

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS COMPREHENSIVE PLAN AMENDMENT

| | | |
|----------------------------------|---|--|
| PLANNING AND ZONING BOARD |  | BOARD OF COUNTY COMMISSIONERS |
| April 24, 2013 | | Transmittal: May 21, 2013 Adoption: TBD |

| | | |
|--|--|-----------------------------|
| <p>LPA#13/3-3T Dougherty Green Swamp Rural Support Amendment (DEO #TBD)</p> <p>Policy text amendment to allow limited support commercial uses within the Green Swamp Rural Land Use Category.</p> | <p>Case Manager: Brian T. Sheahan, AICP Planning & Community Design Manager</p> | <p>Agenda Item #</p> |
|--|--|-----------------------------|

Applicant: Joseph Dougherty represented by Greg Beliveau, LPG Urban & Regional Planners

Type: Comprehensive Plan Text Amendment

Creation or Revision: Creation

Description: Text Amendment. This request amends the Future Land Use Element of the 2030 Comprehensive Plan to create Policy I-4.2.3.1, to be entitled “*Green Swamp Rural Support*”, allowing up to 10,000 square feet of limited commercial and office uses providing specific conditions are met, and to add Rural Support Uses to the allowed uses in Policy I-4.2.3, entitled “Green Swamp Rural Future Land Use Category”.

- Summary of Recommendation -

Staff recommends **APPROVAL** of the request to amend the 2030 Comprehensive Plan Future Land Use Element to create Policy I-4.2.3.1, to be entitled “*Green Swamp Rural Support*”, and to amend Policy I-4.2.3, “Green Swamp Rural Future Land Use Category”, to allow Rural Support Uses consistent with the new policy.

LOCATION: The text amendment would expand the permitted uses on parcels primarily along Lake Shore Drive around Lake Susan, CR 561 south and east of Lake Minnehaha, along Anderson Road between CR33 and Empire Church Rd, and on CR 565 south of SR 50. All of the parcels that could potentially develop with Green Swamp Rural Support uses pursuant to this ordinance, if approved, are within the Green Swamp Rural Support Future Land Use Category.

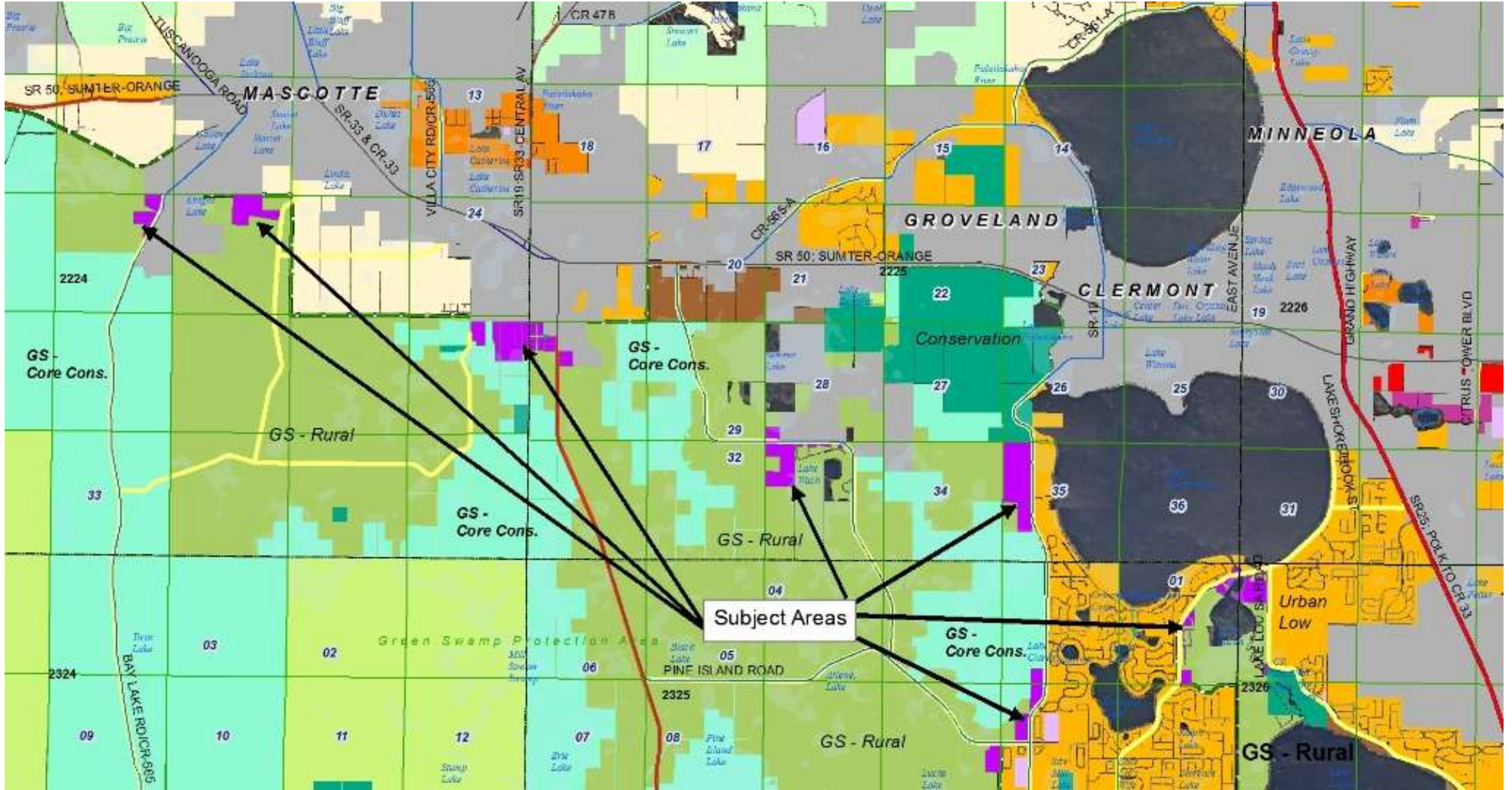
| | | |
|--|---|---|
| Total Land Area | 465 +/- acres | |
| Future Land Use (FLU) | Green Swamp Rural within the Green Swamp Area of Critical State Concern | |
| | Existing | Proposed |
| Zoning District | A, CFD & PUD | A, CFD, PUD, & CP |
| Density | No Change | No Change |
| Comp Plan Floor Area Ratio (FAR) Recreational/Commercial | Not Specified | Max Aggregate of 20% for any Green Swamp Rural Support use (building square footage is limited to 5,000 SF but may be increased to 10,000 SF or the maximum FAR, whichever is less) |
| Comp Plan Impervious Surface Ratio (ISR) - Residential | 0.20 max | No change |
| Comp Plan Impervious Surface Ratio (ISR) – Ag, Civic & Recreational | 0.30 max | 0.30 for any Green Swamp Rural Support Use |
| Joint Planning Area | N/A | |
| Utility Notification Area: | N/A | |
| Utilities | Well and Septic Tanks (utilities may be available in near future) | |
| Road Classification | Collectors and Arterials only | |
| Commissioner District | 1 - Sullivan | |

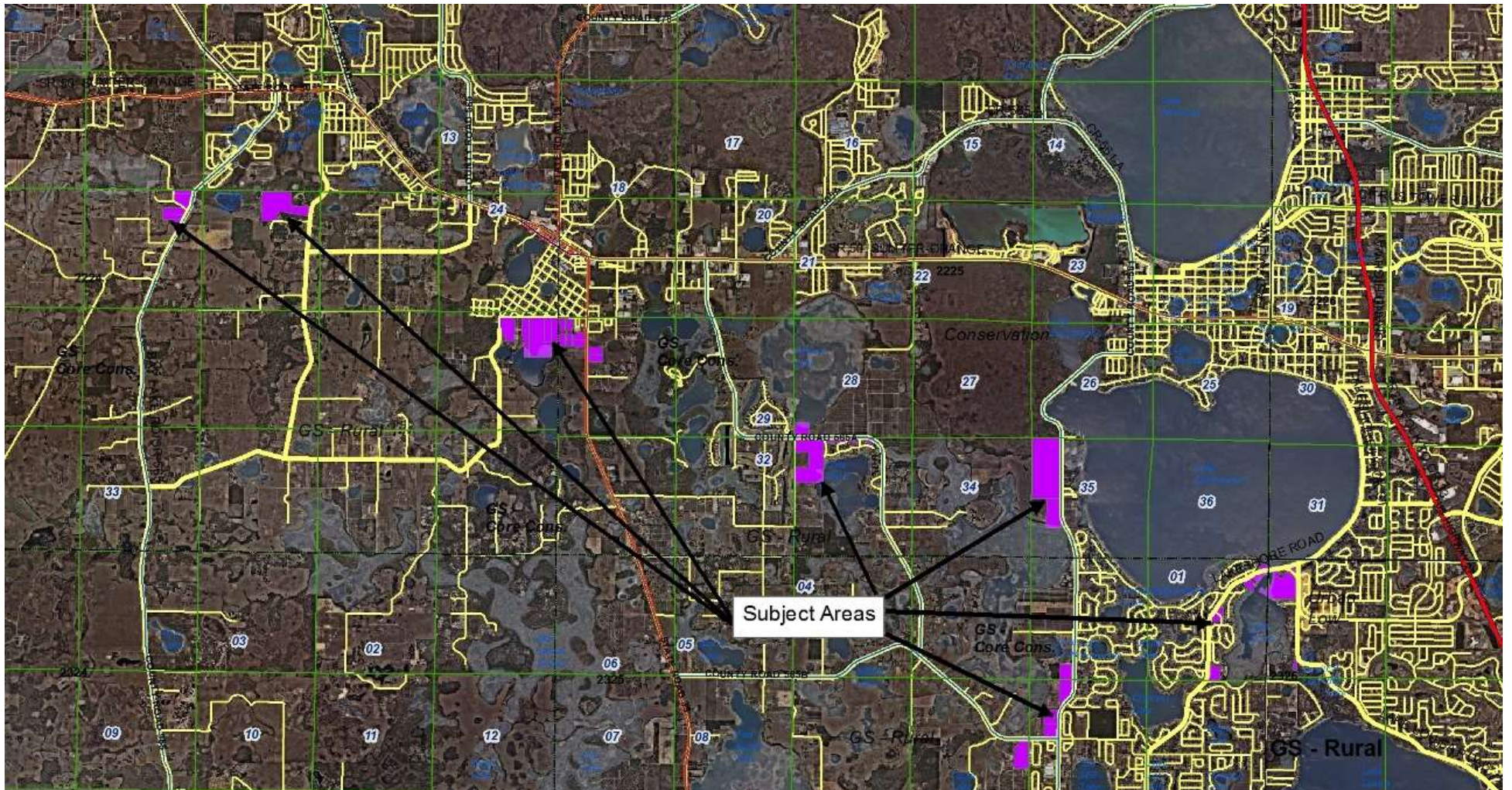
- Summary -

Analysis: Commerce uses have historically been limited within the Green Swamp Area of Critical State Concern (ACSC). Currently the Green Swamp Ridge Future Land Use Category (FLUC) is the only future land use category in the Green Swamp ACSC that expressly allows commercial uses but is limited to those areas in close proximity to US Hwy 27.

The Applicant is specifically seeking this amendment to benefit his property; however, other similarly situated properties exist that would also benefit from this amendment. The properties that would currently meet the basic criteria under this proposed Comprehensive Plan amendment - that could potentially be developed with limited commercial and office uses pursuant to the proposed ordinance if they met all development criteria - are located in residentially developed areas to the south of Clermont, Groveland and Mascotte. All the affected areas are west of US 27 and south of SR 50, essentially in seven clusters: CR-565 (west of Knight Lake), Mascotte Empire Road, Anderson Road/CR

33, Montevista Road/East Redwing Road, East L. Minnehaha/CR 561, Lake Shore Road around Lake Susan and CR561/Loghouse Road. The areas that could benefit from the development of Green Swamp Rural Support uses pursuant to the proposed amendment have experienced significant residential development over the past 15-20 years. According to the Census, there are more than 7,000 homes located south of Lake Minnehaha primarily along the Lake Shore Road corridor. The majority of these homes are in single family subdivisions. This amendment seeks to allow supporting commercial and office facilities or services for these homes, which are uses currently prohibited in the FLUC that applies to the properties near these residential developments. A Future Land Use Map with the subject areas (in magenta) that would likely meet the criteria is below:





The amendment limits support uses (commercial, office, personal service, convenience retail and similar uses) to those properties within the Green Swamp Rural FLUC adjacent to the Urban Land Use Series or adjacent to the Cities of Groveland or Clermont. As specified in the proposed text amendment a property would have to also meet the following criteria:

- Have to be located on an arterial or collector road; and
- Have a minimum of two hundred (200) feet of road frontage.

If a property meets this criteria, it could be rezoned to a Planned Commercial Development district that could allow limited support uses as follows:

- Professional offices;
- Personal services;
- Convenience retail;
- Agricultural-related retail sales of goods and services; or
- Similar uses as defined in the Land Development Regulations.

The proposed Future Land Use Category would allow up a Floor Area Ratio (FAR) of 0.20 and an Impervious Surface Ratio (ISR) of 0.30, similar to what is currently allowed for civic uses in the Green Swamp Rural FLUC. Building square footage would be limited to 5,000 SF, or up to 10,000 SF or the maximum FAR and ISR, whichever is less, if the development meets or exceeds the sustainable building rating and certification system and retains the first three (3) inches of stormwater on the site. These later two criteria are provided in recognition of the higher environmental sensitivity of the Green Swamp.

As indicated on the maps above, there are a large number of existing residential structures within a ¼-½ mile radius of the areas currently anticipated to be affected or potentially affected by the proposed amendment. The only commercial use currently in these areas is a gas station/convenience store located on Lakeshore Drive and Kingfisher Drive (in the Lake Susan cluster) originally approved as part of the Gem of the Hills planned development approved prior to the 1991 Comprehensive Plan. The Lake Susan Lodge site is also within this area, but the Lodge is no longer in operation.

The Applicant notes that there are no commercial or other support services or facilities close to the existing homes south of Lake Susan and in the other residential subdivisions and residential areas identified earlier as being within approximately seven (7) clusters in the Green Swamp ACSC. The residents in these areas must travel over two (2) miles (or further) to US27 and Clermont for essentially all retail needs and services. The Applicant asserts this lack of local employment opportunities is reflected in census data which indicates that approximately 93% of the civilian labor force commutes to work by car with an average travel time of 37 minutes.

The provision of some limited employment and commercial services in these areas would assist in reducing transportation capacity demand on the local road network and reducing vehicle miles travelled. This same rationale was used by the Board when approving the Rural Support Corridors for areas external to the Green Swamp ACSC that were adopted in the Comprehensive Plan. It was also a factor in the recent Comprehensive Plan amendment that increased the permitted building size in Rural Support Corridors from 5,000 SF to 10,000 SF.

A detailed analysis of the request's consistency with the 2030 Comprehensive Plan is provided below.

- Standards for Review –

A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The proposed amendment would be consistent with the Comprehensive Plan and more specifically with the goals, objectives and policies related to the Green Swamp Area of Critical State Concern. The proposed text amendment would allow limited commerce uses that would serve the residents within close proximity to these uses, thus reducing the impacts on roads, adhere to sound planning principles, and provide opportunities for delivery of necessary goods & services to the community. The amendment is consistent with several policies including:

Policy I-4.1.2 Uses of Land Determined to be of Environmental Value. This policy recognizes the importance of the Green Swamp Area of Critical State Concern, which has been determined to be an area of statewide environmental value. The land use strategy within the GSACSC emphasizes passive parks, agriculture, and very low density rural residential development protective of the natural environment. As proposed, the amendment does not detract from the emphasis on very low density residential development permitted in the GSACSC, but rather supports it, by allowing only limited, small scale commercial, office and related uses to serve those rural residential communities along collector and arterial roadways and adjacent urban uses.

Policy I-4.1.4 Principles for Guiding Development within the Green Swamp Area of Critical State Concern. The amendment is consistent with the Principles for Guiding Development, by facilitating orderly and well planned growth that is located adjacent to higher density areas and at the periphery of the Green Swamp. Any development resulting from this policy will have to adhere to all development criteria required within the Green Swamp ACSC.

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The proposed policy will be implemented through a planned unit development district zoning, most likely the Planned Commercial District (CP). This will ensure application of the policy specific criteria as well as all other development criteria, including those requirements specific to the Green Swamp ACSC.

C. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

The proposed policy would currently apply to roughly 43 parcels consisting of a total 465 acres. Not all of the parcels will be ripe for commercial development at this time, and may be limited due to other factors such as environmental conditions (wetlands/water). The use of the Planned Unit Development zoning and the requirement for a master plan for development of contiguous parcels will ensure consistency with the Comprehensive Plan and Land Development Regulations. Further, all development in the Green Swamp is coordinated with the Florida Department of Economic Opportunity, Division of Community Planning and Development, Area of Critical State Concern Program staff during the development review process.

D. Whether there have been changed conditions that justify an amendment.

The Applicant has indicated that they wish to develop commercial services such as a convenience store and farmers market on property located on Lake Shore Drive in the Lake Susan Area. The Applicant's current conceptual development plan would be consistent with the proposed policy.

- E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.**

The amendment has the potential to reduce demands on transportation facilities by reducing the vehicle miles travelled by Green Swamp Residents in the identified and affected areas to obtain basic goods and services. As the amendment proposes support uses that will be limited by location and scale, demands on other services will be minimal. The Applicant has indicated that the proposed text amendment does not in itself create an impact on adopted levels of service. Any property wishing to be considered for development under the proposed policy will be required to undertake the required analysis to demonstrate that the proposed development does not adversely impact the County's adopted levels of service.

- F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.**

Impacts on the natural environment will be not be greater than those caused by the currently allowed uses. Any impacts to the natural environment will be avoided or mitigated through application of the development requirements within the Green Swamp Area of Critical State Concern and implementing regulations as specified in Policy I-4.1.5:

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

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

- All development shall use water conservation devices and practices.
- All development must provide assurances that all of the services needed to support that development are in place concurrent with the impacts of the development, including but not limited to roads, fire, police, and schools.
- All development shall be clustered away from environmentally sensitive lands.
- A wetland assessment is required for all development, based on site verification. The purpose of said wetland assessment is to maintain the integrity of wetland systems.
- All development shall retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices.
- Development in Most Effective Recharge Areas (Type "A" Hydrologic Soil Group) must retain the first three inches (3") of runoff. Alternatively, the applicant may demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge. Stormwater that is retained such that the storage volume is recovered within 14 days following a storm event. The method of

demonstrating this requirement will be described in the Land Development Regulations.

- A study of Listed Species is required for all proposed development, based on site verification. If it is determined that Listed Species are located on the site, a habitat management plan must be prepared and implemented using guidelines and criteria of the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS). This plan must be reviewed by the appropriate agency (FFWCC or USFWS) prior to the issuance of a development order by the County.
- Septic tanks shall be regulated in accordance with the specific policies for the GSACSC set forth within this Comprehensive Plan and state law.
- Dark skies shall be preserved through dark sky lighting ordinances.
- All development shall maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties.
- All development shall minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced lane widths, stem-wall construction, and swales.
- All development shall protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument, as allowed by law.
- All development along roadway corridors shall improve and protect the rural character of the corridor.
- All development shall require the use of Best Management Practices for native landscaping and “right plant-right place” landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation. No invasive exotic plant species shall be used in landscaping.
- Implement water conservation techniques including the limitation of overhead irrigation, with the exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for vegetable gardens; and
- All development shall enhance the rural character of the project and surrounding area.
- Land Development Regulations to limit the impacts of resource extraction (mining) activities shall be adopted by the County within 12 months of the effective date of the Comprehensive Plan.

G. Whether, and the extent to which, the proposed amendment would affect the property values in the area.

No evidence has been provided that would indicate an adverse impact on property values. A reasonable assumption is that the provision of goods & services in close proximity to existing residential development would have a limited positive impact.

H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed text amendment would allow limited commerce uses that would serve the residents within close proximity to these uses, thus reducing the impacts on roads, adhering to sound

planning principles and providing opportunities for necessary goods & services to the community. The past development pattern has resulted in an abundance of residential development without any accompanying service-oriented development, which does not fully meet the needs of the area's residents as the development pattern does not provide for goods and services in close proximity to residential areas.

I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The Applicant has indicated that the provision of some limited commercial services and employment opportunities in the identified areas would assist in reducing transportation demands on the local road network with an associated reduction of vehicle miles travelled from the existing residential areas. Therefore, the proposed amendment is in harmony with these goals, objectives and policies.

– Conclusions –

The proposed policy would provide opportunities for needed residential support services in an orderly and logical manner that is also consistent with the Principles for Guiding Development in the Green Swamp Area of Critical State Concern (ACSC). Based on review of the proposed amendment and informal and preliminary discussions with the State's ACSC Staff, this amendment would be consistent with the Lake County Comprehensive Plan and is recommended for approval.

Proposed Ordinance

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

TRANSMITTAL ONLY

**ORDINANCE 2013 –
LPA#13/3-3T**

Dougherty - Green Swamp Rural Support Uses Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING FUTURE LAND USE ELEMENT POLICY I-4.2.3, ENTITLED "GREEN SWAMP RURAL FUTURE LAND USE CATEGORY", TO ALLOW GREEN SWAMP RURAL SUPPORT USES; CREATING POLICY I-4.2.3.1, ENTITLED "GREEN SWAMP RURAL SUPPORT USES", TO PERMIT LIMITED COMMERCIAL AND OFFICE USES SUPPORTING, AND IN THE PROXIMITY TO, RESIDENTIAL DEVELOPMENTS, AND TO PROVIDE DEVELOPMENT REQUIREMENTS AND CRITERIA FOR GREEN SWAMP RURAL SUPPORT USES; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal planning, and land development regulation in the State of Florida; and

WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorized the Board of County Commissioners of Lake County to "Prepare and enforce comprehensive plans for the development of the county"; and

WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May, 2010, the Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030 Comprehensive Plan; and

WHEREAS, on the 23rd day of July, 2010, the State of Florida Department of Community Affairs, now known as the Community Planning and Development Division of the Florida Department of Economic Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

WHEREAS, on the 22nd day of September, 2011, the Lake County 2030 Comprehensive Plan became effective; and

WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of Comprehensive Plan Amendments; and

WHEREAS, on the 24th day of April 2013, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

WHEREAS, on the 21st day of May 2013, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for transmittal; and

1 **WHEREAS**, on the ____ day of _____ 2013, the State of Florida Department of
2 Economic Opportunity, Community Planning and Development Division completed its review of
3 this Ordinance amending the Lake County Comprehensive Plan, and identified no adverse
4 impact to state resources or facilities; and

5 **WHEREAS**, on the ____ day of _____ 2013, this Ordinance was heard at a public
6 hearing before the Lake County Board of County Commissioners for adoption; and

7 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake
8 County to adopt this Ordinance amending the Lake County Comprehensive Plan;

9 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake
10 County, Florida, that:

11
12 **Section 1. Comprehensive Plan Text Amendment. The following Policy shall be**
13 **amended as shown:**

14
15 **Policy I-4.2.3 Green Swamp Rural Future Land Use Category**

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

20
21 Any residential development of more than six (6) lots shall be developed as a planned unit
22 development. Residential development shall be serviced by individual private wells and on-
23 site wastewater treatment and disposal systems.

24
25 The maximum Impervious Surface Ratio within this category shall be 0.20, except for
26 agricultural, civic and recreational uses which shall be 0.30.

27
28 Within the Green Swamp Rural Future Land Use Category, the County shall not approve
29 more than 120 lots per year for platting and shall not issue more than 100 building permits
30 per year.

31
32 **TYPICAL USES INCLUDE:**

- 33 • Agriculture and forestry;
34 • Residential;
35 • Passive parks;
36 • Religious organizations;~~and~~
37 • Equestrian related uses~~; and~~ **and**
38 • **Green Swamp Rural Support Uses as specified in Policy I-4.2.3.1 Green Swamp Rural**
39 **Support Uses.**

40
41 **TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:**

- 42 • Golf courses consistent with the Green Swamp Principles for Guiding Development;
43 • Civic uses;
44 • Animal specialty services;

- Outdoor Small scale -recreational camps;
- Sand Mining, subject to Green Swamp policies herein; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern.

Section 2. Comprehensive Plan Text creation. The following Policy shall be adopted as shown:

Policy I-4.2.3.1 – Green Swamp Rural Support Uses

A parcel located within the Green Swamp Rural Future Land Use Category may be permitted for Rural Support development with Planned Unit Development (PUD) zoning, provided that the parcel is adjacent to property within the Urban Future Land Use Series, or equivalent municipal future land use designation, and meets all of the following criteria:

1. The parcel is located adjacent to a collector or arterial road; and
2. The parcel has a minimum of one hundred (100) feet of road frontage across from property that is located within the Urban Future Land Use Series, or equivalent municipal future land use designation; or parcels with a minimum of two hundred (200) feet of road frontage.

If the parcel meets the criteria listed above, the following Rural Support uses may be permitted with PUD zoning:

- Professional office;
- Personal services;
- Convenience retail;
- Agricultural-related retail sales of goods and services; or
- Similar uses, as defined in the Land Development Regulations, to the above uses.

Notwithstanding the criteria specified in Policy I-4.2.3, Green Swamp Rural Support Uses shall adhere to the following development criteria:

- Open Space: 50%
- Impervious Surface Ratio (ISR): 30%
- Maximum aggregate floor area ratio (FAR): 0.20, calculated on the net area of the lot.
- Building size: 5,000 square feet per parcel. However, the building square footage may be increased to the maximum FAR and ISR or 10,000 square feet, whichever is less, providing that all development shall meet or exceed the sustainable building rating and certification system, and that all development retains the first three inches (3”) of storm water runoff on the property.
- A master site plan may be submitted for development of two or more parcels to allow the FAR, ISR or square footage allowances to be shared over multiple parcels. In no circumstance shall the FAR, ISR or square footage allowances exceed the maximum allowed overall; this shall be ensured through deed restrictions, or a similar legally binding instrument.

- All development shall meet the requirements of Principles for Guiding Development within the Green Swamp Area of Critical State Concern (Policy I-4.1.4) and Development Requirements within the Green Swamp Area of Critical State Concern (Policy I-4.1.5).

Section 3. Advertisement. This Ordinance was advertised pursuant to Chapter 163, Florida Statutes, Section 163.3184(11).

Section 4. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 5. Effective Date. This Ordinance shall become effective as provided for by law.

ENACTED this ____ day of _____, 2013.

FILED with the Secretary of State _____, 2013.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Leslie Campione, Chairman
This ____ day of _____, 2013.

ATTEST:

Neil Kelly, Clerk of the
Board of County Commissioners,
Lake County, Florida

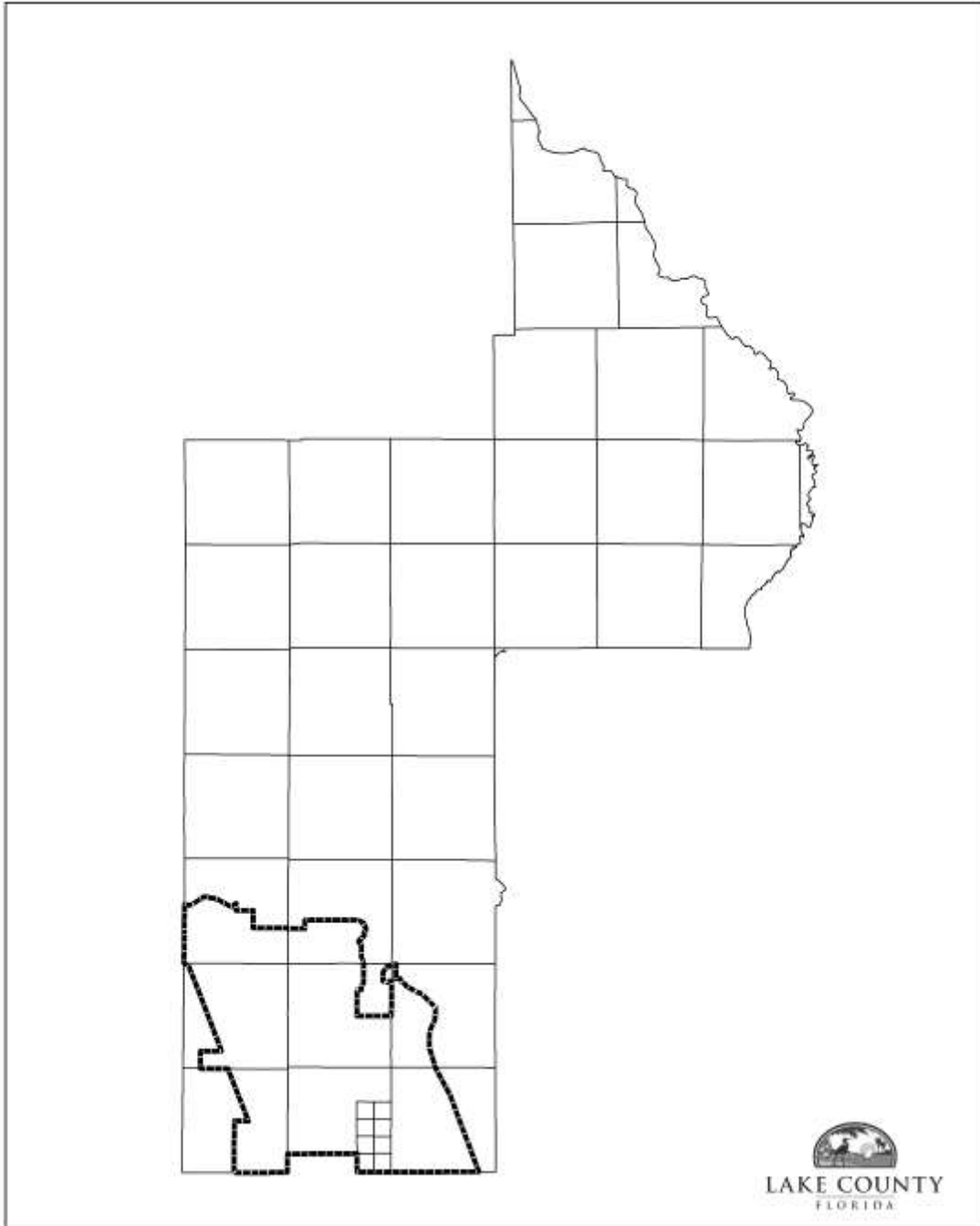
Approved as to form and legality:

Sanford A. Minkoff
County Attorney

1
2
3

Exhibit A
LPA#13/3-3T Dougherty
Green Swamp Rural Support Uses

Green Swamp Area of Critical State Concern



4
5
6
7

APPLICANT JUSTIFICATION
AND
RESPONSES

**DOUGHERTY PROPERTY
PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT
GREEN SWAMP RURAL**

Demonstration of Need – Dougherty Parcel

The site is located in a populated area to the south-west of Clermont. Lying to the west of US 27, the area has seen significant residential development over the past 15-20 years. Located in Census tract 313.10, the 2010 census population was 14,586, with nearly 5,000 households. The majority of this population lives in single use residential neighborhoods with no supporting facilities or services.

Although located within a Green Swamp future land use category, the map demonstrates that 2 boundaries of this property abut an Urban land use designation. The use of this property for commercial purposes is therefore consistent with the proposed text amendment which would permit small scale commercial development in this location.

As the attached exhibit indicates, there are a large number of existing residential structures within a ¼ and ½ mile radius of the property. The only facility is an existing gas station/convenience store which is located approximately ½ mile to the north of this property. Also partly evident on this exhibit is the large number of homes located outside the ½ mile buffer, particularly to the south, but which have no services or facilities close to their homes. Indeed, all residents in this area must travel over 2 miles (or further) to US27 and Clermont for all retail facilities and other services. This lack of local employment opportunities is reflected in census data which indicates that approximately 93% of the civilian labor force commutes to work by car with an average travel time of 37 minutes.

The provision of some limited employment and service provision in this predominantly residential area would assist in reducing transportation demands on the local road network with an associated reduction of vehicle miles travelled. Due to the total lack of other facilities in this location, there is no vacant property which could be used to provide similar facilities and therefore no vacancy rates to compare.

DOUGHERTY PROPERTY
LPG Urban & Regional Planners

PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT
GREEN SWAMP RURAL
GENERAL JUSTIFICATION AND IMPACT ANALYSIS
(Continued)

Demonstration of Need

The Green Swamp Rural land use category applies to a limited area which lies to the south of the urban areas of Clermont, Groveland and Mascotte. In particular, the Clermont area has seen significant residential development over the past 15-20 years. The majority of the urban development which abuts the Green Swamp Rural land use category in the area to the south of Clermont is single use residential neighborhoods with no supporting facilities or services.

An analysis of the Green Swamp Rural land use category indicates that there are very limited locations which could meet the locational criteria in the proposed new policy. These areas are :

1. Adjacent to SR 33 and CR 565A abutting the southern boundary of the City of Groveland.
2. Adjacent to CR 561 and Lake Shore Drive to the south of Clermont,

In particular, the area to the south of Clermont has a population in excess of 14,586 (2010 Census), the majority of which live in single use residential neighborhoods with no supporting facilities or services. The only facility is an existing gas station/convenience store. Indeed, all residents in this area must travel over 2 miles (or further) to US27 and Clermont for all retail facilities and other services. This lack of local employment opportunities is reflected in census data which indicates that approximately 93% of the civilian labor force commutes to work by car with an average travel time of 37 minutes.

Adoption of the proposed text amendment would provide the opportunity for limited employment and service provision to be considered in this predominantly residential area. This would assist in reducing transportation demands on the local road network with an associated reduction of vehicle miles travelled.

Impact on Levels of Service

The proposed text amendment does not in itself create an impact on adopted levels of service. Any property wishing to be considered for development under the proposed policy will be required to undertake the required analysis to demonstrate that the proposed development does not adversely impact the County's or City's adopted levels of service.

Will Not Fiscally Burden County Services

The proposed text amendment does not in itself create a burden on County services. Any property wishing to be considered for development under the proposed policy will need to demonstrate that the

**DOUGHERTY PROPERTY
LPG Urban & Regional Planners**

**PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT
GREEN SWAMP RURAL
GENERAL JUSTIFICATION AND IMPACT ANALYSIS
(Continued)**

appropriate services are available to serve the development. Furthermore, the use of property for employment purposes will, not only add to the property tax base, but provide employment opportunities and the potential for increased sales tax revenue.

Would Not Cause Unnecessary and Unmitigated Negative Impacts on Natural Resources

The proposed text amendment does not in itself negatively impact natural resources. Any proposals for development under this policy will also be required to meet the requirements for “Principles for Guiding Development within the Green Swamp Area of Critical State Concern”.

Historic and Cultural Resources Will Not Be Affected

The proposed text amendment does not in itself impact historic or cultural resources. Any proposals for development under this policy will be assessed individually to ensure that such resources are not adversely affected.