 employees per 1,000 square feet of retail); b.) 2 industrial employees per 1,000 square feet for industrial uses and 1 industrial employee per 1,000 square feet of warehousing uses (the sector plan analysis used 1 employee per 1,000 square feet for industrial employment); and c.) 1 service employee per 250 square feet for office uses (the sector plan analysis used 1 employee per 350 square feet for office employment). It appears the representation of employment within the sector plan may be underestimated.

Response: The goal of the Sector Plan is for economic development and any additional employment above and beyond the projections would be beneficial to the area. The updated transportation analysis was performed using the FDOT recommended conversion rates to estimate the number of employees for use in the CFRPM.

14. Comment (Public Schools): Policy I-8.7.2 establishes planning principles for the DSAPs, including connections of neighborhoods by trails. The policy does not identify a requirement to link educational facilities along the trail network, as occurs in Policy I-8.2.2.F. Similarly, Policy I-8.7.3 establishes standards for residential areas, including a requirement for a central focal point. The policy does not encourage consideration of public school facilities as potential community focal points, as occurs in Policy I-8.2.2.F. The County should revise the policies to require that trails include links to educational facilities and to encourage consideration of public school facilities as community focal points.
15. Comment (Meaningful and Predictable GOPs): Several of the GOPs do not provide meaningful and predictable standards, as summarized below.
 - a. Policy I-8.3.7 states that "DSAPs within the WWSP shall introduce measures that may produce a reduction in net external trips of 20% or greater." The word "may" is not meaningful and predictable.
 - b. Policy I-8.4.9 states that alternative water supply shall "occur when accessible". The policy should establish a percentage of demand which shall be mandatory for each DSAP.

- c. Policy I-8.5.9 states that “The Future Land Use Map will establish a general guide for connectivity.” However, there is no representation of how urban, rural, and conservation areas relate to each other in terms of use.
- d. Policy I-8.7.3 states that the WWSP is intended to “effectuate positive change” for “water smart approaches”. Neither of the noted terms is defined.
- e. Policy I-8.7.3.C (page 31 and 32) states that the Final DSAP must include a “general location of all arterial and collector roadways” and a “general location of all bikeways and multi-use trails”. The Final DSAP must provide the “final location”, with the understanding that the precise location of the roadway, bike, and multi-use trail corridors may vary as detailed studies are performed for each DSAP.

The WWSP would be strengthened if the above noted goals, objectives, and policies were amended to provide meaningful and predictable standards within the text of the comprehensive plan.



Legend

- County Boundary
- WWSP Boundary
- Conservill Area
- Wetlands

WWSP FLU (As Adopted)

- Wellness Way 1
- Wellness Way 2
- Wellness Way 3
- Wellness Way 4
- Towncenter

Total Wellness Way Areas - 15,481 gross ac

ORC RESPONSE -
EXHIBIT A

Orange County





DARREN GRAY
City Manager

352-241-7358
dgray@clermontfl.org

June 30, 2015

Mr. David Heath
County Manager, Lake County
315 West Main Street
P.O. Box 7800
Tavares FL 32778

Dear Mr. Heath:

The City of Clermont would like to provide this letter to Lake County affirming its support of the Wellness Way Sector Plan.

The City, like Lake County, has long recognized the immense economic potential of the sector plan area. The City is in support of the long-term master plan and its goal to promote "significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources."

Upon adoption of the sector plan by the Lake County Board of County Commissioners, and after its approval by the Florida Department of Economic Opportunity, the City will amend its comprehensive plan to include the five Wellness Way future land use categories and make related changes to the comprehensive plan's Goals, Objectives and Policies. Future annexations by the City in the sector plan area will be guided by the framework set forth in the sector plan.

The City is a strong proponent of job growth and diversification in south Lake County and believes the sector plan provides the blueprint for achieving this growth while protecting our natural resources. The City pledges its support to work with Lake County to implement the sector plan and to address any issues that may arise.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darren Gray", written over a printed name.

Darren Gray

cc: Robert Chandler, Lake County Economic Growth Director
Barbara Hollerand, Development Services Director



July 29, 2015

Chris Schmidt, Manager,
Planning and Community Design Division
Lake County Growth Management
315 W. Main St., Tavares, FL 32778

RE: Wellness Way Sector Plan Amendment

This letter is in response to your request for assistance from Orange County in responding to The Department of Economic Opportunities (DEO) Objections, Recommendations, and Comments (ORC) Report. The DEO has requested confirmation that adequate intergovernmental coordination occurred between Lake County and Orange County regarding the Wellness Way Sector Plan.

In terms of intergovernmental coordination to date, Orange County staff has reviewed the plan amendments in terms of land use compatibility, transportation impacts and the impact on Conserv II properties. We also met with Lake County staff on several occasions to discuss the overall Wellness Way Sector Plan, as well as, policies and land use designations that may impact the County including Conserv II properties. We believe the adopted policies requiring future intergovernmental coordination and notification will provide a framework for ongoing communication and coordination between Lake and Orange County.

Based on these staff level discussions and our review of the plan amendment Orange County staff does not have any objections to the adoption of the Wellness Way Sector Plan.

We appreciate the positive interactions and cooperation we have had with Lake County staff throughout this process.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Testerman".

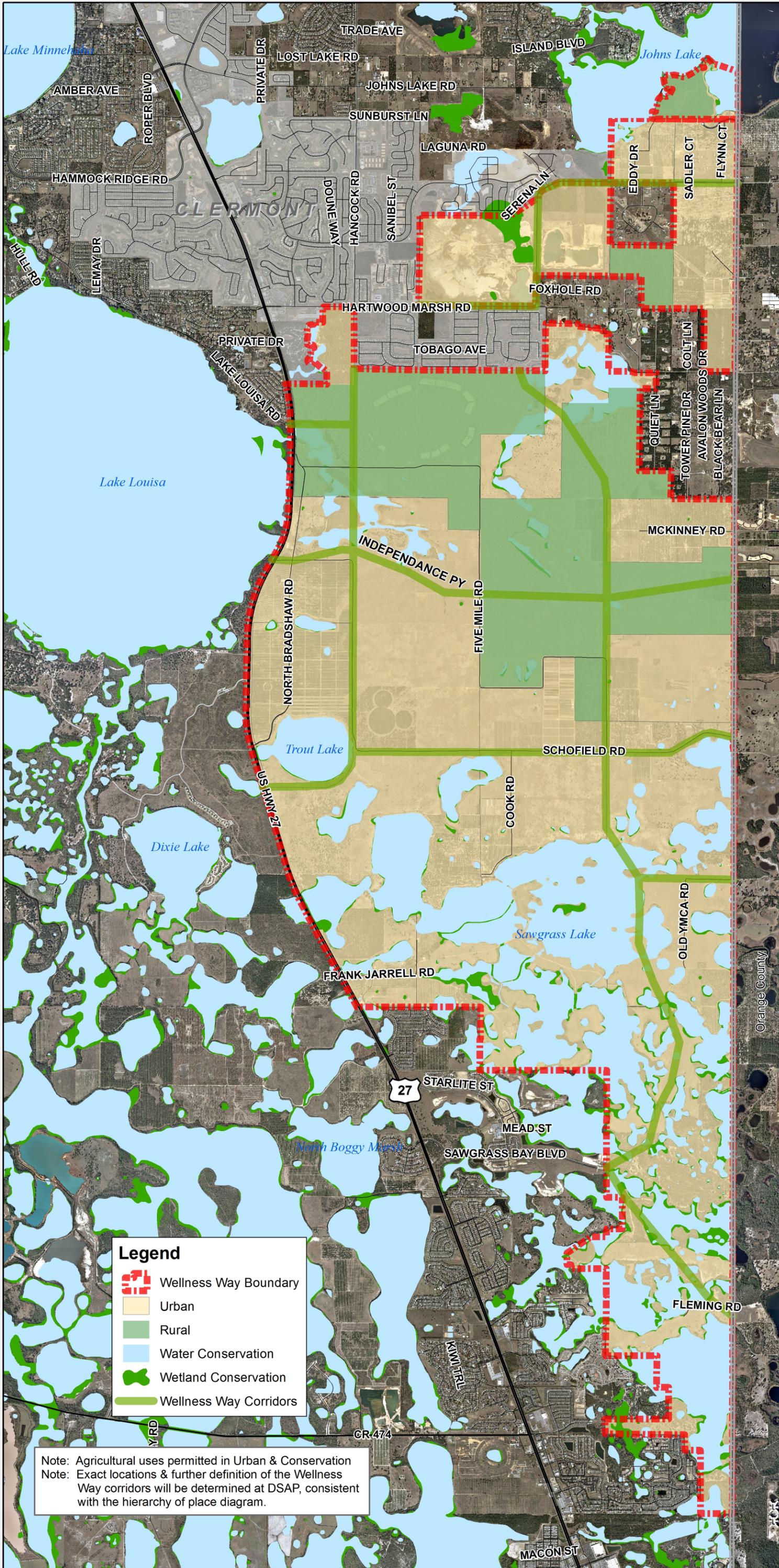
Chris Testerman, AICP, Assistant County Administrator

Attachment

c: Commissioner Scott Boyd, District 1
Ajit Lalchandani, County Administrator
Ray Hanson, Utilities Director
Jon Weiss, P.E. Director, Community Environmental and Development Services
Tony Cotter, Assistant County Attorney

CHRISTOPHER R. TESTERMAN, AICP
Assistant County Administrator

201 South Rosalind Avenue • Reply To: Post Office Box 1393 • Orlando, Florida 32802-1393
Telephone: 407-836-7370 • Fax: 407-836-7399



ORC RESPONSE -
EXHIBIT C

Legend

-  Wellness Way Boundary
-  Urban
-  Rural
-  Water Conservation
-  Wetland Conservation
-  Wellness Way Corridors

Note: Agricultural uses permitted in Urban & Conservation
 Note: Exact locations & further definition of the Wellness Way corridors will be determined at DSAP, consistent with the hierarchy of place diagram.



**Wellness Way Sector Plan
Framework Map**

Policy I-8.7.9 Existing Approved Development

Avalon Groves PUD (Ordinance# 2012-10 / ORB 4141 PGS 961-980) may develop and continue until adoption of a DSAP, which includes a portion of the PUD's legal description. The DSAP shall address the phasing out of any PUD use or other entitlement that is not approved and or recognized by the WWSP 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 Growth Management 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 WWSP 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 WWSP unless such owner affirmatively elects to remain part of the WWSP (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 WWSP); 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.

1 ADOPTION

2 ORDINANCE NO. 2015-27
3 LPA # 14/10/1-2 Wellness Way Sector Plan
4 Map and Text Amendment
5
6

7 AN ORDINANCE OF THE BOARD OF COUNTY
8 COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING
9 THE LAKE COUNTY COMPREHENSIVE PLAN BY PROVIDING
10 TEXT AND MAP AMENDMENTS TO THE FUTURE LAND USE
11 ELEMENT & MAP RELATED TO THE CREATION OF THE
12 WELLNESS WAY SECTOR PLAN, PURSUANT TO F.S. 163.3245;
13 AMENDING POLICY I-1.2.2, ENTITLED "CONSISTENCY
14 BETWEEN FUTURE LAND USE AND ZONING", TO INCLUDE
15 ADDITIONAL LAND USE CATEGORIES UNDER THE
16 WELLNESS WAY SECTOR PLAN; CREATING GOAL I-8, TO BE
17 ENTITLED "WELLNESS WAY SECTOR PLAN", WITH
18 OBJECTIVES AND POLICIES ESTABLISHING A LONG-TERM
19 MASTER PLAN FOR THE SOUTHEAST LAKE REGION;
20 PROVIDING FOR IMPLEMENTATION; PROVIDING FOR
21 ADOPTION; PROVIDING FOR ADVERTISEMENT AND
22 PUBLICATION AS REQUIRED BY SECTION 163.3184(11),
23 FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND
24 PROVIDING FOR AN EFFECTIVE DATE.

25
26 WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county
27 and municipal planning, and land development regulation in the State of Florida; and

28 WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorized the
29 Board of County Commissioners of Lake County to "Prepare and enforce comprehensive
30 plans for the development of the county"; and

31 WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day
32 of May, 2010, the Board of County Commissioners enacted Ordinance No. 2010-25,
33 adopting the Lake County 2030 Comprehensive Plan; and

34 WHEREAS, on the 23rd day of July, 2010, the State of Florida Department of
35 Community Affairs, now known as the Community Planning and Development Division
36 of the Florida Department of Economic Opportunity, published a Notice of Intent finding
37 the Lake County 2030 Comprehensive Plan Amendment "In Compliance" with Chapter
38 163, Florida Statutes; and

39 WHEREAS, on the 22nd day of September, 2011, the Lake County 2030
40 Comprehensive Plan became effective; and
41

1 WHEREAS, the Wellness Way Sector Plan has been prepared pursuant to the
2 provisions of Chapter 163.3245, Florida Statutes, and in compliance with Florida
3 Administrative Code Rules; and
4

5 WHEREAS, the Wellness Way Sector Plan contains goals, objectives and policies
6 to guide the development, redevelopment and revitalization of the County through the year
7 2040, addressing job growth, employment, future land uses, transportation, public facilities
8 and infrastructure, capital improvements, conservation, and recreational facilities; and
9

10 WHEREAS, residents and property owners of the County have been instrumental
11 to the drafting of the Wellness Way Sector Plan, through participation in scoping exercises,
12 workshops and series of public hearings held to solicit feedback on the draft elements and
13 key issues; and
14

15 WHEREAS, on the 29th day of October, 2014, at a duly noticed public hearing, the
16 Planning & Zoning Board, in its capacity as the Local Planning Agency, considered and
17 recommended to the Lake County Board of County Commissioners approval of this
18 Ordinance; and
19

20 WHEREAS, on the 18th day of November, 2014, this Ordinance was heard at a
21 public hearing before the Lake County Board of County Commissioners for transmittal to
22 the State of Florida Department of Economic Opportunity, Community Planning and
23 Development Division, in its capacity as the State Land Planning Agency; and

24 WHEREAS, on the 21st day of July 15, 2015, this Ordinance was heard at a second
25 public hearing before the Lake County Board of County Commissioners for adoption; and
26

27 WHEREAS, the Board of County Commissioners finds that the proposed
28 amendment to the Comprehensive Plan to include and implement the Wellness Way Sector
29 Plan complies with applicable laws and is consistent with the State Plan and the Community
30 Planning Act, and promotes and protects the public health, safety and welfare; and
31

32 WHEREAS, the Board of County Commissioners desires to adopt the goal,
33 objectives and policies of the attached Wellness Way Sector Plan and all elements thereof into
34 the Comprehensive Plan of Lake County, in accordance with State law.
35

36 **NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
37 **COMMISSIONERS OF LAKE COUNTY, FLORIDA, AS FOLLOWS:**
38

39 **Section 1. Recitals.** The above recitals are true and correct and incorporated herein
40 by this reference.
41

42 **Section 2. Adoption of Comprehensive Plan Amendment.** The Comprehensive
43 Plan is hereby amended to incorporate and include the "Wellness Way Sector Plan," attached
44 hereto and incorporated herein by reference as **Exhibit "A"**.
45

1 **Section 3. Transmittal of Adopted Ordinance.** The Economic Growth Department
2 staff is directed to timely transmit the adopted ordinance creating the Wellness Way Sector
3 Plan attached in Exhibit "A" and incorporating it into the Lake County Comprehensive Plan,
4 along with all supporting data and analysis, to the State of Florida Department of Economic
5 Opportunity in its capacity as the State Land Planning Agency (the "Department"), as
6 required by Chapter 163, Florida Statutes.

7
8 **Section 4. Advertisement.** This Ordinance was advertised pursuant to Chapter 163,
9 Florida Statutes, Section 163.3184(11).

10
11 **Section 5. Severability.** If any section, sentence, clause, or phrase of this Ordinance
12 is held to be invalid or unconstitutional by any court of competent jurisdiction, then said
13 holding shall in no way affect the validity of the remaining portions of this Ordinance.
14

15 **Section 6. Effective Date.** This Ordinance shall become effective as provided for by law.

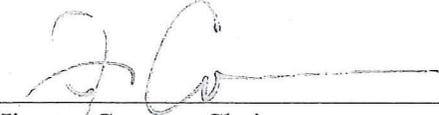
16
17
18
19
20
21
22 ENACTED this 21 day of July, 2015.

23
24 FILED with the Secretary of State _____, 2015.
25
26
27

28 ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

29
30
31 
32 _____
33 Neil Kelly, Clerk of the
34 Board of County Commissioners
35 of Lake County, Florida

30
31 
32 _____
33 Jimmy Conner, Chairman
34
35 This 20th day of July, 2015.
36

37
38 Approved to as to form and legality:

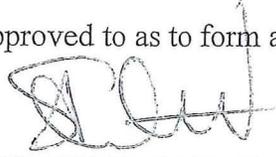
39 
40 _____
41
42 Sanford A. Minkoff
43 County Attorney
44

EXHIBIT A

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 1 - Future Land Use Categories Table

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
Urban Low Density	4 d.u./1 acre	0.25 to 0.35	0.60	25%	Note (3)
Urban Medium Density	7 d.u./1 acre	0.35 to 0.50	0.70	20%	Note (3)
Urban High Density	Min. 4 d.u./1 acre Max 12 d.u./1 acre	2.0	0.80	10%	Note (3)
Cagan Crossings (728.5 acres) (4)	8,000 d.u.	700,000 s.f.	NS	44%	Note (3)
Regional Office	1 multi-family du per 10,000 sq. ft. of commercial space (Note (6))	3.0	0.75	15%	Note (3)
Regional Commercial	1 multi-family du per 10,000 sq. ft. of commercial space (Note (6))	3.0	0.75	15%	Note (3)
Industrial	NS	1.0	0.80	NS	Note (3)
Public Service Facilities & Infrastructure	1 caretaker unit per parcel	1.0	0.80	NS	Note (3)
Mt. Plymouth-Sorrento Main Street	5.5 d.u./1 acre	0.30	0.60	20% to 25%	"see Mt. Plymouth-Sorrento Policies"
Mt. Plymouth - Sorrento Neighborhood	2 d.u./1 acre	0.20 to 0.30	0.30	30% to 50%	"see Mt. Plymouth-Sorrento Policies"
Rural	1 d.u./5 acres	NS	0.20 0.30	Min. 35%	Note (3)
Rural Transition	1 d.u./5 acres 1 d.u./3 acres 1 d.u./1 acre	NS	0.30 0.50	35% to 50%	Note (3)
Recreation	NS	0.10	0.50	NS	Note (3)
Conservation	NS	NS	NS	NS	Note (3)
APPLICABLE ONLY IN THE WEKIVA RIVER PROTECTION AREA					
A-1-40 Sending Area (Sending Area Number One)	1 d.u./40 acres 1 d.u./10 acres	NS	0.20 to 0.30	Min. 50%	Note (3)

EXHIBIT A

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
A-1-20 Sending Area (Sending Area Number Two)	1 d.u./20 acres 1 d.u./5 acres	NS	0.20 to 0.30	Min. 50%	Note (3)
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	0.20 to 0.30	Min. 50%	Note (3)
Mt. Plymouth Sorrento Receiving Area (Receiving Area Number Two)	5.5 d.u./1 acre	0.30	0.60	20% to 25%	Note (3)
APPLICABLE ONLY IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN					
Green Swamp Ridge	4 d.u./1 acre	0.25 to 0.35	0.45	40%	40 ft.
Green Swamp Rural	1 d.u./5 acres	NS	0.20 to 0.30	Min. 60%	40 ft.
Green Swamp Rural Conservation	1 d.u./10 acres	NS	0.20	Min. 80%	40 ft.
Green Swamp Core Conservation	1 d.u./20 acres	NS	0.10	Min. 90%	40 ft.
FUTURE LAND USE CATEGORY	CAPACITY(8)	M.A.F.A.R. (INTENSITY)	I.S.R (7)	OPEN SPACE	BUILDING HEIGHT (7)
APPLICABLE ONLY IN THE WELLNESS WAY SECTOR PLAN					
<u>Town Center</u>	<u>4 d.u./ 1 acre</u>	<u>0.30</u>	<u>NS</u>	<u>Min. 30%</u>	<u>NS</u>
<u>Wellness Way 1</u>	<u>1.85 d.u./ 1 acre</u>	<u>0.25</u>	<u>NS</u>	<u>Min. 30%</u>	<u>NS</u>
<u>Wellness Way 2</u>	<u>1.6 d.u./ 1 acre</u>	<u>0.20</u>	<u>NS</u>	<u>Min. 30%</u>	<u>NS</u>
<u>Wellness Way 3</u>	<u>1.35 d.u./ 1 acre</u>	<u>0.15</u>	<u>NS</u>	<u>Min. 30%</u>	<u>NS</u>
<u>Wellness Way 4</u>	<u>0 d.u./ 1 acre</u>	<u>N/A</u>	<u>NS</u>	<u>Min 30%</u>	<u>NS</u>

ABBREVIATIONS: F.A.R =Floor Area Ratio I.S.R =Impervious Surface Ratio
 NS = Not Specified d.u. = Dwelling Unit Min. = Minimum
 ft. = Feet s.f. = Square Feet
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 text of the Goals, Objectives, and Policies shall control.
- 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) Building heights in the Ferndale Community and the Ferndale Center District are limited to three (3) habitable stories. Building heights are limited to 35 feet within the Pinecastle Military Operations Area.
 - (3) Refer to Building Heights within Future Land Use Categories Policy (Policy I-1.2.3).
 - (4) Applies only to the Cagan Crossings FQD as recorded in OR Book 2470, Page 815.
 - (5) Height limitations do not apply to structural appurtenances such as spires, steeples, chimneys, radio towers, antennae, or similar structures in residential areas, unless otherwise addressed specifically in

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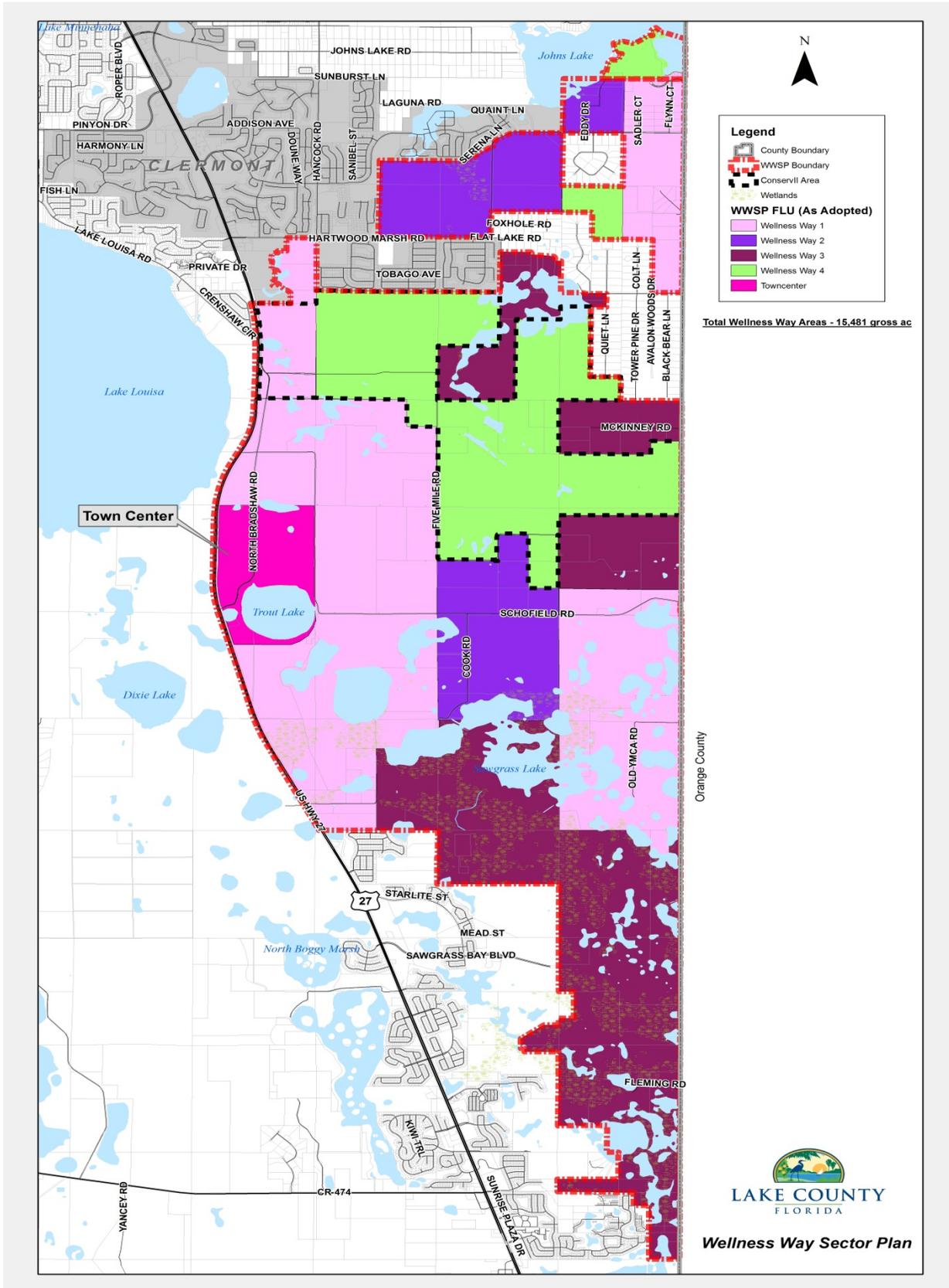
the Land Development Regulations. Height limitations do not apply to silos, windmills, water towers, or similar structures in agricultural areas. Height limitations do apply to mechanical systems and screening walls, parapets or other roof treatments on commercial buildings.

(6) 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.

(7) Refer to Policy I-8.7.3, Determined at the Detailed Area Specific Plan.

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

FUTURE LAND USE MAP



III. Future Land Use Map & Goal, Objectives and Policies

GOAL I-8 WELLNESS WAY SECTOR PLAN

The intent of the Wellness Way Sector Plan (WWSP) 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 WWSP 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 WWSP 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 WWSP area depicted on the Future Land Use Map.

The primary intent of the Sector Plan 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 Sector Plan, 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 Sector Plan, there are five (5) future land use categories (FLUC) as described below:

- A. Town Center
- B. Wellness Way 1
- C. Wellness Way 2
- D. Wellness Way 3
- E. Wellness Way 4

These five 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 Detailed Specific Area Plan (DSAP) process or through an independent alignment study.

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The WWSP is based upon providing sufficient land area to achieve a target of 1.50 to 1 jobs-to-housing ratio. The plan will also require significant open space set asides within each DSAP 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 Sector Plan 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 DSAP.

OBJECTIVE I-8.1 ECONOMIC DEVELOPMENT

Through the WWSP, Lake County shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio within the WWSP 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 1.5 jobs per one (1) dwelling unit (1.5:1) within the WWSP 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 each DSAP. The County shall analyze each DSAP submittal to ensure the DSAP 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. Proposed DSAPs will determine the required volume of non-residential square footage utilizing the following calculation:

Allocated number of residential dwelling units multiplied by the FLUC target jobs-to-housing ratio for the total number of DSAP jobs multiplied by 450 square feet of building space per job to arrive at the total volume of non-residential square footage required to meet the jobs-to-housing ratio.

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 I-8.2.1.2) is applied to the non-residential square footage requirement. All DSAPs 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, 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 WWSP 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 WWSP will be the application of an advanced technology infrastructure network. DSAPs within the WWSP shall include an analysis of technology infrastructure to determine if the most current and innovative technologies are being utilized. DSAPs 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 WWSP 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. DSAP'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 WWSP, Lake County shall develop a program intended to attract and retain target industries within the WWSP 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 Sector Plan is to create a fiscally efficient development pattern through a diversity of land uses and locally appropriate urban form. The Sector Plan 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 DSAP.

Policy I-8.2.1 Future Land Use Categories

The following five future land use categories, as depicted on the Future Land Use Map, shall be unique to the WWSP and are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses as follows:

- A. **Town Center FLUC** allows the permitted land uses listed below with a jobs-to-housing ratio of 2.00 to 1.
- Agriculture and Agri-business.
 - Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses.
 - Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.
 - Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.
 - Public/Institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.
 - Residential: Multi-family, single family, and similar uses.
 - Target industries
 - Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.
- B. **Wellness Way 1 FLUC** allows the permitted land uses listed below with a jobs-to-housing ratio of 1.75 to 1.
- Agriculture and Agri-business.
 - Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses.
 - Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.
 - Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.
 - Public/Institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.
 - Residential: Multi-family, single family, and similar uses.
 - Target industries

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- Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.
- C. **Wellness Way 2 FLUC** allows the permitted land uses listed below and a jobs-to-housing ratio of 1.5 to 1.
- Agriculture and Agri-business.
 - Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses.
 - Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.
 - Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.
 - Public/Institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.
 - Residential: Multi-family, single family, and similar uses.
 - Target industries
 - Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.
- D. **Wellness Way 3 FLUC** allows the permitted land uses listed below and a jobs-to-housing ratio of 1.25 to 1.
- Agriculture and Agri-business.
 - Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses.
 - Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.
 - Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.
 - Public/Institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.
 - Residential: Multi-family, single family, and similar uses.
 - Target industries
 - Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.

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E. Wellness Way 4 FLUC is land owned by a government entity. Permitted land uses include:

- Active/passive recreation
- Agriculture
- Community gardens
- Ecotourism related uses
- Institutional uses
- Preservation
- Scenic resources
- Trails, pedestrian ways and bikeways

Policy I-8.2.1.1 Future Land Use Categories Capacity Allocation

Development potential and buildable densities/intensities within the WWSP shall be determined according to a two (2) step process. The first step determines the maximum number of residential units that can be constructed within a DSAP and the minimum amount of non-residential acreage that must be set aside within the DSAP. These figures are referred to as “capacity” within the WWSP. Regardless of the actual buildable densities and intensities, the MAXIMUM number of residential units within a DSAP cannot exceed the capacity determined in Step 1¹, while the set asides for non-residential uses cannot fall below the MINIMUM capacity determined in Step 1. “Capacity” is calculated utilizing “net acres” (gross acres minus wetland acres minus water body acres).

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 DSAP is approved.

Maximum Capacity Allocation Table

<u>Future Land Use Category</u>	<u>Residential</u>	<u>Non-Residential</u>		
	<u>Maximum Capacity / Net Acre</u>	<u>Jobs to Housing Ratio</u>	<u>Square Feet per Employee</u>	<u>Minimum FAR</u>
<u>Town Center</u>	<u>4.00 (d.u)</u>	<u>2.00 / 1.00</u>	<u>450</u>	<u>0.30</u>
<u>Wellness Way 1</u>	<u>1.85 (d.u)</u>	<u>1.75 / 1.00</u>	<u>450</u>	<u>0.25</u>
<u>Wellness Way 2</u>	<u>1.60 (d.u)</u>	<u>1.50 / 1.00</u>	<u>450</u>	<u>0.20</u>
<u>Wellness Way 3</u>	<u>1.35 (d.u)</u>	<u>1.25 / 1.00</u>	<u>450</u>	<u>0.15</u>
<u>Wellness Way 4</u>	<u>0.00</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

¹ This does not include potential right-of-way density bonuses (Policy I-8.8.1).

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Policy I-8.2.1.2 Future Land Use Categories Density and Intensity Calculations

The second step in the process outlines the actual densities and intensities for construction of residential and non-residential structures. 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). The total number of residential units within a DSAP cannot exceed the maximum residential capacity calculation as indicated in Policy I-8.2.1.1²; however, residential units can be constructed at any density as long as the average density across all residential units within the DSAP is within the average density range as indicated by the FLUC specific Minimum and Maximum Average Densities. Similarly, non-residential uses can be constructed at any intensity as long as the average intensity across all non-residential square footage within the DSAP is within the average intensity range, as indicated by the FLUC specific Minimum and Maximum Average Intensities.

The following table summarizes the ratios to be utilized in the calculations of residential densities (average dwelling units/net buildable acre) and non-residential land-use acreage set asides (average FAR) allowed within each Future Land Use Category.

Future Land Use Category Summary Table

<u>Future Land Use Categories</u>	<u>Minimum Average Density/Net Buildable Acre</u>	<u>Maximum Average Density/Net Buildable Acre</u>	<u>Minimum Average FAR</u>	<u>Maximum Average FAR</u>
<u>Town Center</u>	<u>6.00 (d.u)</u>	<u>25.00 (d.u)</u>	<u>0.30</u>	<u>2.00</u>
<u>Wellness Way 1</u>	<u>3.00 (d.u)</u>	<u>20.00 (d.u)</u>	<u>0.25</u>	<u>2.00</u>
<u>Wellness Way 2</u>	<u>2.50 (d.u)</u>	<u>15.00(d.u)</u>	<u>0.20</u>	<u>2.00</u>
<u>Wellness Way 3</u>	<u>2.00 (d.u)</u>	<u>10.00 (d.u)</u>	<u>0.15</u>	<u>2.00</u>
<u>Wellness Way 4</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>	<u>N/A</u>

Example Density and Non-Residential Acreage Set-Aside Calculation: A proposed DSAP contains 1,000 net buildable acres within Wellness Way 1 and 500 net buildable acres within Wellness Way 2. Wellness Way 1 FLUC requires a 1.75 jobs-to-housing ratio, allows a density 1.85 dwelling units per net buildable acre and requires a minimum average FAR of 0.30. Wellness Way 2 FLUC, which requires a 1.50 jobs-to-housing ratio, allows a density of 1.60 dwelling units per net buildable acre and requires a minimum average FAR of 0.25.

Step 1: Maximum Density Calculation

- Tier 1: 1,000 net buildable acres X 1.85 du/ac = 1,850 dwelling units
- Tier 2: 500 net buildable acres X 1.60 du/ac = 800 dwelling units
- Total Dwelling Units: 2,650

² This does not include potential right-of-way density bonuses (Policy I-8.8.1).

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Step 2: Job Generation

- Tier 1: 1,850 dwelling units X 1.75 j/h = 3,238 jobs required
- Tier 2: 800 Dwelling units X 1.50 j/h = 1,200 jobs required
- Total Jobs Required: 4,438

Step 3: Non-Residential Square Feet

- Tier 1: 3,238 jobs X 450 sf/emp = 1,457,100 sf
- Tier 2: 1,200 jobs X 450 sf/emp = 540,000 sf
- Total Non-Residential Square Feet = 1,997,100 sf

Step 4: Non-Residential Acreage Set-Aside

- Tier 1: 1,457,100 sf non-res / 43,560 / 0.30 FAR = 112 acres
- Tier 2: 540,000 sf non-res / 43,560 / 0.25 FAR = 50 acres
- Total Non-Residential Acreage Set-Aside = 162 acres

Policy I-8.2.1.3 Location and Timing of Non-Residential Construction

Land areas set aside for the purposes of non-residential uses will be termed a Job Hub. A Job Hub refers only to the land upon which vertical non-residential construction will be built. Mixed use areas may have a mix of Job Hub (non-residential) and residential acreage. All Job Hubs shall be appropriately placed in commercially viable locations located along an arterial or collector road. Job Hubs are restricted to non-residential uses only, except in cases of multi-level mixed-use development where residential uses will be located above non-residential uses. In these cases, the residential uses must be built concurrently or after the construction of the non-residential uses.

Policy I-8.2.2 Urban Form Guiding Principles

WWSP is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within WWSP are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Sector Plan Goals, Objectives and Policies establish urban form guiding principles as follows:

- A. Land reserved for a mix of employment uses (Job Hub) at the targeted Jobs-to-Housing Ratio with possible supporting mix of residential uses in a pedestrian oriented form of development. All Job Hubs shall be located along an arterial or collector road.
- B. An interconnected Wellness/Green Corridor network including a trail system to reach destinations within WWSP such as the Town Center, Job Hubs, 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 the DSAPs.

Policy I-8.2.3 Pedestrian Orientation

Design decisions must be oriented to the pedestrian scale. This begins at the Sector Plan level, is documented as development standards in the DSAP/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, the Town Center, Job Hubs, 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. Wellness Corridors/open space
- I. Parks/recreation facilities for active and passive use
- J. Stormwater management facilities

Policy I-8.2.5 Open Space

The WWSP 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. Wellness Space is limited 10% impervious surface ratio.

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.

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DSAP's in all WWSP FLUCs will identify and reserve 20% of the net buildable area as Wellness Space and 10% of the net buildable area as Green Space. Wetlands and water bodies cannot be counted towards a DSAP'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 DSAP. Narrow open space tracts, boarding the perimeter of a DSAP, being used solely as a buffer, shall be discouraged. All open space calculations shall be applied at the DSAP and shall be phased consistent with development.

Policy I-8.2.6 Conservation Lands

The determination of areas most suitable for permanent preservation shall occur during the preparation of a Detailed Specific Area Plan (DSAP). The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. The conservation easement shall be recorded prior to DSAP approval. 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.

OBJECTIVE I-8.3 MOBILITY

Development within the WWSP 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 DSAP process.

Policy I-8.3.1 Primary Roadway Network

System-wide transportation capacity within the WWSP 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. Detailed Specific Area Plans (DSAP) within the WWSP shall be generally consistent with the primary roadway network identified on the Framework Map. 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 Sector Plan's network. Deviations to a significant extent are possible to

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protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

Policy I-8.3.2 Roadway Network

Thoroughfares within the WWSP 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 DSAP 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 have been placed in WWSP and shall be used to guide the design of proposed facilities during the DSAP process.

Policy I-8.3.3 Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within the WWSP shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses within the Sector Plan 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

DSAPs within the WWSP 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 Town Center, Job Hubs, neighborhoods and parks and schools and 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.

Policy I-8.3.5 Transit

Job Hubs located on arterial and collector roads offer the future opportunity for the Regional Transit Authority to consider providing transit service to and between Job Hubs and other regional destinations.

Policy I-8.3.6 External Trip Reduction

DSAPs within the WWSP shall introduce measures that shall produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal shall be included in the DSAP/PUD including Wellness Corridors, complete streets, a pedestrian oriented design emphasis and the possible inclusion of future bus service with the regional Transit Authority.

Policy I-8.3.7 Level of Service

The minimum roadway level of service standard within the WWSP shall be “E,” except for US 27 which shall remain at LOS “D.”

Policy I-8.3.8 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.

Policy I-8.3.9 Connectivity

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all DSAPs 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 DSAP 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.

Policy I-8.3.10 Land Use

The WWSP 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.

OBJECTIVE I-8.4 NATURAL AND SCENIC RESOURCES

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The WWSP 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 sector plan area borders Johns Lake to the north. The Detailed Specific Area Plans (DSAPs) 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 WWSP area. These resources and corridors shall be specifically demonstrated in the DSAPs.

Lake County shall protect its natural resources in the WWSP area through adoption of DSAPs 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 s. 704.06 FS, as amended, shall correspond with each development phase or stage. The conservation easement shall be recorded prior to DSAP approval. Policy III-3.2.5, Native Vegetation, Habitat, and Wildlife within Development Projects shall also be adhered to, and utilized when processing a DSAP.

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 Sector Plan area. The Conservation Land Map shall guide the preparation of subsequent DSAP 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 DSAP 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 DSAPs, and a minimum 50 foot wide buffer shall apply to isolated wetlands, 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:

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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 DSAPs within the WWSP 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 DSAP.

The following chart lists the State of Florida Listed Animal Species with a possibility of occurrence in Lake County.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>
<u>American Alligator</u>	<u>Alligator mississippiensis</u>	<u>Federally-designated Threatened (FT)</u>
<u>Bald Eagle</u>	<u>Haliaeetus leucocephalus</u>	<u>Not currently listed</u>
<u>Eastern Indigo Snake</u>	<u>Drymarchon couperi</u>	<u>FT</u>
<u>Florida Black Bear</u>	<u>Ursus americanus floridanus</u>	<u>State-designated Threatened (ST)</u>
<u>Florida Sandhill Crane</u>	<u>Grus Canadensis pratensis</u>	<u>ST</u>
<u>Florida Scrub-Jay</u>	<u>Aphelocoma coerulescens</u>	<u>FT</u>
<u>Florida Burrowing Owl</u>	<u>Athene cunicularia floridana</u>	<u>State Species of Special Concern (SSC)</u>
<u>Florida Mouse</u>	<u>Podomys floridanus</u>	<u>SSC</u>
<u>Gopher Tortoise</u>	<u>Gopherus polyphemus</u>	<u>ST</u>
<u>Least Tern</u>	<u>Sterna antillarum</u>	<u>ST</u>
<u>Little Blue Heron</u>	<u>Egretta caerulea</u>	<u>SSC</u>
<u>Red-Cockaded WoodPecker</u>	<u>Picoides borealis</u>	<u>Federally-designated Endangered (FE)</u>
<u>Sherman's Fox Squirrel</u>	<u>Sciurus niger shermani</u>	<u>SSC</u>
<u>Short-tailed Snake</u>	<u>Lampropeltis extenuate</u>	<u>ST</u>
<u>Sand Skink</u>	<u>Plestiodon reynoldsi</u>	<u>FT</u>
<u>Snowy Egret</u>	<u>Egretta thula</u>	<u>SSC</u>
<u>Southeastern American Kestrel</u>	<u>Falco sparverius paulus</u>	<u>ST</u>
<u>Tricolored Heron</u>	<u>Egretta Tricolor</u>	<u>SSC</u>
<u>White Ibis</u>	<u>Eudocimus albus</u>	<u>SSC</u>
<u>Wood Stork</u>	<u>Mycteria Americana</u>	<u>FE</u>
<u>Osprey</u>	<u>Pandion hallaetus</u>	<u>SSC</u>

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.

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Orange County



Wildlife

-  Eagle Nest
-  Eagle Nest 600' Buffer
-  Sand Skink
-  Gopher Tortoise

Boundaries

-  WWSP Boundary
-  Urban Growth Boundary
-  County Boundary



**Wellness Way Sector Plan
Wildlife Locations**

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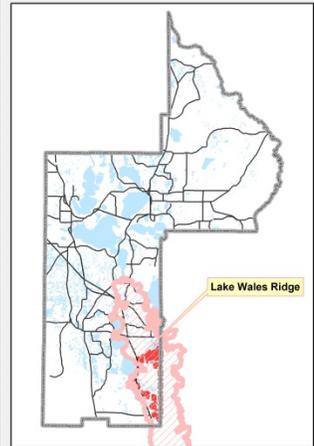
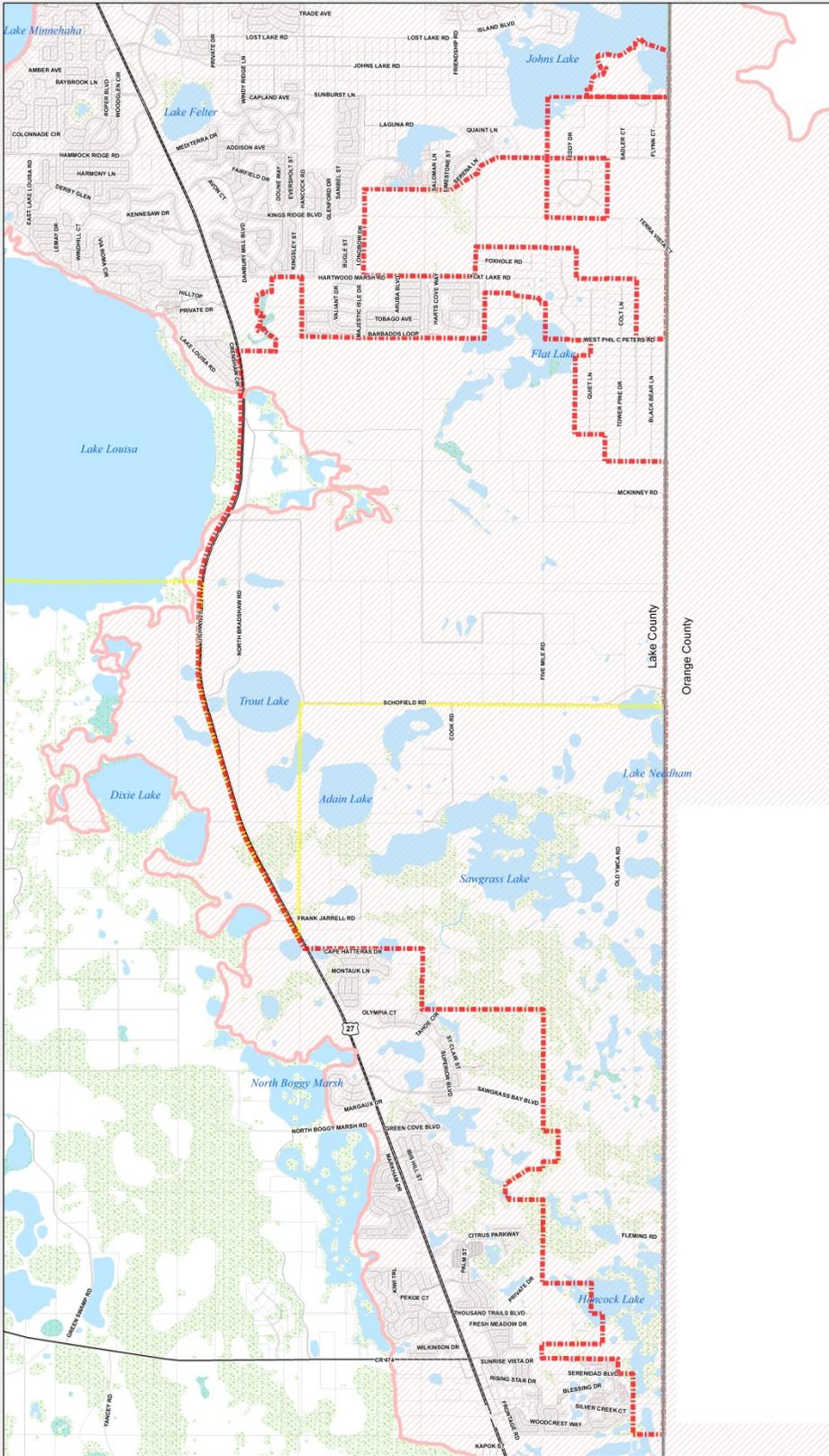
Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FWCC), and the Florida Department of Environmental Protection.

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 (FWCC), and the Florida Department of Environmental Protection.

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Legend

- Lake Wales Ridge
- WWSP Boundary
- County Boundary
- Urban Growth Boundary



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Policy I-8.4.5 Wildlife Data

An applicant for a DSAP shall submit baseline data consistent with the guidelines for any state or 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 of non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects that development within the WWSP is having on species diversity and habitat over a period of time.

Policy I-8.4.6 Identification and Preservation of Xeric Uplands

During the preparation of DSAPs, 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 Sector Plan and surrounding areas.

Policy I-8.4.7 Creation of Wellness Corridor Network

At build-out, the WWSP 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 DSAP shall be reviewed for consistency with this policy during the approval process.

Policy I-8.4.8 Site Development Standards

Collaboration with the Florida Fish and Wildlife Conservation Commission shall be required to prepare site development 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.

The DSAPs 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 s. 704.06 FS, as amended, shall correspond with each development phase or stage. The conservation easement shall be recorded prior to DSAP approval. The DSAP 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 DSAP process.

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 Sector Plan 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 Sector Plan 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 WWSP 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 DSAP. 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, F.S.

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

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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.

OBJECTIVE I-8.5 PUBLIC FACILITIES

Ensure the provision of adequate public facilities in a manner that results in reduced fiscal impacts to Lake County, the City of Clermont and the residents of Wellness Way.

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 DSAP 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, F.S.

To ensure that the WWSP's water suppliers (i.e., City of Clermont, Lake Utility Services, and Southlake Utilities) account for and meet the water needs of the WWSP, 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

DSAPs within the WWSP shall include an analysis of potable and re-use water facilities, including sources, treatment plants and delivery infrastructure, required to accommodate projected impacts and maintain the County's or utility provider's adopted level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the DSAP.

Policy I-8.5.3 Sanitary Sewer Facilities

DSAPs within the WWSP shall include an analysis of sanitary sewer facilities, including treatment plants and delivery infrastructure, required to accommodate projected impacts and maintain the County's or utility provider's adopted level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the DSAP.

Policy I-8.5.4 Solid Waste Facilities

DSAPs within the WWSP shall include an analysis of solid waste impacts and, when necessary, mitigation plans that ensure adequate capacity exists to accommodate proposed demand.

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Policy I-8.5.5 Parks and Trails Facilities

DSAPs within the WWSP 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 DSAP are needed to accommodate projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the DSAP. The Framework Map shall be used as a guide to provide parks and trails facilities within the WWSP area.

Trails within a proposed DSAP that serve as a component of the WWSP'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.

Policy I-8.5.6 Provision of Educational Facilities

DSAPs within the WWSP shall include an analysis of impacts to public schools and, when necessary, mitigation consistent with the policies and procedures identified in the 2030 Comprehensive Plan, Objective VI-1.8 as amended. If it is determined that one or more school sites within the proposed DSAP are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

DSAPs 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 Sections 333.03 and 1013.36, F.S., 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

DSAPs within the WWSP 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

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if facility sites are required within the DSAP 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 DSAP, these lands shall be conveyed prior to the issuance of building permits for development within the DSAP.

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 WWSP. 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 WWSP, 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 DSAP 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 DSAP 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 strongly preferred, but not required.

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 WWSP.

Policy I-8.6.1 Coordinated Review of Detailed Specific Area Plans

To provide for intergovernmental coordination, Lake County shall provide adjacent municipalities and counties, a copy of applications for a Detailed Specific Area Plan (DSAP). 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 DSAP. This shall include, but not be limited to:

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- 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
- The City of Clermont
- Valencia College

OBJECTIVE I-8.7 SECTOR PLAN IMPLEMENTATION

Develop a straightforward, predictable and efficient process for the preparation, review and approval of Detailed Specific Area Plans (DSAPs) and subsequent development approvals within the WWSP area.

Policy I-8.7.1 Detailed Specific Area Plans

Consistent with state statute, development within the WWSP area shall be contingent upon the adoption of Detailed Specific Area Plans (DSAP). Each DSAP 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 DSAP of less than 1,000 gross acres may be approved by Lake County, based on consideration of the following criteria:

- 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.

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A DSAP shall be processed as a Master PUD application as provided for in the Land Development Code. Principles, guidelines, and standards for each DSAP shall be codified in the Lake County Land Development Regulations. The DSAP may only be approved after funding agreements for infrastructure have been agreed upon by the participating parties.

Each DSAP 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 DSAP 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 DSAP is approved by the Lake County Board of County Commissioners, the property in the WWSP 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 WWSP area shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or potential DSAPs and compliance with the general principles of the Sector Plan. These listed development approvals cannot occur until after the adoption of the DSAP.

Policy I-8.7.2 Sector Plan 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 Detailed Specific Area Plan (DSAP) with approximately 1,000 acres. The DSAP begins the refined urban design process to allow Wellness Way to successfully meet the Sector Plan initiatives. The Sector Plan Goal, Objectives and Policies in the comprehensive plan guide the planning of the DSAP to include the following principles:

- DSAPs are generally 1,000 acres or more with access to the regional roadway network.
- DSAPs must determine the location and size of the Job Hub(s) 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 beyond the Job Hub(s). 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, Job Hub(s), other DSAPs, the Town Center, and the State Park.
- Along with the Job Hub(s), neighborhoods and WC networks, there is a required community park. Not only are the school and park a requirement, it is at the DSAP level when agreements

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must be reached to pay for educational facilities roads, utilities and the park. Without such agreements, development may not proceed.

Policy I-8.7.3 DSAP Process

The primary intent of the Sector Plan 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 DSAP based upon the Goal, Objectives and Policies of the Sector Plan. The DSAP approval process has three tasks as follows:

- DSAP Boundary Analysis
- Preliminary DSAP development and community input
- Final DSAP application and public hearings as a PUD

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A. DSAP Boundary Analysis

Conduct a preliminary analysis of the proposed DSAP area to determine appropriateness. This analysis shall include the following:

- Proposed DSAP boundary including gross acreage and ownership information
- General identification of the extent and location of significant natural and scenic resources.
- Identification of net buildable acreage (gross acres less water bodies and wetlands).
- Determination of a maximum residential density.
- A preliminary jobs-to-housing balance assessment consistent with Policy I-8.1.1, Jobs-to-Housing Ratio, utilizing the methodology contained in that same Policy.
- General identification of public facilities and services available to the area; available capacity; and potential deficiencies.

The Boundary Analysis application must include

- A location map,
- Acreage,
- General calculation of gross and net acres,
- FLUC designations,
- Primary roadways
- Justification Report demonstrating consistency and compatibility with the WWSP GOPs

The parcels within a DSAP are not required to be contiguous parcels. The final boundaries for a DSAP shall be confirmed by the Lake County Board of County Commissioners before initiating a Preliminary DSAP.

B. Preliminary DSAP

The intent of the Preliminary DSAP process is to prepare an initial plan for public review and comment. The plan for the Preliminary DSAP shall consider the Framework Map and the Sector Plan Goal, Objectives and Policies. At a minimum, a Preliminary DSAP shall address the following:

- The location of proposed land uses.
 - An integrated open space system based upon Policy I-8.2.5, Open Space, shall include at least 20% of the net buildable acreage within the DSAP as Wellness Space and 10% of the net buildable acreage as Green Space.
 - For employment uses, sufficient land area shall be allocated based upon the required Jobs-to-Housing Ratio of the future land use designation(s), the Framework Map and Policy I-8.1.1, Jobs-to-Housing Ratio. These employment or activity centers shall be called Job Hubs.
 - Job Hubs must have sufficient size to reach the target Jobs-to-Housing Ratio from the calculation described in Policy I.8.1.1, but may be larger in size if desired. Residential use in the Job Hub is encouraged and would increase the

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size of the Job Hub accordingly.

- To provide a dedicated space for community events, each Job Hub containing over 100,000 square feet will have an open space area defined as a Square. The size of the Square is based upon the amount of non-residential uses as follows:
 - Over 100,000 square feet and up to 250,000 square of non-residential uses require up to two acres of Square.
 - Over 250,000 square feet of non-residential uses up to two and half acres of Square.
- Multiple Square locations are permitted.
- Job Hubs are located adjacent to arterial roadways within Wellness Way as identified on the Future Land Use Map
- Multiple Job Hubs within a DSAP are permitted.
- For residential areas, the maximum residential allocation is based upon Policy I- 8.2.1, Residential Density Allocation.
 - Neighborhoods should be designed at a pedestrian scale.
 - Each neighborhood shall be surrounded by Wellness Corridor/open space.
 - Each neighborhood shall have a central focal point of a park, community building, playground or similar uses.
- For mixed-use areas, requirements for both employment uses and residential uses shall be met.
- A general description of proposed land use districts, including purpose and intent, permitted uses and general design standards.
- The identification of significant natural, scenic and cultural resources including areas for potential preservation, permanent protection and/or restoration.
- Proposed transportation facilities for pedestrians, bicycles, and automobiles, including
- consideration for connection with facilities outside the DSAP. For each facility to be included in the DSAP, design criteria should be included to address:
 - Roadway cross-sections
 - Pedestrian, Bicycle and Multi-modal facilities
 - Landscape and streetscape standards
 - Proposed WC network
- Proposed location and size/capacity of major public facilities, including potable water, re-use water, sanitary sewer, solid waste, parks and trails, public schools, law enforcement, fire protection and emergency services.
- When applicable, strategies for the integration of existing development.

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The Preliminary DSAP community presentation must include

- a location map,
- calculation of land use acreage,
- general calculation of gross and net acres,
- FLUC designations,
- primary roadways
- Master Plan
- Context Plan
- Wellness/Green Space Corridor Plan
- Hierarchy of Place consist with the Framework Map
- Natural, scenic and cultural resources Plan
- Justification Report demonstrating consistency and compatibility with the WWSP GOPs

The Preliminary DSAP shall be presented to the public at a workshop. This workshop is to be advertised in a manner consistent with Florida Statute. In addition, each property owner in the DSAP and each property owner within 1,000 feet of the boundary of the DSAP shall be notified of the workshop. Substantial compliance with the provisions of this policy regarding the various methods for providing notice shall be sufficient to constitute notice to all affected parties. Comments from the public shall be documented by the applicant and included in a letter to Lake County.

C. Final DSAP

Following the informational workshop described in the Preliminary DSAP phase, a Final DSAP shall be prepared as a Master PUD application. At a minimum, this plan shall consist of the following elements:

- A detailed land use plan indicating the distribution, extent and location of land use districts including design standards for the various districts proposed in the land use plan, including:
 - Purpose and intent of districts;
 - Permitted land uses;
 - Consistency with the WWSP Policies
 - District development standards, including:
 - Density
 - Floor Area Ratio
 - Impervious Surface Ratio
 - Setbacks
 - Height limitations
 - Other regulations as deemed necessary.
- A detailed natural and scenic resource plan that identifies significant natural and scenic resources within the DSAP and outlines specific measures to ensure the protection and, as appropriate, preservation, restoration and management of areas containing these resources.

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- A detailed transportation plan containing, at a minimum, the following:
 - A roadway plan containing the general location of all arterial and collector roadways necessary to serve the DSAP, their right-of-way width, and design cross section.
 - A WC plan containing the general location of all bikeways and multi-use trails in a manner which connects residential neighborhoods with employment districts, retail centers, parks and schools.
 - A report demonstrating the DSAP's impact on transportation facilities and documenting the timing and estimated cost and funding sources for needed transportation improvements. Each DSAP shall analyze the cumulative traffic impact of all previously approved DSAPs on the area road network.
- A detailed public facilities plan identifying public facilities. At a minimum, this plan shall address:
 - Potable water
 - Re-use water
 - Sanitary sewer
 - Solid waste
 - Parks and trails
 - Public schools (if any)
 - Law enforcement, fire protection and emergency services (if any)
 - Non-potable water demand shall utilize Alternative Water Supplies, such as reclaimed water, when available. The availability of, and requirement to use and connect to, Alternative Water Supplies will be determined during the DSAP approval process unless other low quality water sources are authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.
- Identification of specific procedures to facilitate intergovernmental coordination to address extra jurisdictional impacts from the DSAP.
- A matrix indicating compliance with the specific requirements of Sec. 163.3245, Florida Statutes.

The Final DSAP application as a PUD shall be submitted to Lake County for review and recommendation by the Planning & Zoning Board and approval by the Board of County Commissioners.

Policy I-8.7.4 Changes to an Approved DSAP

Any addition or deletion of property or changes to the land use district boundaries in an approved DSAP shall follow the process for adoption of a DSAP. 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 WWSP.

Policy I-8.7.5 Development Approvals within a DSAP

Once a DSAP 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, special exceptions) shall be evaluated for compatibility and compliance with the adopted DSAP.

Policy I-8.7.6 Continued Agriculture, Silviculture or Other Natural Resource-Based Operations

Agriculture, silviculture or other natural resource-based operations are permitted uses in any future land use designation. The Future Land Use Map and associated objectives and policies for the WWSP shall not limit the right to carry out agricultural or silvicultural uses or other natural resource-based operations.

Policy I-8.7.7 Sector Plan Build-out Date

The planning horizon for the WWSP is projected to be 2040.

Policy I-8.7.8 Developments of Regional Impact

Nothing in the WWSP 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 I-8.7.9 Existing Approved Development

Avalon Groves PUD (Ordinance# 2012-10 / ORB 4141 PGS 961-980) may develop and continue until adoption of a DSAP, which includes a portion of the PUD's legal description. The DSAP shall address the phasing out of any PUD use or other entitlement that is not approved and or recognized by the WWSP 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 Growth Management 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 WWSP 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 WWSP unless such owner affirmatively elects to remain part of the WWSP (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 WWSP); 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.

Policy I-8.7.10 Existing Conforming Commercial and Industrial Operations

Existing, conforming commercial and industrial operations in the WWSP shall be allowed to continue their operations until a DSAP is adopted. The DSAP will address allowable uses and location criteria of all commercial and industrial uses.

Policy I-8.7.11 Annexation by the City of Clermont

It is anticipated that a large portion of the WWSP 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-8.7.12 Conserv II

Conserv II is designated as Wellness Way 4 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 DSAP's in the Sector Plan. The land uses within DSAP's may be blended for residential, nonresidential or open space uses throughout DSAP regardless of designation.

OBJECTIVE I-8.8 FINANCING

Develop financing mechanisms that support the WWSP's economic development goals while ensuring the equitable distribution of infrastructure costs.

Policy I-8.8.1 Potential Funding Mechanisms for Regional Infrastructure

Each DSAP 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 DSAP. 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 DSAP 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 DSAP for right-of-way donated for arterial or collector roads.

EXHIBIT A

Policy I-8.8.2 Funding Mechanisms for Site Specific Infrastructure

Within each DSAP, 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.

Policy I-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 DSAP 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.

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
October 29, 2014

The Lake County Planning and Zoning Board met on Wednesday, October 29, 2014 in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for Rezoning Amendments, PUD Amendments, and Comprehensive Plan Amendments.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, November 18, 2014 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Paul Bryan, Chairman	District 5
Timothy Morris, Vice Chairman	District 3
Kathryn McKeeby, Secretary	District 1
Rick Gonzalez	District 4
Kasey Kesselring	At-Large Representative

Members Not Present:

Debbie Stivender	School Board Representative
Donald Heaton	Ex-Officio Non-Voting Military

Staff Present:

Amye King, AICP, Director, Growth Management
Chris Schmidt, Manager, Planning & Community Design Division
Steve Greene, AICP, Chief Planner, Planning & Community Design Division
Rick Hartenstein, Senior Planner, Planning & Community Design Division
Donna Bohrer, Office Associate, Planning & Community Design Division
Erin Hartigan, Assistant County Attorney
Seth Lynch, Engineer II, Public Works

Chairman Paul Bryan called the meeting to order at 9:04 a.m. and noted that a quorum was present and that the meeting had been duly advertised. He led the Pledge of Allegiance and gave the invocation.

Mr. Bryan explained the procedures for the meeting, noting that the cases on the consent agenda had been placed there by staff who were recommending approval on those without further discussion or public comment and that they were considered noncontroversial. He added that those who wish to speak on any of the cases on the Consent Agenda would fill out a card to do so and might result in that case being moved to the Regular Agenda. He stated that they were a recommending body, and the Board of County Commissioners would have final authority on those cases at their next meeting on November 18, 2014.

TABLE OF CONTENTS

Agenda Updates

Consideration of Minutes October 1, 2014

CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/AGENT/PROJECT</u>
Tab 1	PH# 32-14-5	G & P Custer Property Rezoning
Tab 2	PH# 28-14-1	Hilochee Partners, LTD.
Tab 3	PH# 30-14-4	Payne Road/E. Hunter Ave.

REGULAR AGENDA

Tab 4	PH# 17-14-2	Johns Lake Landing PUD Amendment
Tab 5	LPA# 14/10/1-2	Wellness Way Sector Plan

Other Business

Adjournment

MINUTES

MOTION by Tim Morris, SECONDED by Kathryn McKeeby to APPROVE the Minutes of October 1, 2014 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: Morris, Gonzalez, Bryan, McKeeby, Kesserling

AGAINST: None

MOTION CARRIED: 5-0

AGAINST: Gonzalez, Kesslerling

MOTION CARRIED: 3-2

Tab 5 Wellness Way Sector Plan LPA# 14/10/1-2

Amye King, AICP, Growth Management Director, introduced the Wellness Way Sector Plan (WWSP) transmittal hearing. She enumerated the challenges impacting South Lake County, including growth pressure from Orlando, the imbalance between residence/employment and the transportation network. She explained this is a text and map amendment to the Comprehensive Plan.

Robert Chandler, Director of Economic Development and Tourism, presented the WWSP. He explained that the growth pressure from Orlando was greatest towards the west making Clermont the second highest population growth area from 2000 to 2010. He added that as other areas surrounding Orlando were built out, the pressure on South Lake County will increase. Mr. Chandler discussed the employment/jobs balance, noting that the number of county residents seeking employment outside of Lake County has increased. He said the only major east-west transportation corridor is Highway 50 and without additional transportation corridors that congestion will only increase.

Mr. Chandler discussed the location of the sector plan, the breakdown of acreage, and the need for more economic development. He discussed the Interlocal Service Boundary Agreement (ISBA) with Clermont, explaining that the City's lowest density is 1.5 units per acre. He said the WWSP would direct development in that area, providing for infrastructure, improved transportation corridors, recreation opportunities and environmental corridors. He discussed the number of residential units that would be allowed in the WWSP as opposed to the number allowed by annexations into the City of Clermont.

Chris Schmidt, Planning & Community Design Manager, discussed the transmittal and adoption process for sector plans and the review process through the Department of Economic Opportunity (DEO). He explained that the sector plan's goal was long term planning for development, conservation and agriculture on a large scale.

Mr. Schmidt said the plan would be accomplished through adoption of a master plan and implemented through detailed specific area plans (DSAPs). He discussed the County's process including stakeholder outreach meetings, meetings with the Chamber of South Lake and the City of Clermont, the East Central Florida Regional Planning Council (ECFRPC), school board and the Lake Sumter Metropolitan Planning Organization (LSMPO). The plan includes five (5) tiers of land uses, 30% open space, a job to housing ratio and a net buildable acreage. The WWSP will coordinate an effective development pattern, transportation, long-range school planning. It is flexible, predictable and simple.

In response to a question from Mr. Bryan about non-residential uses, Mr. Schmidt confirmed that professional, medical offices were included. Mr. Schmidt explained how the plan would respond to market influence through the allocation of land for non-residential uses. He added that the ratio was based on the job to residence ratio.

Mr. Schmidt confirmed to Mr. Gonzalez that the landowners were willing to put these restrictions on the use of their land.

Mr. Morris discussed the 50% open space that can never be built upon and the Conserve II land.

Mr. Kesserling commended staff on undertaking such an ambitious project.

Mr. Schmidt explained that the adoption process would not prevent any landowner from moving forward with developing their land under the current Comprehensive Plan.

PUBLIC COMMENT

Miranda Fitzgerald, Lownes, Drosdick, Cantor and Reed, asked a question about financing options for regional infrastructure and if that policy would prohibit Community Development Districts (CDD).

Ms. King, explained that language would be amended to clarify that CDDs would not be prohibited.

Cecilia Bonifay, Akerman LLP, noted that she represented several landowners and had been involved in the process. She complimented staff, saying the process had been good and that staff had been responsive.

Dawn McDonald, Senior Planner, Lake County School Board, also complimented staff on this process, noting that they had been included in all the meetings. She voiced concern that sufficient school capacity would be available for the development.

Ms. King stated that the WWSP policies mirror the Comprehensive Plan, that there are concurrency policies in place, providing many ways to ensure the level of service (LOS) is maintained.

Winton Williams, reiterated concerns that affordable housing be part of the WWSP.

MOTION by Kasie Kesserling, SECONDED by Kathryn McKeeby to recommend the Board of County Commissions approve the Wellness Way Sector, LPA 14/10/1-2.

FOR: Morris, Gonzalez, Bryan, McKeeby, Kesserling

AGAINST: None

MOTION CARRIED: 5-0

OTHER BUSINESS

MOTION by Tim Morris, SECONDED by Kassey Kesserling on continue the appointment of Rick Gonzalez to the Affordable Housing Committee.

FOR: Morris, Gonzalez, Bryan, McKeeby, Kesserling

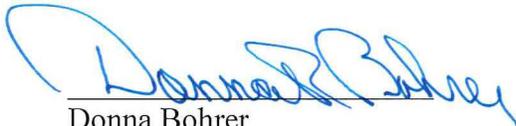
AGAINST: None

MOTION CARRIED: 5-0

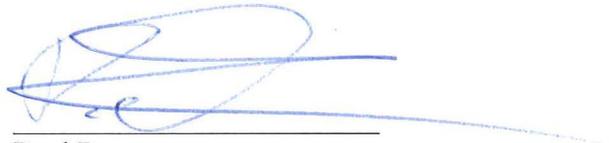
There was discussion about having a quorum for the November 26, 2014 meeting date. Staff indicated they would solicit Planning and Zoning attendance prior to that meeting date.

There being no further business, the meeting was adjourned at 10:10 a.m.

Respectfully submitted,



Donna Bohrer
Public Hearing Associate



Paul Bryan
Chairman

A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS

NOVEMBER 18, 2014

The Lake County Board of County Commissioners met in regular session on Tuesday, November 18, 2014, at 9:00 a.m. in the Board of County Commissioners' Meeting Room, Lake County Administration Building, Tavares, Florida. Commissioners present at the meeting were: Jimmy Conner, Chairman; Sean Parks, Vice Chairman; Timothy I. Sullivan; Leslie Campione; and Welton G. Cadwell. Others present were: David Heath, County Manager; Sanford A. "Sandy" Minkoff, County Attorney; Wendy Taylor, Executive Office Manager, County Manager's Office; Neil Kelly, Clerk of Court; Barbara F. Lehman, Chief Deputy Clerk, County Finance; and Susan Boyajan, Deputy Clerk.

INVOCATION AND PLEDGE

Dr. Isaac Deas with Cornerstone Hospice gave the Invocation, and Sheriff Gary Borders led the Pledge of Allegiance.

INVESTITURE

Sheriff Borders administered the oath of office to Commr. Parks, and Dr. Jack Cassell administered the oath of office to Commr. Campione.

Commr. Parks thanked Sheriff Borders for leading him through the oath of office and for his great service to this county, as well as Mr. Kasey Kesselring and Mr. Fred Costello for their friendship. He also thanked his parents, his brother Matt, his wife, and his three children for their attendance at the investiture and for the support they have given him during his time serving as County Commissioner. He read aloud a special oath that had personal significance to him and that has hung on his wall since November 16, 2010, which stated that, "I solemnly swear to uphold the Constitution of the United States of America, the greatest country on earth, and the State of Florida, the greatest state in the union, and to serve all the citizens of Lake County. My door is open to all people regardless of issue. I promise that I will act with future generations in mind, not what is politically expedient. I promise to listen first and deliberate very carefully, making decisions based on facts and science. I solemnly swear to give nothing less than my best to provide the citizens with the most efficient, cost-effective government possible, and I will work to be a leader in building a culture of success in Lake County government so that our public servants are able to provide the best service to our customers, the taxpayers and the residents. I promise to be a leader that provides every opportunity for business and innovation to flourish in our county. I promise to admit my mistakes and do my best to make amends, and most importantly, I solemnly swear to be prayerful in my duties as Commissioner and thankful to the lord almighty for his hand in my life." He mentioned that this oath would remain in his office as long as he is in office, and he commented that although he makes mistakes, he takes this job very seriously and was very thankful for this opportunity to serve again.

Commr. Conner commented that it was an honor to serve with Commr. Parks.

Commr. Campione commented that she felt thankful and honored to have the opportunity to serve her fellow Lake County residents, and she thanked her family, friends, and supporters for their support

dinner and discussion regarding Mt. Plymouth issues, and she reported that the CRA would be hosting a community meeting and visioning session that night starting at 6:00 p.m. at Sorrento Elementary School, where they would be getting input on the renaming of SR 46 and have displays set up of the trails and the Wekiva Parkway.

REPORTS – COMMISSIONER CADWELL – DISTRICT 5

WELCOME TO RETURNING COMMISSIONERS

Commr. Cadwell welcomed Commr. Parks and Commr. Campione back to the Board.

REPORTS – COMMISSIONER CONNER – CHAIRMAN AND DISTRICT 3

EDC BARBEQUE

Commr. Conner related that he and Commr. Sullivan attended the EDC barbeque, and he had attended various events.

RECESS AND REASSEMBLY

The Chairman announced at 11:38 a.m. that there would be a recess until 1:30 p.m.

PUBLIC HEARINGS – REZONINGS

Mr. Chris Schmidt, Manager of Planning and Community Design, Growth Management Department, submitted the advertisement for that day's public hearings and displayed them on the overhead monitor.

REZONING CONSENT AGENDA

Mr. Schmidt explained that Tabs 1, 2, and 3 on the Consent Agenda were approved unanimously on consent by the Planning & Zoning Board on October 29, and staff recommendation is for the Board to make a motion to approve the Consent Agenda.

The Chairman opened the public hearing.

There being no one who wished to speak in regard to the Rezoning Consent Agenda, the Chairman closed the public hearing.

On a motion by Commr. Cadwell, seconded by Commr. Sullivan and carried unanimously by a vote of 5-0, the Board approved the Rezoning Consent Agenda as follows:

Tab 1. Ordinance No. 2014-65

PH#32-14-5

Request for a rezoning amendment to existing CP Ordinance #2011-33 to increase the maximum impervious surface ratio to .70 by establishing a new CP Ordinance.

Tab 2. Ordinance No. 2014-66

PH#28-14-1

Request to amend PUD Zoning District Ordinance #2010-27 (Royal Equestrian Ranch Club) by adding 11+/- acres to the PUD and removing the provision for an on-site central water supply.

Tab 3. Ordinance No. 2014-67, 68, and 69

PH#30-14-4

Request to rezone approximately 17 acres total from Planned Commercial (CP) to Community Facility District (CFD) 9 acres, Community Commercial (C-2) 2 acres, and Agriculture (A) 6 acres to establish three separate zoning districts.

WELLNESS WAY SECTOR PLAN – LPA#14/10/1-2

Mr. Schmidt reported that there were currently three letters or emails opposed to the Wellness Way Sector Plan transmittal, four in support, and three with questions or concerns. He also introduced clarification language on two policies that occurred during and after the Planning & Zoning transmittal hearing for Exhibit A, Page 33 and 34, displaying them on the overhead, which cover Policy I-8.7.10 regarding the existing approved development. He read the language that was added and underlined in green which stated, "Within the existing boundary of the PUD and such redistribution shall not require an amendment to the Comprehensive Growth Management Plan or be deemed to be a substantial amendment to the existing PUD." He related that language was also added to Policy I-8.82 regarding funding mechanisms for site specific infrastructure stating "component of any dependent or independent district created to provide regional infrastructure." He stated that the purpose of his presentation was to provide an overview of the proposed text and map amendment to the Lake County Comprehensive Plan relating to the Wellness Way Sector Plan (WWSP).

Mr. Robert Chandler, Economic Development and Tourism Director, discussed the challenges impacting South Lake County, the reasons why the County was doing this amendment, the existing conditions, and the impacts to the area. He commented that the South Lake area was facing three major challenges that would affect Lake County and that the Wellness Way Sector Plan could help impact. He referenced the growth pressures from Orlando as a result of Metro Orlando quickly approaching build-out and pushing out along the major highway corridors, and he pointed out that Clermont was the second fastest-growing city in the entire metro Orlando area from 2000 to 2010 on a nominal rather than a percentage basis, with Winter Garden being the fastest-growing city. He presented a graph showing the corridors coming out of the downtown Orlando market, including 94,000 in population growth pushing to the west in that corridor, which was the highest population corridor of all of Metro Orlando. He summarized that growth was coming, was not going away, and would only intensify and increase over time. He displayed a graph illustrating the next challenge of employment and jobs imbalance, which was indicative of the diversity of their economy right now, showing that in 2000 they had an imbalance of about 27,500 residents that had to leave Lake County to find a job, with that number increasing to 37,000 in 2010. He summarized that although they would like to close that gap and have added quite a few jobs, they were currently going in the wrong direction, and he also commented that the county is very residential-based and needed more non-residential uses and commercial and industrial growth. He commented that that pace will continue unless they have some kind of catalyst to change it. He added that another challenge was the transportation network resulting from the growth in South Lake County, since SR 50 was the only east-west transportation corridor in that area, and the need for additional outlets to relieve the pressure on SR 50 will become even more of a major issue as growth continues there.

Mr. Chandler displayed a map which illustrated the location of the Wellness Way Sector Plan area, which was located east of SR 27, west of the Orange-Lake County border, south of Hancock Road, and north of Hwy 192. He mentioned that landowners in that area are having difficulties with agriculture uses, such as citrus greening, and as demand in the region intensifies because of growth, the landowners would be forced to develop their properties under the existing land use conditions. He reported that the

Sector Plan consists of a total of about 16,000 acres, with 12,000 being upland acres and 3,000 acres of which were contained in Conserve II, and he added that 27 major landowners had greater than 90 acres. He displayed a table to show the distribution of acres based on the existing land use, pointing out that 6,300 of the 12,000 upland acres are rural, 800 are rural transition, and there was some urban low density on the west side of the property. He related that the existing Sector Plan area could build out at just under 8,500 units, utilizing the rural designation, the rural transition, and some low density within the City of Clermont, with the rights that the landowners currently have; and there was an astronomical number on the non-residential side of 400 million square feet, based on the math of FAR's that are applied; however, only some retail support services for the residential growth is expected rather than large-scale major non-residential uses. He commented that the existing conditions would bring scattered, uncoordinated development; an inefficient, costly road network; limited connectivity between neighborhoods; limited environmental corridors; limited high-wage job creation; limited recreational opportunities; and a development pattern they would not want in Lake County; and he also pointed out that there was a likelihood that the City of Clermont would annex pieces of that land in the future, resulting in higher minimum residential densities, with a reasonable projection of over 20,000 units rather than 8,500. He concluded that they need to think in terms of what it would turn into if they did not do anything.

Mr. Schmidt explained that sector plans are authorized in Section 163.3245, Florida Statutes, to encourage and recognize the benefits of long-range planning for specific areas within a region or a local government jurisdiction containing a minimum area of 15,000 acres. He noted that they were in the transmittal phase of a large scale Comprehensive Plan Text and Map Amendment, adding that it would then go to the Department of Economic Opportunity if they approved the transmittal, where it would be reviewed by the regulatory agencies, and then come back to the Board for final approval early next year. He related that the primary goals of a sector plan include promoting long-term planning for conservation, development and agriculture on a large scale; supporting innovative and flexible planning and development strategies; facilitating protection of regionally significant resources; ensuring adequate mitigation of impacts to regional resources and facilities; and emphasizing urban form. He noted that approval of a long-term master plan is the first phase, and the second phase is implementation of the master plan through detailed specific area plans (DSAPS) of typically 1,000 acres or greater, which are implemented through a local government development order and can be done concurrently with a rezoning. He related that a sector plan gives general and conceptual development guidelines, design principles, and a general road network and infrastructure plan, and a DSAP codifies broad sector plan principles and specifies development requirements utilizing site plans.

Mr. Schmidt recapped that the County and landowners in the area recognized the need for a plan that would prevent negative impacts of unplanned growth, capitalize on the significant volume of contiguous single ownership of vacant properties, and encourage and enhance high-wage job growth in South Lake County; and the County partnered with the Sector Plan area landowners to finance a sector plan for 16,000 acres. He elaborated that Littlejohn Engineering was chosen to conduct the plan through

the RFP process, launched the sector plan process in May of 2013, and provided the Board with a draft in October of 2013 which provided a solid basis and framework for County staff to base their additional revisions on. He stated that the plan was then presented for review to stakeholders such as the Clermont City Council, East Central Florida Regional Planning Council, the landowners, Lake County Schools, the Lake-Sumter Metropolitan Planning Organization (MPO) and the South Lake Chamber of Commerce.

Mr. Schmidt commented that the County's goal was to create a plan that is superior to the existing Comprehensive Plan; was simple, flexible, and predictable; had a minimum job to housing ratio of 1.5 to 1.0; had a minimum of 50 percent open space; contained balanced landowner development rights and development; created recreational opportunities; and had transportation and neighborhood connectivity. He specified that the framework of the Lake County plan called for the creation of five tiers and Future Land Use Categories (FLUC), with each tier allowing a full complement of land uses with a range of densities and intensities, requiring 30 percent set aside for open space, and assigning a maximum number of residential units based on net buildable acreage and a jobs to housing ratio as a result of commercial and industrial development within that tier. He displayed a map illustrating what the Future Land Use Map would look like and what the jobs to housing ratios would be for each section. He specified that the plan had a maximum residential dwelling unit limit of 16,464 and a minimum non-residential requirement of 12 million square feet, and the minimum resulting jobs to housing ratio would be 1.6 jobs to every house. He elaborated that developers will be required to set aside a minimum amount of properly located acreage to accommodate their required non-residential square footage. He noted that the expected outcomes of sector plan development would be coordinated, efficient development patterns; low impact development; significant open space and large-scale environmental corridors; a long-range master transportation plan with practical financing mechanisms in place; significant opportunities for job creation; requirement of water conservation strategies; significant large-scale recreational opportunities; long-term school planning; and encouragement of technological infrastructure. He commented that the Sector Plan provides the catalyst that was previously mentioned needed to shift the trends of growth pressure, undiversified tax base, and lack of traffic connectivity and is simple, flexible, and predictable. He requested that the Board approve the transmittal of LPA #14/10/1-2 to amend the Future Land Use Element Policy I-1.2.2 to include additional land use categories, to create Goal I-8 to be entitled "Wellness Way Sector Plan," with objectives and policies, and to amend Future Land Use Map 1 to include the aforementioned Future Land Uses.

Ms. Jamie Hanja, a resident of Clermont, commented that she attended the Wellness Way visioning meeting sponsored by Littlejohn Consultants on July 31, 2013 and was not impressed with the way they had members of the public coloring the maps, and she opined that she did not believe the public or Clermont residents had extensive knowledge of the Sector Plan or the visioning meetings that were held. However, she mentioned that the Sector Plan has been presented to every Chamber of Commerce in Lake County and has been discussed at the MPO meetings for the last two years. She stated that although she supports the County's efforts for economic development, she did not believe that focusing so much on the South Lake part of the county will give the other five cities in the north part of the county

equal share of a business hub or economic growth, and she pointed out that Leesburg and Eustis were struggling. She added that the Wekiva Parkway would have a business economic center, and the Minneola Interchange will also want to have a business hub, although she does not believe there is enough competition to go around. She related that Orange County tried to do a build-out in Metro West 25 years ago, but they still have not been able to attract the business job centers they wanted, and that area has attracted a large amount of crime. She asked the Board to vote “no” on this request.

Ms. Linda Bystrak, a resident of Leesburg and representative of the Oklawaha Audubon Society, related that one of their big concerns about this project is the 53 rare, indigenous, and endangered species that are located on the property and documented on page 70 of their document, including sand skinks and 2,000 gopher tortoises which were documented on that property by FWC, thought to be the largest population of gopher tortoises in the state, and she expressed a hope that the property would be made into a preserve and isolated from all of the other sections. She expressed another concern about the need for 21 million gallons of water a day after full build-out, especially considering that the entire Central Florida Water Initiative only has 50 million gallons a day left for Seminole, Orange, Polk, and Lake Counties, and she pointed out that this area has been declared a priority water resource caution area and was one of the highest recharge areas in this part of Central Florida. She noted that anything that has been paved would not be available for recharge, 70 percent of their rainfall is lost in evaporation and transpiration, and only 10 percent of the remaining 30 percent of the rest makes it to the Upper Floridian Aquifer where the wells are. She requested that the Board keep in mind that parts of this property might qualify for purchase under Amendment 1.

Mr. Curt Henderson, a resident of Clermont, mentioned that he represents people who adopt a lifestyle of being fit and active, and he pointed out that the ten-mile clay road was an asset that was of national and international significance that attracts thousands of people to come to Clermont to run these clay roads. He explained that although the runners enjoy the nature and beauty of the area, the clay surface is of extreme importance to runners, since the impact on the legs and body is better for professional athletes as well as children who are still growing. He commented that it is pretty safe out there, since there is good visibility for the runners and the vehicles using the road. He pointed out that the reason the City of Clermont chose their brand was because the athletes and Olympians were already there in their community, many of whom signed the petition to retain the clay trail, and Clermont has not had to invest any money in marketing, since the athletes bring the training camps there and convince other athletes to come to that area to train. He concluded that the endurance community has invested a significant amount of money in the area and contributed to economic development, and he requested that language be introduced to the sector plan to recognize the clay roads as an asset to the endurance community and a commitment to either preserve them or find a new home for them.

Mr. Russ Melling, a resident of Sorrento, a member of the Oklawaha Audubon Society, and a member of the Central Florida Water Initiative committee, opined that the availability of drinking water will make or break the whole state, and they were already at a critical point. He expressed concern about this project using 20 million gallons a day of the 50 million left, and he requested that they delay the

transmittal of this amendment until the report comes back in January with the Water Initiative recommendations.

Mr. Josh Castleman, a resident of Clermont, expressed support for some long-range plan that will protect the unique topography of their county and understood that Wellness Way is the best plan to do that. He urged the Board to make the preservation of the topography and beauty of the area a priority, which is especially appreciated by runners and athletes, although it is important to non-athletes as well, and they should not sacrifice it in order to keep it for other generations. He expressed confidence that the Board could come up with creative solutions and a plan for the future that would keep the topography as it is.

Mr. Vance Jochim, a writer of a blog on fiscal and governmental issues, commented that he was a property rights and taxpayer advocate, and he opined that County staff had addressed in their revised plans a lot of issues that he was concerned about, because it does not dictate that certain landowners will lose the rights to develop their property. He elaborated that this plan allows the property owners to retain and negotiate the rights with others within those areas. He added that another issue addressed was to ensure that there were not guarantees of taxpayer funds for building infrastructure or projects that would subsidize the developers and landowners that have happened in other areas. He stated that they also want to ensure that the job objectives are optimized first, the plan included a ratio of jobs to homes, and there will be efforts to develop the commercial property that would generate the property taxes.

Mr. Jim Hitt, Economic Development Director for the City of Clermont, commented that the City's staff has worked diligently with the County staff on the development of the plan and that there were quite a few improvements from the original draft version, including capping the maximum number of units at 16,458. He related that the job creation was the prime impetus regarding this sector plan, including 8,000 acres which are developable versus what was originally in the Carlton, and the jobs to housing ratio was "spot on" in regard to what can be developed in this area. He noted that the DSAP will determine the details of the plan for the 1,000-acre developable areas, with the overview contained in this sector plan. He concluded that they look forward to being able to work this program out and getting the sector plan also adopted in the City's Comprehensive Plans so that they are all on the same plan.

Ms. Cecelia Bonifay, an attorney with Akerman LLP, on behalf of the property owners for Clonts Groves, a 711-acre property with a mile of frontage on US Hwy 27 with currently an active grove, pointed out that they challenged the Lake County 2030 Comprehensive Plan, resulting in a settlement in 2011 of the land use for Clonts Groves being changed to low intensity which allows up to four units per acre as well as commercial and office, and she noted that it is located primarily within the town center. She related that she also represents Arnold Groves, which has extensive holdings in South Lake County, for property that was originally agricultural, but there were provisions where they worked with staff in order to ensure the continued use of other kinds of development uses. She commented that those two clients represent a very large portion of this area and have worked with other landowners, the City of Clermont, and County staff; also, there have been extensive meetings over the last couple of years on this issue. She pointed out that people will still have to meet every local, state, and federal environmental

rule and regulation and be governed by the FDEP, the DEP, and the Water Management District. She related that they were putting the framework in place for the future, which is sorely needed in this area to avoid having unplanned growth.

Mr. Larry McCranie, a resident of Winter Garden and representative of the Pacific Ace Corporation, a landowner in the sector plan, related that his question has been answered.

Councilman Mr. Ray Goodgame from the City of Clermont commented that the comments heard that day reflected the need for planning this area and the future of South Lake, and he noted that Clermont is prepared to play a large part in the effort of developing this sector plan. He mentioned that although he believes that everyone wants to see a clay trail in the area, he does not think the sector plan should be guided by a trail, but he added that they want to work with the proponents of the clay trail. He encouraged the Board to look at the future of their county and to transmit the sector plan to Tallahassee.

Mr. Jon Pospisil, a resident of Goldenrod, cautioned the Board against letting an animal or plant go extinct, since that species could have great value that is not always apparent in addition to their value as part of their natural heritage. He commented that although the County has put in the plan some good provisions to protect their threatened and endangered species, especially their plants, they would still depend on the Board going forward as the DSAPs come up in order to implement that. He opined that he believes a plan that is less than perfect is far better than no plan at all and haphazard development, and he expressed hope that this plan will result in a well-organized and well-functioning section of the county.

Mr. Nathan Hawkins, a resident of Clermont and a representative of business owners in South Lake, opined that he agrees that they should have a good job-to-housing mix, and in order to encourage jobs, they need to recruit companies that would bring the jobs that would support the houses. He recapped from a previous presentation that day that 37,000 people have to travel outside of the area for their employment, having to spend thousands of dollars to travel to the Orlando area and missing some of their children's sporting events, and he mentioned that his group has put initiatives together to build an alliance now in order to bring in health and technology companies ahead of time rather than wait until the housing situation is figured out. He commented that they need to give businesses what they need to flourish. He opined that he believes they need to pass the sector plan and that together they could support and accomplish things for the generations to come.

There being no one else who wished to speak regarding this issue, the Chairman closed the public hearing.

Commr. Parks related that he ran on the clay roads that were discussed earlier this past weekend, and he acknowledged those in the audience that were present to express support to retain those clay trails. He stated that he recognizes the trail as a feature for this plan and hoped to accommodate it as much as possible. He commented that he supported an addition to the Comp Plan Amendment for language which would be inserted on Page 77 underneath B) planned regional trails to recognize clay trails as a feature, and they would try to accommodate that during the DSAP process and work to plan that feature into a DSAP that would be proposed as part of the sector plan.

Commr. Cadwell opined that that was probably as far as they could go, since he was concerned

about clay roads in other parts of the county that were not considered assets, and he commented that the language stating that they would identify an alternative location is fine.

Commr. Parks added that Mr. Chandler had some ideas about how to further collect economic data.

Commr. Campione asked whether they are acknowledging that a clay road could be utilized as open space under certain criteria, although she realized that they need to keep in mind that the maintenance of a clay road could be very expensive, which is why some of the clay roads in her and Commr. Cadwell's districts end up being a problem for the County and cost them so much to maintain. She suggested that this could be a way to incentivize keeping some trails in this situation and that they look at other clay trails around the county that they could use for that purpose as well in addition to the one in Clermont.

Mr. Chandler responded that they could count the trails toward their open space allocation as currently worded.

Commr. Sullivan commented that this plan presents a great opportunity, and although they will not be able to solve every issue as they move forward, they at least have a plan to negotiate it with the best resources that they have without taking away private property rights and try to work with the landowners to move forward. He pointed out that Florida was the fourth and almost the third most populated state in the nation and would continue to grow, and that growth would be helter-skelter as in the past if they did not try to plan it. He added that he agreed that water is a large issue that could end growth in the area.

Commr. Cadwell commented that they are committed to not repeating some of the development that has occurred in the south end of the county, and he pointed out that this was their first sector plan in Lake County and that there was no plan currently in place. He urged staff to watch the jobs to housing ratio carefully during the DSAP process. He concluded that he believes they need to move forward with transmittal to the state.

Commr. Campione commented that many people have concerns about creating only residential development, and they badly want creation of high-wage and high quality jobs. She opined that South Lake County has the greatest potential of any other part of the county for high wage job creation. She related that the worst case scenario that she sees is that they end up with residential but would have land set aside for open space as well as commercial that would essentially function as open space, and she believes that the residential development would be high quality in order for the profit margin to absorb the amount of property set aside for open space, which would also protect them from a scenario of increased crime. She asked how they would address school concurrency and whether they were doing anything differently in this plan than they were doing elsewhere in the county regarding concurrency.

Ms. King responded that the process would not be terribly different than it is now, and she elaborated that they have a concurrency process in place that would necessitate that developers negotiate with the School Board if they wanted to propose a substantial amount of residential units that would trip the capacity thresholds for the adjacent schools; however, if they could not reach an agreement with the

School Board, the Board would then have the authority to turn down the development.

Commr. Campione clarified that the Board could do that at the point of the zoning phase for the DSAP.

Commr. Cadwell added that concurrency would not be any different than it is at this time.

Commr. Campione pointed out that none of the property under this plan would be exempt from having to go through the normal stringent procedures that are currently in place for the protection of plants and animals. She opined that she believes they are at a good point now to transmit to the state. She commented that she was sensitive to the concerns about the clay trails, noting that the additional language recognized that this was an important asset. She concluded that they could hopefully find a perfect balance as new activity starts to happen in this area.

Commr. Parks commented that it has been a long process and thanked staff for working tirelessly on this plan. He stated that he has been determined to take on the growth issue, although it is not a glamorous or popular issue, and he pointed out that growth had previously been done in a piecemeal fashion with very limited or no planning. He stressed that this plan has flexibility and incentives to encourage businesses that want to create high-wage jobs and at the same time balances environmental concerns and the natural resources that they love about South Lake. He respectfully disagreed with those that stated there was not enough notice of this hearing or this plan, since it was reported in at least nine newspaper articles, had extensive television news coverage, workshops were held by the Board, and invitations were extended by him to stakeholders and groups to review this plan, and he stated that he believes the process has been very fair and open. He opined that it will proactively and very aggressively address the water issue with requirements that non-potable sources be used for irrigation and landscaping, which accounts for up to 50 percent of all water use. He added that successful plans like Heathrow and Innovation Way happen on a 25 to 30-year timeframe, and he commented that they are thinking for the long term and have to set the vision starting now.

On a motion by Commr. Parks, seconded by Commr. Sullivan and carried unanimously by a vote of 5-0, the Board approved the transmittal of the Wellness Way Sector Plan to the Department of Economic Opportunity, with the changes by staff as well as changes to Page 77 previously mentioned regarding planned regional trails to recognize clay trails as a feature.

ADJOURNMENT

There being no further business to be brought to the attention of the Board, the meeting was adjourned at 2:50 p.m.

JIMMY CONNER, CHAIRMAN

ATTEST:

July 21, 2015

<u>TAB 16. PUBLIC HEARINGS: REZONINGS</u>		
<u>REZONING CONSENT AGENDA</u>		
APPROVED	Tab 1. Ordinance No. 2015-25 Rezoning Case #FLU-2015-02-5 Stine Property Future Land Use Map Amendment This small-scale amendment will designate property as Urban Low Future Land Use Category (FLUC) which was recently de-annexed from the Town of Lady Lake. The parcel is described as Alternate Key #1279160, which consists of approximately 3.18 acres.	CHANDLER
APPROVED	Tab 2. Ordinance No. 2015-26 Rezoning Case No. RZ-15-10-5 Stine Property Rezoning Request to rezone a 3.18 acre parcel that has been de-annexed from the Town of Lady Lake to unincorporated Lake County Rural Residential (R-1)	CHANDLER
APPROVED	Tab 3. Ordinance No. 2015-11 Rezoning Case No. CP-2015-01 Rural Transition FLUC 4 th Alternative for Development Future Land Use Element Text Amendment	CHANDLER
APPROVED	Tab 4. Ordinance No. 2015-10 Rezoning Case No. CP-2015-02 Mount Dora JPA Boundary Realignment Map Series Amendment adjusting the Joint Planning Agreement Boundary Line between Mount Dora and Lake County.	CHANDLER
<u>REZONING REGULAR AGENDA</u>		
APPROVED	Tab 5. Ordinance No. 2015-27 Rezoning Case No. LPA#14/10/1-2 Wellness Way Sector Plan With amended Policy I-8.7.9 Existing Approved Developments and Revisions to the Data, Inventory, and Analysis and the Future Land Use Map to reflect the withdrawal of the Pacific Ace PUD.	CHANDLER

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Donna Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Jul 10, 2015

Ad Caption: LPA #14/10/1-2 Wellness Ord No 2015-

Section: Lake Zone

Size: 1/4V (3 x 10.5)

Order ID: 3411856

Cost: \$333.90

Should you need further information, please feel free to contact me.

Sincerely,

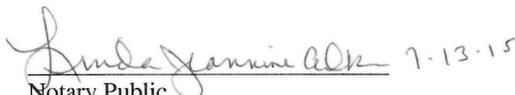


Cynthia Mason
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
13 day of July, 2015, by Cynthia Mason,
who is personally known to me.



Notary Public
State of Florida at Large



LINDA JEANNINE ADKINS
MY COMMISSION # FF 033320
EXPIRES: November 3, 2017
Bonded Thru Budget Notary Services

NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN MAP AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to adopt and subsequently transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

LPA# 14/10/1-2
WELLNESS WAY SECTOR PLAN (WWSP)
ORDINANCE NO. 2015-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY COMPREHENSIVE PLAN BY PROVIDING TEXT AND MAP AMENDMENTS TO THE FUTURE LAND USE ELEMENT & MAP RELATED TO THE CREATION OF THE WELLNESS WAY SECTOR PLAN; PURSUANT TO F.S. CH. 163.3245; AMENDING POLICY I-1.2.2 CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING TO INCLUDE ADDITIONAL LAND USE CATEGORIES; CREATING GOAL I-8 WELLNESS WAY SECTOR PLAN WITH OBJECTIVES AND POLICIES ESTABLISHING A LONG-TERM MASTER PLAN FOR THE SOUTHEAST LAKE REGION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR ECONOMIC DEVELOPMENT; PROVIDING DEVELOPMENT STANDARDS; PROVIDING FOR PROTECTION OF EXISTING DEVELOPMENT AND DEVELOPMENT APPROVALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.



A public hearing on the ordinance will be held on July 21, 2015 before the Board of County Commissioners for adoption and subsequent transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 1:30 p.m. or as soon as possible, in the County Commission Chambers, 2nd Floor, County Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan Future Land Use Map and the staff report for the proposed amendment shall be available for review at the Department of Economic Growth, Planning and Community Design Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Community Design Div.
352-343-9641 (Chris Schmidt, Planning Manager)



LAKE COUNTY
FLORIDA

Lake County Public Hearing

Speaker Request Form.

Public Hearing Date: 7/21/15

Public Hearing #: _____

Name: Andy Dubois

Address: 22011 Breezy Oak Dr

City: Hewey in the Hills

Zip Code: 34734

Subject to Be Addressed: Wellness Way Sector Plan

Purpose: FOR AGAINST INFORMATION



LAKE COUNTY
FLORIDA

Lake County Public Hearing

Speaker Request Form.

Public Hearing Date: July 21, 2015

Public Hearing #: Wellness way Sector Plan

Name: Roger Sims

Address: 200 S. Orange Ave Suite 2600

City: Orlando FL

Zip Code: 32801

Subject to Be Addressed: WWSF

Purpose: FOR AGAINST INFORMATION