



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 5
Public Hearings: Planning & Zoning Board (PZB): June 5, 2019
Board of County Commissioners (BCC): June 25, 2019
Case No. and Project Name: CP-19-03, Updates to Comprehensive Plan
Requested Action: Amend multiple policies in the Comprehensive Plan.
Staff Determination: Staff recommends approval of the amendments to the 2030 Comprehensive Plan.
Case Manager: Michele Janiszewski, Chief Planner
PZB Recommendation:

Summary of Staff Recommended Amendments

- Section 1: Amends Policy I-4.2.2 entitled 'Green Swamp Ridge Future Land Use Category,' to allow a maximum of 0.60 impervious surface ratio (ISR) on commercial zoning prior to adoption of the 2030 Comprehensive Plan and exempts developed, pre-existing commercially zoning property from adhering to the 5,000 square foot structure size limitation.
- Section 2: Amends Policy I-7.1.1 entitled 'Nonconforming Uses and Antiquated Plats' to clarify that non-residential development is non-conforming if use is abandoned or discontinued for a period of 18 months from the issuance date of a valid Lake County Business Tax License.
- Section 3: Amends Policy I-7.1.3 entitled 'Existing Lot Exception for Density,' to clarify that there are seven (7) criteria granting an exception to density; eliminate the special assessment requirement for lots fronting on easements; clarify that lots fronting on an easement must connect to a publicly maintained road 1,320 feet away via the easement(s); and allows an exception to the density for lots created after July 16, 1991 located within the Green Swamp.
- Section 4: Amends Policy I-1.4.7.1 entitled 'Rural Support Intersections' to clarify that all parcels lying within the Rural Support Intersection may be developed with Rural Support Uses; increases the structure size from 5,000 square feet to 10,000 square feet; and increases the floor area ratio from 0.055 to 0.10.
- Section 5: Amends Policy I-1.4.5 entitled 'Rural Transition Future Land Use Category' to clarify that the 0.50 ISR is intended to apply to Rural Support Intersections in addition to Rural Support Corridors.
- Section 6: Amends Policy I-1.4.4 entitled 'Rural Future Land Use Category' to clarify that the 0.50 ISR is intended to apply to Rural Support Intersections in addition to Rural Support Corridors; and increase the associated ISR for Rural Support Uses to 0.35.

- Section 7: Amends Policy II-1.1.5 entitled 'Establish Recreation Levels of Service' to increase the level of service standards for recreation uses from four acres to ten (10) acres per 1,000 residents. This recommendation came from the Office of Parks and Trails 2018 Master Plan Update, adopted by the Board of County Commissioners on September 25, 2018.
- Section 8: Amends Policy I-3.2.2 entitled 'Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category' to clarify that the 0.30 ISR is intended to apply to Rural Support Intersections in addition to Rural Support Corridors.
- Section 9: Amends Policy I-1.2.10 entitled 'Creation of Parcels for Family Members' clarifies that the creation of parcels for family members does not apply within the Green Swamp Area of Critical State Concern (ACSC) or the Urban Future Land Use Series.
- Section 10: Amends Table FLUE 2 entitled 'Future Land Use Categories Table' to reflect the increase in ISR within the Rural Future Land Use Category and clarify the ISR of the Green Swamp Ridge Future Land Use Category. This includes the addition of Notes 11 and 12 to the table. The references to the Lake Susan Lodge are associated with Case No. FLU-19-04-2 which is anticipated to be transmitted to DEO concurrent with this application.

The ISR increase within the Green Swamp Ridge Future Land Use Category seeks to allow non-residential development within existing commercial zoning districts in effect prior to adoption of the 2030 Comprehensive Plan. These commercially zoned parcels are situated along US Highway 27 and within existing urban development (Reference Lake County US 27-GSACSC Parcel Map). Most of this area was developed under the 1991 Comprehensive Plan Commercial Corridor Policy 1-1.13, that allowed commercial development up to .70 ISR. Most of these parcels were zoned as C-Neighborhood Commercial (C-1) or Community Commercial (C-2). Given the surrounding urban environment of these parcels, they could be classified as "In-Fill" development.

The text amendment proposes a .15 ISR increase to .60 (maximum) for those parcels with existing commercial zoning prior to the adoption of the 2030 Comprehensive Plan. This would accommodate commercial development of the few (4) vacant lots proximate to US 27 (reference Lake County parcel aeriels). This amendment will facilitate build-out of partially develop existing commercial parcels. Lake County proposes this ISR increase to mirror commercial development allowed within the Polk County Green Swamp Ridge future land use which is situated along US 27. Commercial development along US 27 in Polk County extends 8.1 miles from the county line, where the commercial ISR varies between .60 and .70 (reference Polk County BOCC general zoning map and Polk County Comp Plan Policies).

ORDINANCE 2019-____
CP-19-03
Updates to the Comprehensive Plan

1 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY,**
2 **FLORIDA; AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING**
3 **POLICY I-4.2.2 ENTITLED ‘GREEN SWAMP RIDGE FUTURE LAND USE CATEGORY;’**
4 **AMENDING POLICY I-7.1.1 ENTITLED ‘NONCONFORMING USES AND ANTIQUATED PLATS;’**
5 **AMENDING POLICY I-7.1.3 ENTITLED ‘EXISTING LOT EXCEPTION FOR DENSITY;’**
6 **AMENDING POLICY I-1.4.7.1 ENTITLED ‘RURAL SUPPORT INTERSECTIONS;’ AMENDING**
7 **POLICY I-1.4.5 ENTITLED ‘RURAL TRANSITION FUTURE LAND USE CATEGORY;’ AMENDING**
8 **POLICY I-1.4.4 ENTITLED ‘RURAL FUTURE LAND USE CATEGORY;’ AMENDING POLICY II-**
9 **1.1.5 ENTITLED ‘ESTABLISH RECREATION LEVELS OF SERVICE;’ AMENDING POLICY I-3.2.2**
10 **ENTITLED ‘WEKIVA RIVER PROTECTION AREA A-1-20 SENDING AREA FUTURE LAND USE**
11 **CATEGORY;’ AMENDING POLICY I-1.2.10 ENTITLED ‘CREATION OF PARCELS FOR FAMILY**
12 **MEMBERS;’ AMENDING TABLE FLUE 2 ENTITLED ‘FUTURE LAND USE CATEGORIES**
13 **TABLE;’ PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA**
14 **STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

15
16 **WHEREAS,** Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal planning, and
17 land development regulation in the State of Florida; and

18 **WHEREAS,** Section 125.01(1)(g), Florida Statutes, authorizes the Board of County Commissioners of Lake
19 County to "[p]repare and enforce comprehensive plans for the development of the county"; and

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

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

26 **WHEREAS,** on the 22nd day of September, 2011, the Lake County 2030 Comprehensive Plan
27 ("Comprehensive Plan") became effective; and

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

30 **WHEREAS,** on the 5th day of June 2019, this Ordinance was heard at a public hearing before the Lake County
31 Planning & Zoning Board in its capacity as the Local Planning Agency; and

32 **WHEREAS,** on the 25th day of June 2019, this Ordinance was heard at a public hearing before the Lake County
33 Board of County Commissioners for transmittal to the State of Florida Department of Economic Opportunity, Community
34 Planning and Development Division, in its capacity as the State Land Planning Agency;

35 **WHEREAS,** on the XX day of XXXXX 2019, this Ordinance was heard at a public hearing before the Lake
36 County Board of County Commissioners for adoption; and

1 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt these
2 amendments to the Lake County Comprehensive Plan;

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

4
5 **Section 1. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Future Land
6 Use Element, Policy I-4.2.2 entitled ‘Green Swamp Ridge Future Land Use Category,’ is hereby amended as follows:
7

8 **Policy I-4.2.2 Green Swamp Ridge Future Land Use Category**
9

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

13 Residential development shall require a PUD and dedication of a minimum of 40 percent of the net buildable area
14 of the project site as common open space.
15

16 Mixed use PUDs in the Green Swamp Ridge FLUC shall be limited to a maximum of 20 percent of the net
17 buildable area of the site for commercial use. Strip commercial is prohibited.
18

19 The maximum intensity of this category shall be 0.25 F.A.R. except for civic uses which shall be 0.35 F.A.R. The
20 maximum Impervious Surface Ratio shall be 0.45. However, the maximum ISR shall be 0.60 for parcels with
21 commercial zoning prior to adoption of the 2030 Comprehensive Plan. and b) building height shall be limited to 40
22 feet.
23

24 Within the Green Swamp Ridge Future Land Use Category, central sewer service shall be required for
25 development equal to or greater than one dwelling unit per net buildable acre.
26 Development orders shall be issued with a condition that specifies a regional wastewater service provider and
27 that requires the development to connect to the regional provider when sewer services are available.
28

29 **TYPICAL USES INCLUDE:**

- 30 • Residential;
- 31 • Agriculture and forestry;
- 32 • Day care services;
- 33 • K-12 schools;
- 34 • Religious organizations;
- 35 • Passive parks;
- 36 • Civic uses;
- 37 • Religious organizations; and
- 38 • Unless development is on a pre-existing commercial zoned property, future commercial uses, including
39 services and retail trade, of 5,000 square feet or less per parcel. However, the square footage can be
40 increased to the maximum FAR and ISR, providing that the development meets or exceeds the sustainable
41 building rating and certification system, and retains the first three inches (3”) of stormwater runoff on the
42 property.
43

44 **TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:**

- 45 • Golf courses consistent with the Green Swamp Principles for Guiding Development;

- 1 • Nursing and personal care facilities;
- 2 • Outdoor Sports and recreation clubs;
- 3 • Animal specialty services;
- 4 • Public order and safety;
- 5 • Utilities;
- 6 • Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area
- 7 of Critical State Concern; and
- 8 • Active parks and recreation facilities.

9
 10 **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Future
 11 Land Use Element, Policy I-7.1.1 entitled ‘Nonconforming Uses and Antiquated Plats,’ is hereby amended as follows:

12
 13 **Policy I-7.1.1 Nonconforming Uses and Antiquated Plats**

14 Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development
 15 Regulations to reduce the number of uses that are inconsistent with community character, reduce non-
 16 conforming uses, eliminate nonconforming zonings, and resolve issues related to antiquated plats.

17
 18 Within certain parts of the County, especially inside of Rural Protection Areas, Wekiva River Protection Area
 19 (WRPA), Wekiva Study Area, and Green Swamp Area of Critical State Concern, it is recognized that pre-existing
 20 recognized subdivisions or lots of record occur at a higher density or intensity than allowed for new subdivisions
 21 or lots within the Future Land Use Category. FLUM assignments in these areas reflect the vision of the County
 22 and overall pattern of land use planned. In these areas, the policies of this objective are intended to ensure that
 23 recognized subdivisions and lots of record are treated as conforming as specified herein.

24
 25 Specific regulations shall be adopted that allow for the continuation or reestablishment of nonconforming uses
 26 previously existing on a site, including the type, size and intensity of such uses, unless:

- 27 • The residential use is abandoned or discontinued for a period of 18 months;
- 28 • The non-residential use is abandoned or discontinued for a period of 18 months from the issuance date of a valid
 29 Lake County Business Tax License; or
- 30 • Is determined to be inconsistent with the character of the surrounding community to such an extent as to
 31 cause an adverse impact to the public interest.

32
 33 Minor expansions may be allowed to accommodate compliance with regulatory requirements up to 10% of the
 34 nonconforming use existing as of the effective date of this Comprehensive Plan.

35
 36 **Section 3. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Future Land
 37 Use Element, Policy I-7.1.3 entitled ‘Existing Lot Exception for Density,’ is hereby amended as follows:

38
 39 **Policy I-7.1.3 Existing Lot Exception for Density**

40 There shall be an exception to the density requirements established by this Comprehensive Plan for lots that were
 41 legally created prior to the adoption of this Comprehensive Plan. If the requirements specified below are met, the
 42 lot will be considered a buildable lot subject to all other requirements of this plan. This exception relates to density
 43 only. Development undertaken pursuant to this policy shall be consistent with and subject to all other provisions of
 44 the Comprehensive Plan, including, but not limited to, concurrency and protection of natural resources. Within
 45 twelve (12) months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development
 46 Regulations to implement this policy.

1 If a lot, or combination of lots, meets one of the ~~five (5)~~ seven (7) criteria listed below, an exception to the densities
2 established by this Comprehensive Plan shall be granted:

3 A. There shall be an exception to the density requirements for lots which were legally created by a deed
4 dated and recorded in the Public Records of Lake County, Florida on or before May 20, 1981. A
5 dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, provided
6 that each of the following requirements are met:

- 7 1. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an easement,
8 the easement must connect to a publicly maintained road, and the lot shall be within 1,320 feet of
9 the publicly maintained road;
- 10 2. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;
- 11 3. The lot shall have a minimum frontage of forty (40) feet; and
- 12 4. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies), unless the
13 lot is served by central water and wastewater utility service;

14 Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this section.

15 ~~If the lot fronts on an easement that is within 1,320 feet from a publicly maintained road as described~~
16 ~~above, the property owner(s) shall execute a legal document wherein the property owner(s) agrees to be~~
17 ~~subject to a special assessment for road improvements. Lake County shall record said document in the~~
18 ~~public records of Lake County, at the owner's cost.~~

19 B. There shall be an exception to the density requirements of this Comprehensive Plan for a lot or
20 combination of lots created through a subdivision approved by the Board of County Commissioners
21 and recorded in the Public Records of Lake County in Plat Books 1 through 22 or lots created through
22 one of the following Recognized Unrecorded Subdivisions.

- 23 • Astor Forest Campsites
- Banning Beach
- Belmont Heights Unit 2
- Blue Creek Point
- Deerhaven
- Forest Acres
- Forest Park
- Forest Ridge
- Grovewood
- H.O. Peters and Associates
- Oak Ridge
- Pittman
- Ravenswood
- River Road Acres
- Robbins Heights
- St. Johns Waterfront Est. 1st Add.
- Sunnyside Shores
- Villa City

- Villa City Shores
- Western Shores
- The East and West Halves of the Century Estates subdivision as recorded in PB 29, PG 9.

1 A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, provided
2 that each of the following requirements are met:

- 3 1. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an easement,
4 the easement must connect to a publicly maintained road, and the lot shall be within 1320 feet of
5 a publicly maintained road;
- 6 2. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;
- 7 3. The lot shall have a minimum frontage of forty (40) feet; and
- 8 4. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies), unless the
9 lot will be served by central water and wastewater utility service.

10 Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this section.

11 ~~If the lot fronts on an easement that is within 1320 feet from a publicly maintained road as described above,~~
12 ~~the property owner(s) shall execute a legal document wherein the property owner(s) agrees to be subject~~
13 ~~to a special assessment for road improvements. Lake County shall record said document in the public~~
14 ~~records of Lake County, at the owner's cost.~~

15 C. There shall be an exception to the density requirements of this Comprehensive Plan for lots or
16 combination of lots described in Paragraphs A or B above but that do not meet the requirements
17 contained therein. A dwelling unit and accessory uses thereto, may be permitted on the lot, or
18 combination of lots, if one of the following criteria is met:

- 19 • The owner demonstrates that on March 2, 1993 such lot was owned by the owner or their
20 predecessor in title and no contiguous lots were owned by the owner or their predecessor in title
21 on that date;
- 22 • Contiguous lots owned by the owner or predecessor in title on March 2, 1993 have been
23 aggregated so that the aggregated lots meet the minimum density of the Future Land Use
24 Category or a minimum of five (5) acres (excluding open water bodies), whichever creates the
25 least density; or
- 26 • All contiguous lots owned by the owner or their predecessor in title on March 2, 1993 have been
27 aggregated.

28 D. There shall be an exception to the density requirements of this Comprehensive Plan for a lot within
29 any plat beginning with Plat Book 23, that have met all requirements at the time it was approved by
30 the Board of County Commissioners and recorded in the Public Records of Lake County. A dwelling
31 unit and accessory uses thereto may be permitted on the lot.

32 E. There shall be an exception to the density requirements to this Comprehensive Plan for any lot for
33 which a final Lot of Record determination was completed and approved by Lake County, in accordance
34 with terms and conditions of such approval in place prior to the adoption of this plan. A dwelling unit
35 and accessory uses thereto may be permitted on the lot.

- F. There shall be an exception to the density requirements for lots which were legally created after July 16, 1991 pursuant to the Lake County Code in place at the time of approval. ~~This provision shall not apply to properties within the Green Swamp Area of Critical State Concern.~~
- G. There shall be an exception to the density requirements to this Comprehensive Plan for any lot for which a Certificate of Occupancy was issued for a single family residence by Lake County, in accordance with Lake County terms and conditions, prior to the adoption of this plan.

Section 4. Comprehensive Plan Text Amendment. The Lake County 2030 Comprehensive Plan, Future Land Use Element, Policy I-1.4.7.1 entitled 'Rural Support Intersections', is hereby amended as follows:

Policy I-1.4.7.1 Rural Support Intersections

Intersections appropriate for Rural Support uses shall be limited to specific locations identified within the Comprehensive Plan and depicted on the Future Land Use Map. Where located, a Rural Support Intersection shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of way extending a distance of 330 feet along the right of way from the nearest corner of the intersection, excepting a parcel described with Alternate Key #1702488 located at the Lake Yale Rural Support Intersection and Alternate Key #1302625 located at the intersection of State Road 19 and County Road 455, which shall be included in their entirety due to the parcels' irregular shapes. Parcels lying within any portion of a Rural Support Intersection may be developed with a maximum of 10,000 square feet for Rural Support uses, either as a single structure or multiple structures. Structures used for commercial purposes shall be limited to a maximum aggregate floor area ratio of ~~0.055~~ 0.10 within each property zoned for Rural Support and no single structure shall exceed ~~5,000~~ 10,000 square feet. A new Rural Support Intersection may only be located at the junction of two roads classified as arterials or collectors. No new Rural Support Intersections shall be located less than three (3) miles from another Rural Support Intersection or a Rural Support Corridor.

The following Rural Support Intersections are recognized:

Table FLUE 1 - Rural Support Intersections

Rural Support Intersection	Location
Lake Mack	Intersection of County Road 42 and Lake Mack Drive (south of County Road 42 only)
Emeralda Marsh area	Intersection of County Road 452 and Emeraldal Island/Em En El Grove Road
West Lake County	Intersection of County Road 33 and Austin Merritt/Bridges Road
Cassia*	Intersection of State Road 44 and Brantley Branch Road *Located within the Wekiva River Protection Area
Yalaha	Intersection of County Road 48 and Lakeshore Drive
Eustis-Sorrento	Intersection of State Road 44 and County Road 437
Lake Yale	Intersection of County Road 452 and Felkins Road
Howey-Groveland	Intersection of State Road 19 and County Road 455

Section 5. Comprehensive Plan Text Amendment. The Lake County 2030 Comprehensive Plan, Future Land Use Element, Policy I-1.4.5 entitled 'Rural Transition Future Land Use Category', is hereby amended as follows:

Policy I-1.4.5 Rural Transition Future Land Use Category

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

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

Alternatively, residential development not to exceed a maximum density of one (1) dwelling unit per three (3) net buildable acres may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing a PUD, and provided that at least 35% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument, as allowed by law. A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order to be considered for this alternate density.

As a third alternative, residential development not to exceed a maximum density of one (1) dwelling unit per one (1) net buildable acre may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing a PUD, and provided that at least 50% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument, as allowed by law.

A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order to be considered for this alternate density.

The maximum Impervious Surface Ratio within this category shall be 0.30, except for agricultural uses, civic uses, Economic Development Overlay District, **and** recreational uses, and all rural support uses within Rural Support Corridors **and Rural Support Intersections**, for which the maximum impervious surface ratio shall be 0.50.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Equestrian related uses;
- K-12 schools;
- Religious organizations;
- Rural Support uses as provided for in this Comprehensive Plan; and
- Economic Development Overlay Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Mining and Resource Extraction;
- Active parks and recreation facilities;
- Nursing and personal care facilities;

- 1 • Daycare services;
- 2 • Outdoor Sports and recreation clubs;
- 3 • Civic uses;
- 4 • Animal specialty services;
- 5 • Unpaved airstrips;
- 6 • Public order and safety;
- 7 • Utilities; and
- 8 • Ports and Marinas

9
10 **Section 6. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Future Land
11 Use Element, Policy I-1.4.4 entitled 'Rural Future Land Use Category', is hereby amended as follows:

12
13 **Policy I-1.4.4 Rural Future Land Use Category**

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

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

19 New development shall not utilize regional water and wastewater utilities in this category, except when the absence
20 of such facilities would result in a threat to public health or the environment. An extension of central services for
21 either reason shall not justify an increase in density or intensity on the site being served, or any property adjoining
22 the extended utility or lines.

23 The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural uses, civic uses,
24 recreational uses, and all uses within Rural Support Corridors **and Rural Support Intersections**, for which the
25 maximum impervious surface ratio shall be 0.30~~5~~, the and Economic Development Overlay District uses, for which
26 the maximum impervious surface ratio shall be 0.50.

27 **TYPICAL USES INCLUDE:**

- 28 • Agriculture and forestry;
- 29 • Residential;
- 30 • Passive parks;
- 31 • Equestrian related uses;
- 32 • K-12 schools;
- 33 • Religious organizations;
- 34 • Green Energy facility;
- 35 • Rural Support Uses as provided for in this Comprehensive Plan; and
- 36 • Economic Development Overlay District Uses for properties included within the Economic Development
37 Overlay District (Map 20, Future Land Use Series), and subject to Objective I-6.5.

1 TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- 2 • Mining and Resource Extraction;
- 3 • Active parks and recreation facilities;
- 4 • Nursing and personal care facilities;
- 5 • Day care services;
- 6 • Outdoor Sports and recreation clubs;
- 7 • Civic uses;
- 8 • Animal specialty services;
- 9 • Unpaved airstrips;
- 10 • Public order and safety;
- 11 • Ports and Marinas, and
- 12 • Renewable Energy Production Facility.

13
14 **Section 7. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Capital
15 Improvements Element, Policy II-1.1.5 entitled ‘Establish Recreation Levels of Service’, is hereby amended as follows:

16
17 **Policy II-1.1.5 Establish Recreation Levels of Service**

18 The level of service standard for recreation per Policy VII-1.4.3 (Level of Service) shall be ~~four (4)~~ ten (10) acres
19 per 1,000 residents.

20
21 **Section 8. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Future Land
22 Use Element, Policy I-3.2.2 entitled ‘Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category’,
23 is hereby amended as follows:

24
25 **Policy I-3.2.2 Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category**

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

29 Unless otherwise vested, a maximum base density of one (1) dwelling unit per twenty (20) net acres may be
30 allowed. A proposed subdivision may increase density to a maximum of one (1) dwelling unit per five (5) net
31 buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD, and provided that at least
32 50% of the net buildable area is dedicated in perpetuity for preservation as common open space through the use
33 of a conservation easement or similar recorded and legally binding instrument.

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

36 The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural uses, civic uses,
37 recreational uses, and all rural support uses within Rural Support Corridors and Rural Support Intersections, for
38 which the maximum impervious surface ratio shall be 0.30.

39 TYPICAL USES INCLUDE:

- 1 • Agriculture and forestry;
- 2 • Residential;
- 3 • Passive parks;
- 4 • Religious organizations;
- 5 • Equestrian related uses; and
- 6 • Rural Support uses as provided for in this Comprehensive Plan.

7 TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- 8 • Outdoor Small-scale sporting and recreational camps;
- 9 • Animal specialty services;
- 10 • Civic uses; and
- 11 • Unpaved airstrips.

12
 13 **Section 9. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Future Land
 14 Use Element, Policy I-1.2.10 entitled ‘Creation of Parcels for Family Members,’ is hereby amended as follows:
 15

16 **Policy I-1.2.10 Creation of Parcels for Family Members**

17 It is the intent of this Plan, to permit the development of tracts of land in the rural areas for the use of family
 18 members as their primary residences. Creation of individual parcels of land by sale, gift, or testate or intestate
 19 succession, out of lawful parcels of record at time of the adoption of this policy, between or among the owner and
 20 his or her family members shall be allowed without regard to density restrictions of this Plan, provided, however,
 21 only one parcel may be created hereunder for each family member of the property owner, provided such parcels
 22 be used for single family residential or agricultural purposes, and subject to other applicable laws and all other
 23 provisions of this Plan. Any parcel of land created through this provision shall contain a minimum of one (1) net
 24 acre. ~~This provision can only be applied to properties within the Rural Future Land Use Series.~~ For purposes of
 25 this Policy, a family member is defined by a grandparent, parent, stepparent, adopted parent, sibling, child,
 26 stepchild, adopted child, or grandchild of the owner.

27 This policy shall not apply to properties located within the Green Swamp Area of Critical State Concern (GSACSC),
 28 as described within Rule Chapter 28-28, FAC or properties within the Urban Future Land Use Series.

29
 30 **Section 10. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Future
 31 Land Use Element, Table FLUE 2 entitled ‘Future Land Use Categories Table’, is hereby amended as follows:
 32

33 **Table FLUE 2 - 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)

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
Bella Collina	868 d.u.	500,000 s.f.	0.60	25%	Note (3)
Summer Bay (351 acres) (9)	2,040 d.u.	Note (7)	NS	NS	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 5	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)
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 Note (12)	40%	40 ft.
Green Swamp Rural	1 d.u./5 acres	NS	0.20 to 0.30	Min. 60%	40 ft.

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
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.
South Lake Regional Park	NS	0.35	0.45	40%	40 ft.
Green Swamp Interlachen (10)	35 d.u.	NS	NS	Min. 60%	40 ft.
<u>Yacht Club at Lake Susan</u>	<u>15 dwelling units</u>	<u>Note (11)</u>	<u>Note (11)</u>	<u>Note (11)</u>	<u>Note (11)</u>
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 AREA PLAN					
Town Center	4 d.u./ 1 acre	0.30	NS	Min. 30%	NS
Wellness Way 1	1.85 d.u./ 1 acre	0.25	NS	Min. 30%	NS
Wellness Way 2	1.6 d.u./ 1 acre	0.20	NS	Min. 30%	NS
Wellness Way 3	1.35 d.u./ 1 acre	0.15	NS	Min. 30%	NS
Wellness Way 4	0 d.u./ 1 acre	N/A	NS	Min 30%	NS

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 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 Master Planned Unit Development (PUD).

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

3 (9) Applies only to the Summer Bay DRI as described in Policy I-1.3.13 Summer Bay Future Land Use Category.

4 (10) Refer to Policy 1-4.2.6 Green Swamp Interlachen Future Land Use Category for development criteria specific for this
5 Future Land Use Category.

6 (11) Refer to Policy I-1.3.12 Yacht Club at Lake Susan Future Land Use Category for development criteria specific for this
7 Future Land Use Category.

8 (12) The maximum ISR shall be 0.60 for parcels with pre-existing commercial zoning prior to adoption of the 2030
9 Comprehensive Plan.

10
11 **Section 11. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida Statutes, Section
12 163.3184(11).

13
14 **Section 12. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or
15 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining
16 portions of this Ordinance.

17
18 **Section 13. Effective Date.** The effective date of this plan amendment, if the amendment is not timely challenged,
19 shall be thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment
20 package is complete. If timely challenged, this amendment will become effective on the date the state land planning
21 agency or the administration commission enters a final order determining this adopted amendment to be in compliance.
22 No development orders, development permits, or land uses dependent on this amendment may be issued or
23 commence before it has become effective. If a final order of noncompliance is issued by the administration commission,
24 this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy
25 of which resolution will be sent to the state land planning agency.

1 ENACTED this ___ day of _____, 2019.

2
3 FILED with the Secretary of State _____, 2019.

4
5 BOARD OF COUNTY COMMISSIONERS
6 LAKE COUNTY, FLORIDA

7
8
9
10 _____
Leslie Campione, Chairman

11 ATTEST:

12
13 _____
14 Neil Kelly, Clerk of the
15 Board of County Commissioners,
16 Lake County, Florida

17
18 Approved as to form and legality:

19
20
21 _____
22 Melanie Marsh
23 County Attorney