



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 6

Public Hearings: Planning & Zoning Board (PZB): October 7, 2020
Board of County Commissioners (BCC) (Transmittal): October 27, 2020
Board of County Commissioners (BCC) (Approval): To Be Determined

Case No. and Project Name: FLU-20-01-1, Rubin Groves

Applicant: Jimmy D. Crawford, Esq.

Owner: Rubin Groves of Clermont, LLC

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 208 acres from Green Swamp Ridge to Green Swamp Rubin Groves Future Land Use Category (FLUC), a newly proposed FLUC, and amend associated Comprehensive Plan Policies to incorporate the Green Swamp Rubin Groves FLUC.

Staff Determination: Staff finds the application consistent with the Comprehensive Plan and Land Development Regulations (LDR).

Case Manager: Michele Janiszewski, AICP, Chief Planner

PZB Recommendation:

Subject Property Information

Size: 208.16 Gross Acres, 188.62 Net Acres

Location: Along U.S. Highway 27, South of County Road 474

Alternate Key No.: 1595240, 2510480, 1071011, 1595169, and 1595207

Future Land Use: Green Swamp Ridge

Proposed Future Land Use: Green Swamp Rubin Groves

Current Zoning District: Planned Unit Development (PUD) by Ordinance #2019-38 & Ordinance #2016-48

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application - See RZ-20-02-1]

Flood Zone: "A" and "X"

Joint Planning Area / ISBA: N/A

Overlay Districts: Green Swamp Area of Critical State Concern (ACSC)

- Land Use Table -

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Green Swamp Ridge	Planned Unit Development (PUD)	Vacant Land	Undeveloped
South	Cagan Crossings	Planned Unit Development (PUD)	Mixed-Use Development	Cagan Crossings Development
East	Green Swamp Ridge	Planned Commercial (CP) & Neighborhood Commercial (C-1)	Vacant and Developed Commercial Land and Right-of-way	U.S. HWY 27, Medical Office, Auto Sales, and Restaurant
West	Green Swamp Rural Conservation	Agriculture (A)	Vacant Land	Undeveloped with wetlands

Staff Analysis

The subject property (identified by Alternate Key Numbers 1595240, 2510480, 1071011, 1595169, and 1595207) contains approximately 208.16 gross acres. The subject property is located west of U.S. Highway 27, and south of County Road 474.

The Applicant is seeking to develop the property with a mixture of residential dwelling units, vacation rentals, commercial uses, and associated recreational uses. The subject property is located within the Green Swamp ACSC and is unable to utilize the Planned Unit Development FLUC option. As such, the Applicant is proposing to establish a new FLUC, entitled 'Green Swamp Rubin Groves FLUC,' which will contain site specific development standards. The Applicant also submitted an application to rezone the property to a single PUD and implement the proposed development conditions of the Green Swamp Rubin Groves FLUC.

A comparison of the developed standards between the current and proposed FLUC is provided below:

Development Standards	Green Swamp Ridge FLUC (Current)	Green Swamp Rubin Groves FLUC (Proposed)
Residential Density	4 dwelling units per net acre	6 dwelling units per net acre
Maximum Impervious Surface Ratio	0.45	0.50
Minimum Open Space	40%	30%
Building Height	40 feet	70 feet
Floor Area Ratio (FAR)	0.25 to 0.35	Not Specified
Commercial Development	Commercial uses, including services and retail trade, 5,000 square feet (or max allowed by FAR with 3" stormwater maintained onsite)	Commercial uses associated with the residential development, not to exceed 65,000 square feet of gross leasable area

If the application for the comprehensive plan amendment is approved by the Board of County Commissioners (the 'Board') for transmittal to the Florida Department of Economic Opportunity (DEO), the rezoning application will be presented to the Board at the same time as the Future Land Use Amendment for approval.

Standards for Review (LDR Section 14.03.03)

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

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

The Future Land Use Element seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County's natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The amendment is consistent with Comprehensive Plan Policy I-7.13.5, which states that a FLUM amendment resulting in an increase in residential density must be in the most appropriate location with respect to the efficient use of public facilities and services for this increase in density, and with respect to all other policies of this Comprehensive Plan. The subject property is situated in an area developed with single-family residences and commercial uses; central water and wastewater services are available; and the property has access via an easement to U.S. Highway 27.

The Capital Improvements Element seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The proposed development will not be issued a final development order by the County unless there is sufficient capacity of public facilities to meet the standards for levels of service for the existing population and for proposed development.

The Conservation Element is intended to provide a framework for the ongoing monitoring, management and use of the County's natural resources. The subject property is located within the Green Swamp ACSC and the subject property contains wetlands. The application indicates that the wetland areas will remain protected and a provision was included in the proposed policy which states that the wetlands onsite will not be impacted.

The Economic Element seeks to strengthen the County's position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. The proposed amendment is not in conflict with the Economic Element.

The purpose of the Housing Element is to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all its residents. The application proposed a mixture of housing types to accommodate different segments of the populations which is consistent with the Housing Element.

The Intergovernmental Coordination Element strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject property is not located within a Joint Planning Area nor within an area covered by an interlocal service boundary agreement. The application was provided to DEO to review and provide comments. DEO has not provided comments on this application.

The goal of the Parks and Recreation Element is to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The concept plan designated two (2) areas for parks and the proposed policy allows the development of recreation facilities in conjunction with the residential uses. As such, the application is consistent with the Parks and Recreation Element.

The goal of the Transportation Element is to prepare a plan that emphasizes more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenity. The application is not in conflict with the Transportation Element.

The purpose of the Public Facilities Element is to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public school facilities. The proposed development will need to demonstrate that public facilities are available prior to receiving a final development order.

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

The proposed amendment is not in conflict with any provisions of the LDR. If the amendment is approved for transmittal, the application will be brought back before the BCC with a rezoning application to rezone the property PUD which will incorporate the comprehensive plan policies and regulations applicable to the subject property.

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

The application seeks to develop the subject property with a mixture of single-family dwelling units and resort residential units with associated commercial and recreational uses. These uses are specifically named in the draft ordinance and will be stated as permitted uses within the PUD zoning ordinance.

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

The Applicant seeks to develop the property at a higher density than the current zoning ordinance to accommodate a residential development consisting of single-family dwelling units and resort residential units.

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.

Water and Sewer

Southlake Utilities has indicated that central water and central sewage is available to the subject property. The proposed PUD ordinance requires all development to connect to a potable water service and regional wastewater provider.

Schools

Lake County Schools reviewed the application based on the development of 1,200 dwelling units. Based on this review, the schools that would be affected by the future land use designation change and their projected five-year capacity status are as follows: Sawgrass Bay Elementary at 102% capacity; Windy Hill Middle School at 127% capacity; and East Ridge High School at 109% capacity. The District is evaluating possible solutions to address the capacity needed at the high school level; the project has the potential to adversely impact the area schools. The Applicant will be responsible for obtaining school concurrency prior to final plat pursuant to LDR Section 5-A.00.00.

Those residential units developed as resort residential units will be treated as timeshare units and will not be subject to school concurrency or education impact fees.

Parks

The proposed comprehensive plan amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed rezoning is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #112) is located less than 0.25 miles from the subject property.

Transportation Concurrency

The Applicant provided a Traffic Impact Study prepared by Griffey Engineering, Inc. which assessed the impacts of a development consisting of 832 single-family detached units and 368 recreational homes on the road network. The analysis presented in the report indicates that the road system had sufficient capacity to accommodate the project traffic.

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

Any sensitive resources will be addressed through the development review process. New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended. The wetlands on the subject property will be protected through conservation easements.

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

There is no indication that the amendment would have an adverse impact on property values.

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 subject property abuts vacant land but is situated in an area developed with commercial uses and residential development at an urban density.

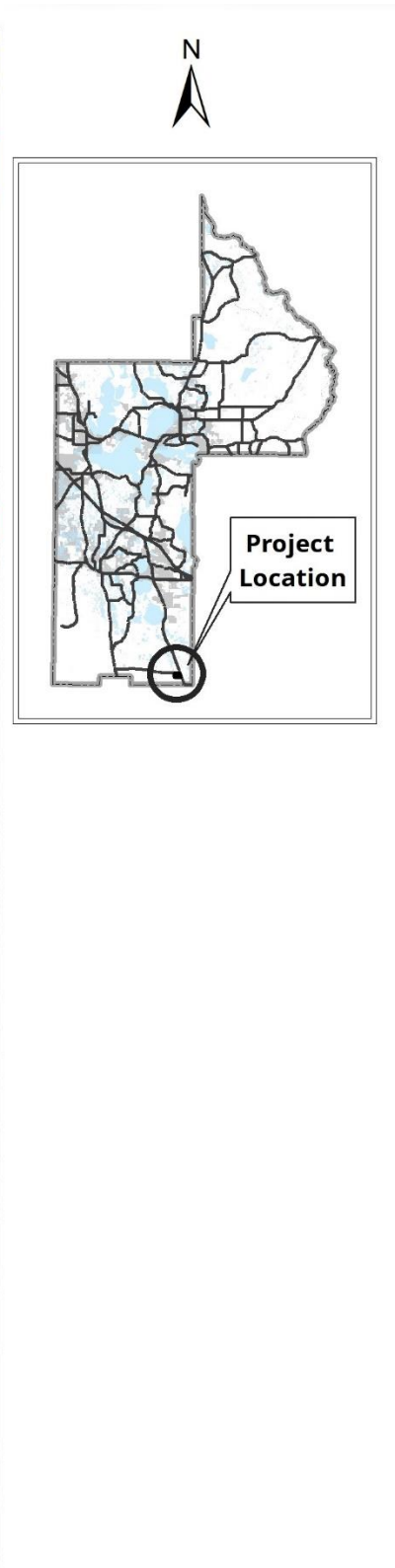
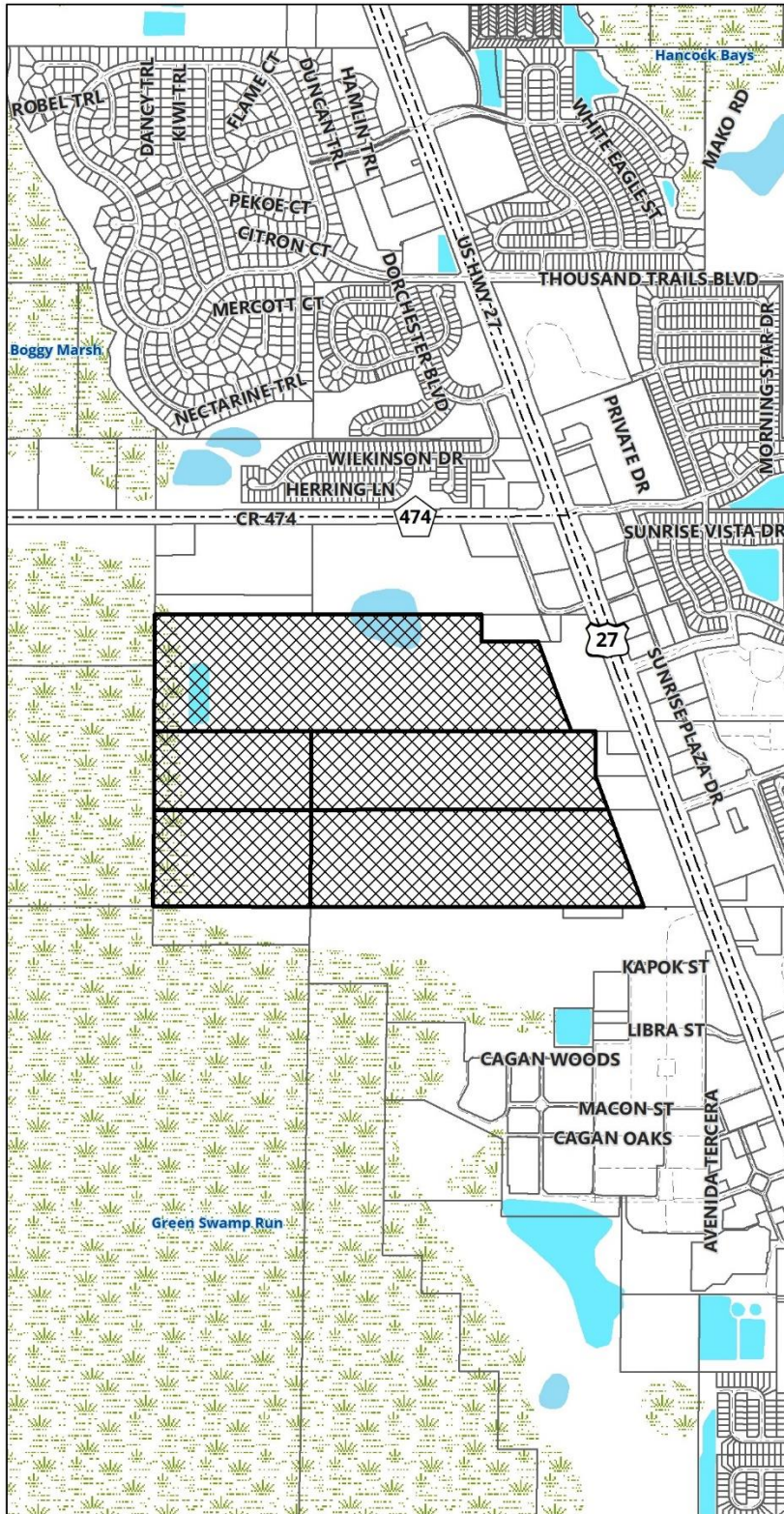
North of County Road 474 are the Greater Groves and Westchester Subdivisions, which are developed at approximately 2.5 dwelling units and 3.2 dwelling units per gross acre, respectively. South of the subject property is the Cagan Crossings development which is permitted to be developed with a total of 3,892 dwelling units, 71 acres of civic and commercial uses, and 700,000 square feet of gross leasable commercial space. The Cagan Crossings development contains 486 gross acres, which accommodates a density of approximately eight (8) dwelling units per acre.

The eastern side of U.S. Highway 27 is developed with commercial uses, single-family dwelling units, and an apartment complex.

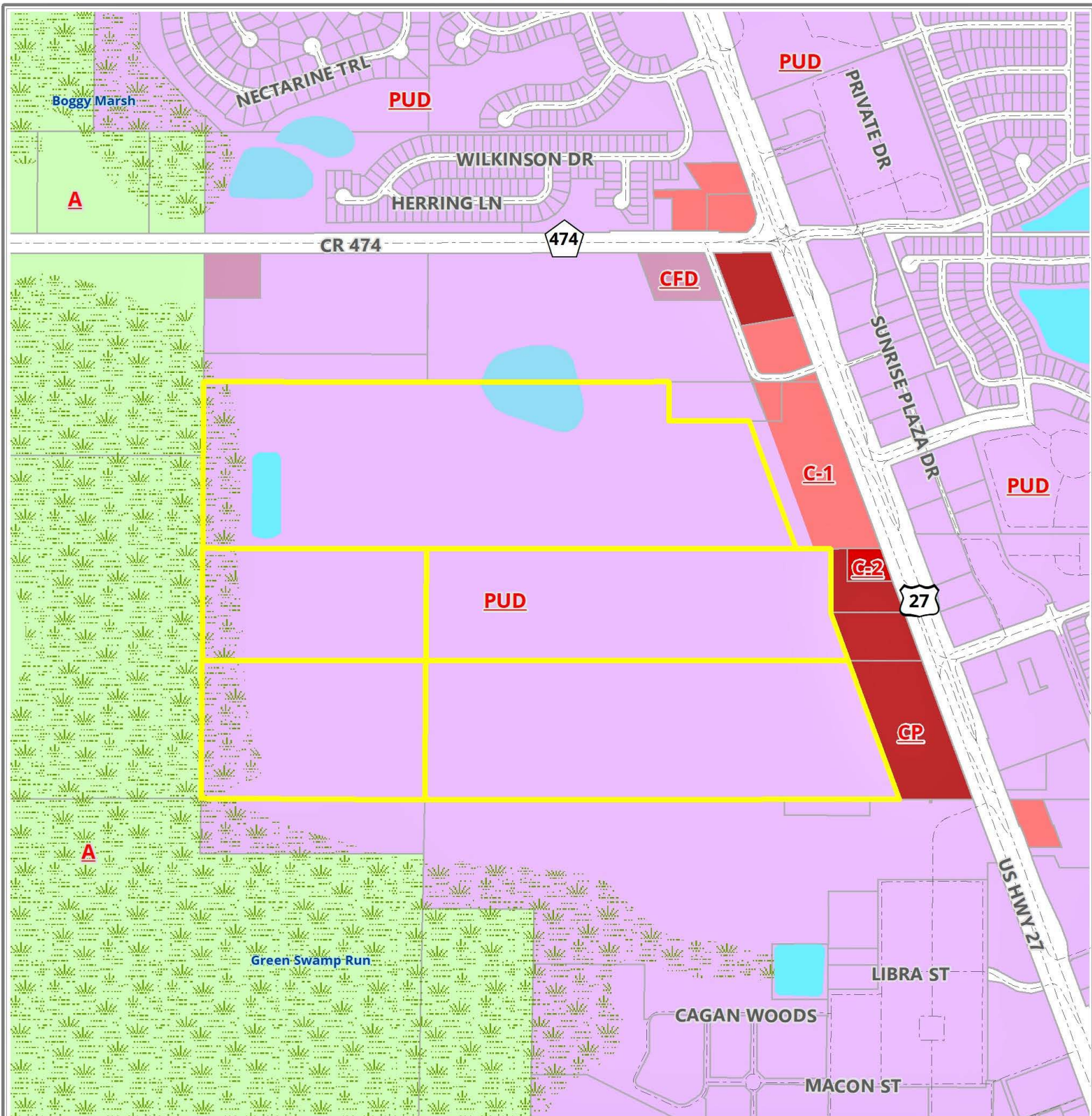
I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The proposed amendment will be consistent with the purpose and interest of Lake County's regulations.

Subject Property



CURRENT ZONING



ZONING LEGEND

A C-1 C-2 CP CFD PUD

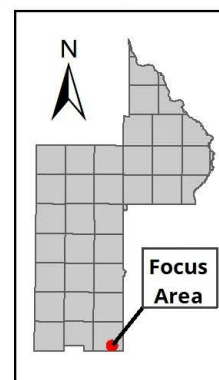
NAME: **RUBIN GROVES PROPERTY**

DISTRICT: **1**

CASE NUMBER: **FLU-20-01-1**

LOCATION (S-T-R): **26, 27-24-26**

REQUEST: **GREEN SWAMP RIDGE TO RUBIN GROVES**



CURRENT FUTURE LAND USE



FUTURE LAND USE LEGEND

- | | | |
|---|---|--|
|  Cagan Crossings |  Conservation |  Green Swamp Rural Conservation |
|  Urban Low |  Green Swamp Ridge | |

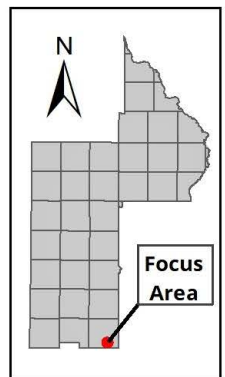
NAME: RUBIN GROVES PROPERTY

CASE NUMBER: FLU-20-01-1

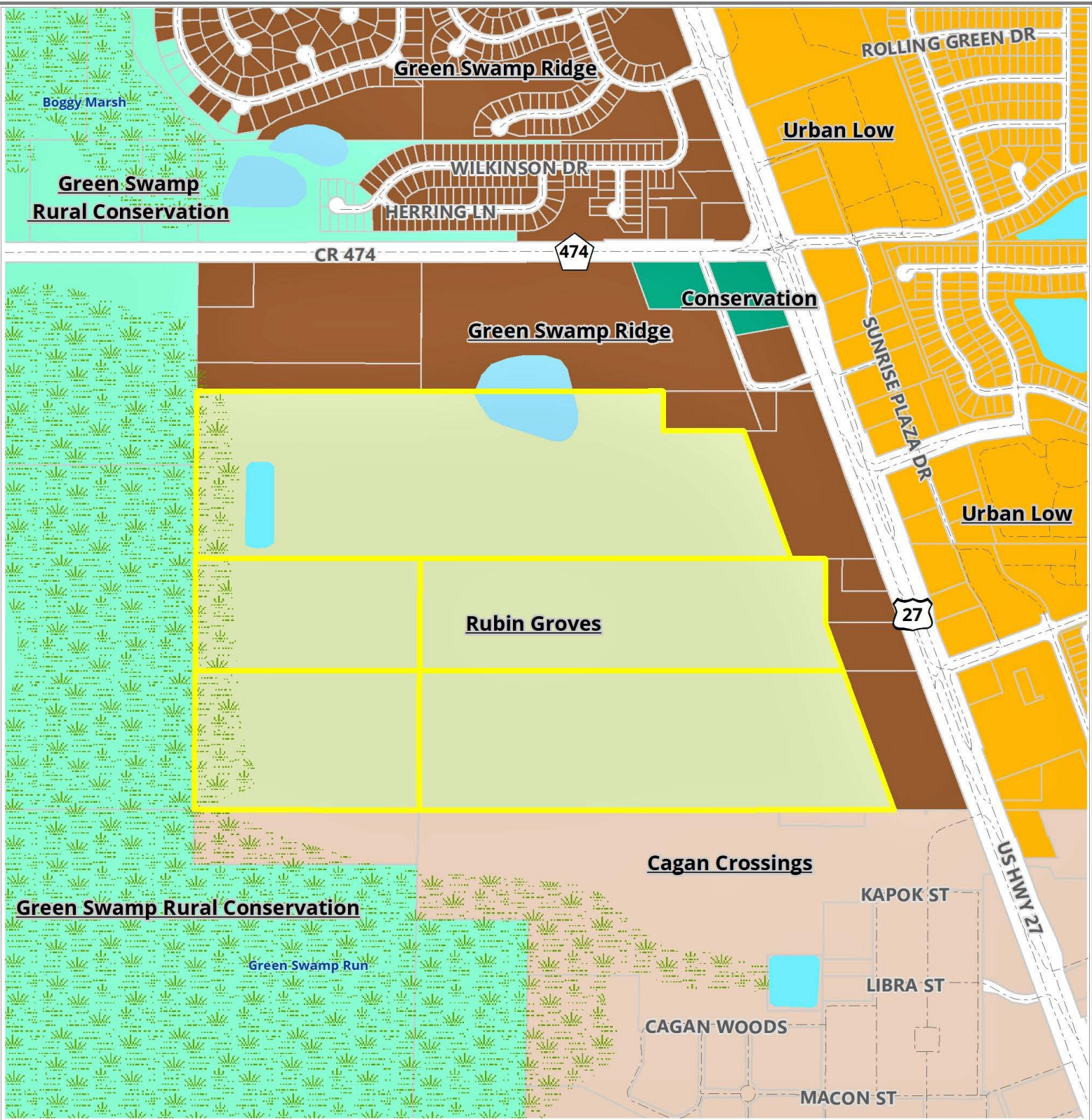
LOCATION (S-T-R): 26, 27-24-26

REQUEST: GREEN SWAMP RIDGE TO RUBIN GROVES

DISTRICT: 1



PROPOSED FUTURE LAND USE



FUTURE LAND USE LEGEND

- Rubin Groves
- Urban Low
- Green Swamp Ridge
- Cagan Crossings
- Conservation
- Green Swamp Rural Conservation

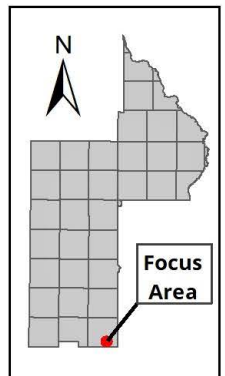
NAME: **RUBIN GROVES PROPERTY**

CASE NUMBER: **FLU-20-01-1**

LOCATION (S-T-R): **26, 27-24-26**

REQUEST: **GREEN SWAMP RIDGE TO RUBIN GROVES**

DISTRICT: **1**



ORDINANCE 2020 – XX
FLU-20-01-1
Rubin Groves FLUC

1 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;**
2 **AMENDING TABLE FLUE 2 ENTITLED ‘FUTURE LAND USE CATEGORIES TABLE’; AMENDING**
3 **POLICY I-1.2.6 ENTITLED ‘CALCULATION OF DENSITY AND INTENSITY IN MIXED USE**
4 **DEVELOPMENT;’ AMENDING OBJECTIVE I-4.2 ENTITLED ‘FUTURE LAND USE CATEGORIES**
5 **WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN;’ AMENDING POLICY I-4.2.1**
6 **ENTITLED ‘LIMITATIONS OF DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL**
7 **STATE CONCERN;’ ESTABLISHING POLICY 1-4.2.7 TO BE ENTITLED ‘GREEN SWAMP RUBIN**
8 **GROVES FUTURE LAND USE CATEGORY;’ AND AMENDING THE FUTURE LAND USE MAP ON**
9 **208.16 ACRES, AS DESCRIBED IN SECTION 6, FROM GREEN SWAMP RIDGE TO THE GREEN**
10 **SWAMP RUBIN GROVES FUTURE LAND USE CATEGORY; PROVIDING FOR PUBLICATION AS**
11 **REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY;**
12 **AND PROVIDING FOR AN EFFECTIVE DATE.**

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

15 **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County
16 Commissioners of Lake County to “[p]repare and enforce comprehensive plans for the development of the
17 county”; and

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

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

25 **WHEREAS**, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan
26 became effective and designated the property as part of the Green Swamp Ridge Future Land Use Category;
27 and

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

30 **WHEREAS**, on the 7th day of October 2020, this Ordinance was heard at a public hearing before the
31 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

32 **WHEREAS**, on the 27th day of October 2020, this Ordinance was heard at a public hearing before
33 the Lake County Board of County Commissioners for approval to transmit to the state planning agency and
34 other reviewing agencies; and

35 **WHEREAS**, on the XX day of XXXX 2020, this Ordinance was heard at a public hearing before the
36 Lake County Board of County Commissioners for adoption; and

37 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt
38 the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

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

Section 1. Comprehensive Plan Text Amendment. The Lake County 2030 Comprehensive Plan, Policy I-1.2.2 entitled ‘Consistency between Future Land Use and Zoning,’ shall be amended to read as follows:

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)
Bella Collina	868 d.u.	700,000 s.f.	NS	25%	Note (3)
Summer Bay (351 acres) (9)	2,040 d.u.	Note (7)	NS	NS	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”

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
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)
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.
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>Rubin Groves</u>	<u>6 d.u./1 acre</u>	<u>65,000 s.f.</u>	<u>0.50</u>	<u>Min. 30%</u>	<u>70 ft.</u>
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

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
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

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).

(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.) Per Net Acre.

(9) Applies only to the Summer Bay DRI as described in Policy I-1-3-13 Summer Bay Future Land Use Category.

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

1 (11) The ISR and Open Space requirements established for the Conservation Future Land Use
2 Category only apply to properties lawfully developed with existing single-family dwellings.

3 (12) Development standards for the Planned Unit Development Future Land Use Category shall be
4 established within each respective development order. pursuant to Objective 1-7.14. Planned Unit
5 Development Future Land Use Series and supporting policies.
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7 **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,
8 Policy I-1.2.6 entitled 'Calculation of Density and Intensity in Mixed Use Development,' shall be amended to
9 read as follows:

10
11 **Policy I-1.2.6 Calculation of Density and Intensity in Mixed Use Development**

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

- 15 • Urban Medium Density
- 16 • Urban High Density
- 17 • Regional Office
- 18 • Regional Commercial
- 19 • Industrial
- 20 • Cagan Crossings
- 21 • Mt. Plymouth-Sorrento Main Street
- 22 • Ridge in the Green Swamp Area of Critical State Concern
- 23 • Public Service Facilities and Infrastructure; ~~and~~
- 24 • Bella Collina; ~~and~~
- 25 • Summer Bay; ~~and~~
- 26 • Rubin Groves

27
28 Residential density may be calculated over the entire net acreage of the site, and the non-residential
29 intensity may be calculated over the entire net acreage of the site.

30
31 Example: A parcel consisting of 50-net acres with a density of seven dwelling units per net acre and an
32 intensity of 0.35 could potentially develop 350 dwelling units and 762,300 square feet of non-residential
33 development.

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35 Calculations:

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37 Residential

38 $7 \text{ du} \times 50 \text{ net acres} = 350 \text{ du}$

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40 Non-Residential

41 $0.35 \times 50 \text{ net acres} \times 43,560 \text{ square feet in one acre} = 762,300 \text{ square feet}$

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43 In all other Future Land Use Categories the *sum* of the residential density and the non-residential intensity
44 shall not exceed a combined total of 100% calculated as follows:
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$$\frac{\text{Residential density}}{\text{Maximum allowed density}} + \frac{\text{Non-residential Floor Area Ratio}}{\text{Maximum allowed Floor Area Ratio}} \leq 100\%$$

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

Example: A parcel consisting of 50-net acres with a density of four dwelling units per net acre and an intensity of 0.25, with residential development on one-half of the parcel (25-net acres) and commercial development on one-half (25-net acres) of the parcel you could potentially develop 100 dwelling units and 272,250 square feet of non-residential development.

Calculations:

Residential

4 du X 25 net acres = 100 du

Non-Residential

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

Section 3. Comprehensive Plan Text Amendment. The Lake County 2030 Comprehensive Plan, Objective I-4.2 entitled 'Future Land Use Categories Within The Green Swamp Area Of Critical State Concern,' shall be amended to read as follows:

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

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

Section 4. Comprehensive Plan Text Amendment. The Lake County 2030 Comprehensive Plan, Policy I-4.2.1 entitled 'Limitations of Development Within The Green Swamp Area of Critical State Concern,' shall be amended to read as follows:

POLICY I-4.2.1 LIMITATIONS OF DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

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

1
2 Except as provided in this Policy, Lake County shall limit the amount of development that can occur in
3 the GSACSC to the uses allowed in each of the Future Land Use categories identified in the policies
4 below and which are located on the County FLUM.

5
6 A portion of the Cagan Crossings Future Land Use Category as described in Policy 1-1.3.5 (Cagan
7 Crossings Future Land Use Category) of this element is recognized to exist in the GSACSC prior to the
8 adoption of this Comprehensive Plan and continues to be recognized. The Cagan Crossings Future Land
9 Use Category shall not be expanded or applied to any other property.

10
11 In addition, the South Lake Regional Park Future Land Use Category, the Green Swamp Interlachen
12 Future Land Use Category, the Green Swamp Rubin Groves, and the Conservation Future Land Use
13 Category within the Public Benefit Future Land Use Series may be assigned to property within the
14 GSACSC.

15
16 **Section 5. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,
17 Policy 1-4.2.7 entitled ‘Green Swamp Rubin Groves Future Land Use Category,’ is hereby established as
18 follows:

19
20 **Policy 1-4.2.7 Green Swamp Rubin Groves Future Land Use Category**

21
22 This Future Land Use Category shall consist solely of the following uses, densities, and intensities:

- 23 • A maximum of six (6) Dwelling Units per net acre (no more than 1,200 dwelling units), consisting of Single-
24 Family Dwellings, Duplexes, Two-Family Dwellings, Multi-Family Dwellings, and Resort Residential Units;
- 25 • Accessory uses directly associated with the principal uses;
- 26 • Clubhouse with spa, pool, gym facility, tennis court, and other recreational facilities and/or equipment;
- 27 • Water and sewer facility buildings/structures; and
- 28 • Commercial activities that are directly associated with the structures listed above. Commercial activities
29 are limited to 65,000 square feet of gross leasable floor space.

30
31 The maximum Impervious Surface Ratio (ISR) for individual lots within this category shall be 0.80 with
32 the overall development site limited to 0.50 ISR. The minimum open space shall be 30%, and the building
33 height shall be limited to 40 feet, except for Multi-Family Residential and Resort Residential Units, which
34 shall be allowed a Building Height of 70 feet, provided any Building Height over 40 feet shall require a
35 200-foot setback from any property line. All development of the property shall be serviced by central
36 water and sewer services.

37
38 Wetlands on the subject property shall not be mitigated and remain protected.

39
40 **Section 6. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
41 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,
42 described in Exhibit “A” attached and incorporated in this Ordinance, from Green Swamp Ridge to Green
43 Swamp Rubin Groves Future Land Use Category.

1 **Section 7. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,
2 Florida Statutes.

3
4 **Section 8. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any
5 reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect
6 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners’ intent
7 to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of
8 this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts
9 had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any
10 person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding
11 shall not affect the applicability thereof to any other person, property or circumstances.

12
13 **Section 9. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
14 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan
15 amendment package is complete. If timely challenged, this amendment shall become effective on the date
16 the state land planning agency or the Administration Commission enters a final order determining this
17 adopted amendment to be in compliance. No development orders, development permits, or land uses
18 dependent on this amendment may be issued or commence before it has become effective. If a final order
19 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made
20 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to
21 the state land planning agency.

22
23 ENACTED this ____ day of _____, 2020.

24
25 FILED with the Secretary of State _____, 2020.

26
27
28 BOARD OF COUNTY COMMISSIONERS
29 LAKE COUNTY, FLORIDA

30
31
32 _____
33 Leslie Campione, Chairman

34 ATTEST:

35
36 _____
37 Gary J. Cooney, Clerk
38 Board of County Commissioners of
39 Lake County, Florida

40
41 Approved as to form and legality:

42
43 _____
44 Melanie Marsh, County Attorney
45

1
2

Exhibit "A" – Legal Description

SKETCH OF DESCRIPTION PARCEL

LEGAL DESCRIPTION

A parcel of land lying in a portion of Sections 26 & 27, Township 24 South, Range 26 East, Lake County, Florida.

Being more particularly described as follows:

Beginning at the Southwest corner of Section 26, Township 24 South, Range 26 East, Lake County, Florida, being a 2" Iron Pipe no Identification (certified corner record #084069), thence run N89°58'15"E, along the South line of said Section 26, a distance of 2,647.22 feet to the South 1/4 corner of said Section 26; thence run S89°59'05"E, along the South line of said Section 26, a distance of 177.46 feet; thence run N20°17'36"W, a distance of 1,183.03 feet; thence run N00°01'11"W, a distance of 375.33 feet; thence run N89°58'15"E, a distance of 241.51 feet; thence run S89°58'42"E, a distance of 58.69 feet to a point on the Westerly right of way line of U.S. Highway No. 27; thence run N20°16'43"W, along said Westerly right of way line, a distance of 5.26 feet; thence run S89°58'44"W, a distance of 56.84 feet; thence run S89°57'34"W, a distance of 382.00 feet; thence run N20°16'43"W, a distance of 808.69 feet; thence run S89°59'36"W, a distance of 548.54 feet; thence run N00°00'06"E, a distance of 234.00 feet; thence run S89°57'06"W, a distance of 1,431.18 feet to a point on the East line of Section 27, Township 24 South, Range 26 East, Lake County, Florida; thence run N89°56'33"W, a distance of 1,330.24 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 27; thence run S00°20'14"W, along said West line and Southerly extension thereof, a distance of 2,480.38 feet to a point on the South line of said Section 27; thence run S89°51'33"E, along said South line, a distance of 1,331.06 feet to the POINT OF BEGINNING.

Containing 9,067,659.08 square feet or 208.16 acres, more or less.


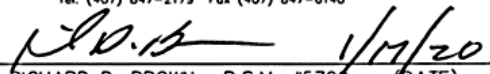
Together with a 57.0' Access Easement for Ingress and Egress as recorded in Official Records Book 1986, Page 2117 of the Public Records of Lake County, Florida.

LEGEND		TEL.	TELEPHONE
L.B.	LICENSED BUSINESS	NO.	NUMBER
SECT.	SECTION	#	NUMBER
T	TOWNSHIP	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
R	RANGE	R.L.S.	REGISTERED LAND SURVEYOR
O.R.B.	OFFICIAL RECORDS BOOK	CI	CURVE NUMBER
PC.	PAGE	L1	LINE NUMBER
R/W	RIGHT OF WAY	☐	PROPERTY LINE
Δ	CENTRAL ANGLE	●	DESCRIPTIVE POINT
R	RADIUS	S.L.I.C.	SEMINOLE LAND & INVESTMENT COMPANY'S
L	LENGTH	N&D	NAIL AND DISK
CD	CHORD DISTANCE	ID	IDENTIFICATION
CB	CHORD BEARING	CM	CONCRETE MONUMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	(P)	PLAT
EXST.	EXISTING	C.R.	COUNTY ROAD
NAD	NORTH AMERICAN DATUM	P.O.C	POINT OF COMMENCEMENT
F.B.	FIELD BOOK	P.O.B	POINT OF BEGINNING
DEPT.	DEPARTMENT		

NOTES:
 BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT) BEING N89°58'15"E ALONG THE SOUTH LINE OF SECT. 26, T 24 S, R 26 E.
 THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS
 THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: SHELDON W. RUBIN

SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION

DATE OF SKETCH	1/16/20	REVISIONS	
SCALE	1" = 600'		
F.B.	PAGE		
SECTIONS	26 & 27		
TWP.	24 S., RNG. 26 E.		
JOB NO.	16-260A	SHEET 1 OF 2	  RICHARD D. BROWN, P.S.M. #5700 (DATE)

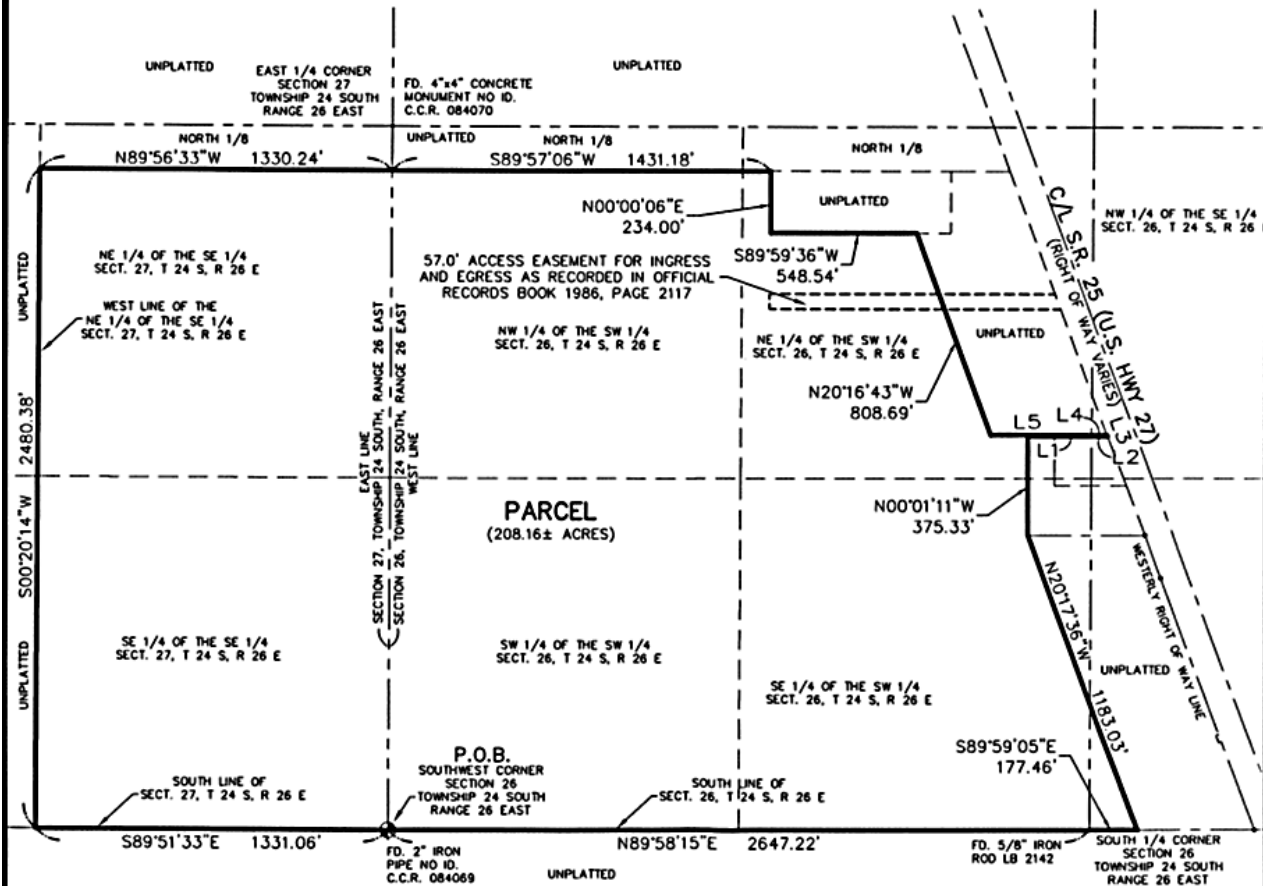
3

SKETCH OF DESCRIPTION PARCEL



SCALE 1"=600'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°58'15"E	241.51'
L2	S89°58'42"E	58.69'
L3	N20°16'43"W	5.26'
L4	S89°58'44"W	56.84'
L5	S89°57'34"W	382.00'



JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

SHEET 2 OF 2