



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): March 3, 2021
Board of County Commissioners (BCC) (Transmittal): March 23, 2021
Board of County Commissioners (BCC) (Approval): To Be Determined

Case No. and Project Name: FLU-20-03-1 Green Swamp Ruby Red Future Land Use Category

Applicant: Jimmy D. Crawford, Esq.

Owner: South Lake Hospital, Inc.

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 3.83 acres from Green Swamp Ridge to Green Swamp Ruby Red Future Land Use Category (FLUC), a newly proposed FLUC, and amend associated Comprehensive Plan Policies to incorporate the Green Swamp Ruby Red FLUC.

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

Case Manager: Michele Janiszewski, AICP, Chief Planner

PZB Recommendation:

Subject Property Information

Size: 3.83 Acres

Location: West U.S. Highway 27, along Ruby Red BLVD and within the Greater Groves development

Alternate Key No.: 3713150

Future Land Use: Green Swamp Ridge

Proposed Future Land Use: Green Swamp Ruby Red

Current Zoning District: Planned Unit Development (PUD) by Ordinance #1994-195

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application]

Flood Zone: "X"

Joint Planning Area / ISBA: N/A

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

- Land Use Table -

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Green Swamp Ridge	Greater Groves PUD	Commercial	Daycare Center (Aquarelle Kids Academy)
South	Green Swamp Ridge	Greater Groves PUD	Right of Way	Ruby Red BLVD
East	Green Swamp Ridge	Greater Groves PUD	Commercial	Personal Mini-Storage and Medical Building
West	Green Swamp Ridge	Greater Groves PUD	Residential	Single-Family Dwelling Units

Staff Analysis

The subject property (identified by Alternate Key Number 3713150) contains approximately 3.83 gross acres. The subject property is located west of U.S. Highway 27, along Ruby Red Road and within the Greater Groves development. The property is currently zoned Planned Unit Development (PUD) by Ordinance #1994-195 which allowed the Greater Groves development to be developed with 483 single family units at a gross density of 2.2 dwelling units per acre and 150,000 square feet of net leasable area on a 15.2 acre parcel as identified on the preliminary development plan.

On June 27, 2016, Greater Properties Inc.; Lake County, Florida; and the Department of Economic Opportunity entered into a Settlement Agreement (File No. SM-04-16). The parties agree that development within the commercial portion of the PUD shall not exceed 165,000 square feet of floor area. The parties agree that the commercial portion of the PUD includes all the properties identified by Lake County Property Appraiser as Alternate Key Numbers 3809777, 3809778, 3809779, 3809780, 3809781, 3713109, and 3713150, which includes the subject property.

The Applicant is seeking to develop the subject property with seventy-two (72) multi-family units at a density of 18.8 dwelling units per acre (Attachment A). None of the established Future Land Use Categories accommodate a density of 18.8 dwelling units per acre. 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 Ruby Red FLUC,' which will contain site specific development standards to accommodate the proposed density. The Applicant also submitted an application to rezone the property to PUD and implement the proposed development conditions of the Green Swamp Ruby Red 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 Ruby Red FLUC (Proposed)
Residential Density	4 dwelling units per net acre	18.8 dwelling units per net acre
Maximum Impervious Surface Ratio	0.45	0.65
Minimum Open Space	40%	25%
Building Height	40 feet	40 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)	No Commercial Uses

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 application is consistent with Comprehensive Plan Goal I-1 Purpose of The Future Land Use Element which seeks to ensure compatibility between densities and intensities of development and providing for land use transitions. The subject property is situated between commercial development and single-family dwelling units and the proposed development would serve as a transition between the intense commercial development and less intense, low density residential development.

The application 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 Ruby Red BLVD to U.S. Highway 27.

The application is inconsistent with Comprehensive Plan Goal I-4 Green Swamp. Policy I-4.1.2 Uses of Land Determined to be of Environmental Value states that the "Green Swamp Area of Critical State Concern has been determined to be an area of statewide environmental value [and] in recognition of this, Lake County shall pursue a land use strategy within the GSACSC that emphasizes passive parks, agriculture, and very low density rural residential development protective of the natural environment." The proposed density, 18.8 dwelling units per net acre, is inconsistent with this provision. Currently, the densest FLUC is Urban High Density which allows between four and twelve dwelling units per net acre and the proposed FLUC. Although the area is developed at a higher density than the Green Swamp Ridge FLUC allows (2.2 dwelling units per acre), the proposed 18.8 dwelling units per acre is significantly higher than the existing future land use category and existing development in the immediate area.

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 but the subject property has been previously disturbed, does not contain wetlands, and does not contain any protected upland communities. An environmental assessment will be required with any future development application.

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 is consistent with Goal V-2 Affordable Housing which states that the County will provide decent, safe, and sanitary housing that is affordable to all current and future very low, low, and moderate-income residents. The application is seeking to develop the property in order to provide workforce housing. The Applicant stated that the development is required by the state/federal financing to maintain the workforce housing rates for a minimum of thirty years and that the qualifying income is slotted based on family size, and based on 60% of the median income for the metropolitan area.

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 other than noting that this would be the highest density allowed within unincorporated Lake County and it would be located within an Area of Critical State Concern.

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 shows areas designated for site amenities and a clubhouse. In addition, the proposed increase in density is not anticipated to adversely impact the level of services established for parks.

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 in conflict with LDR Chapter VIII Green Swamp. LDR Section 8.00.01 Purpose and Intent identifies the Green Swamp Area of Critical State Concern (GSACSC) as an area of statewide environmental value and states that County shall pursue a land use strategy within the GSACSC that emphasizes passive parks, agriculture, and very low density rural residential development protective of the natural environment. The zoning districts with the highest density is Multifamily Residential or R-10 which allows a maximum of ten (10) dwelling units per acre. The application proposes a density which is almost double the density associated with the R-10 zoning district and, as such, is not considered 'very low density rural residential development' which is what the LDR promotes within the GSACSC.

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 two-family and/or multi-family dwelling units with associated 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 workforce-income rental housing. The Applicant stated that “in 2019, Orlando was ranked the worst metropolitan city in the nation for affordable housing by the National Low Income Housing Coalition, with only 13 units available for every 100 extremely low-income renters - those whose income is at or below the poverty guideline.”

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

Utilities Inc. 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 project and states that the project is subject to school concurrency prior to final development order approval. At that time, proportionate share mitigation may be required.

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

Transportation Concurrency

The Applicant stated that According to the ITE Trip Generation Manual, 10th Edition ("ITE Manual"), Low Rise Multi-Family Housing (230) generates 7.32 trips per day per unit and their 72 units would generate 527 trips per day. Ordinance 1994-195 governs the property and provides for C-1 and C-2 uses on the site (Section I.B). Medical office is allowed in both C-1 and C-2 zoning districts. Assuming 10,000 square feet per acre could be constructed, there would be 38,000 sf of medical office. Medical Office generates 42 trips per day per thousand square feet of building (ITE Manual, 720). Therefore, the medical office currently allowed would generate 1,596 trips per day; roughly three times as much as the proposed multifamily.

Public Works reviews the application and found that the standard Level of Service (LOS) for the impacted roadway of US 27 is "D" with capacity of 3680 trips peak direction. Currently the impacted segment from Boggy Marsh Rd to CR 474 is operating at twenty seven percent (27%). This project will be generating approximately forty (40) pm peak hour trips, in which twenty seven (27) trips will impact the peak hour direction.

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.

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 is surrounded by the Green Swamp Ridge FLUC which allows a maximum density of four (4) dwelling units per net acre. Establishing a Green Swamp Ruby Red FLUC with a density of 18.8 dwelling units per net acre would not result in a logical transition of densities; however, the subject property would be developed with two or multi-family dwelling units between existing commercial and single-family dwelling units. As such, the proposed development would result in a logical development pattern in the immediate, developed area.

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.

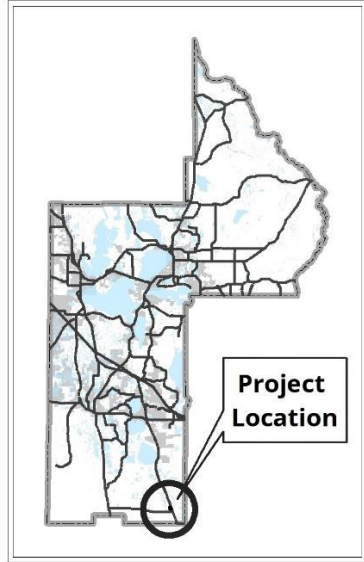
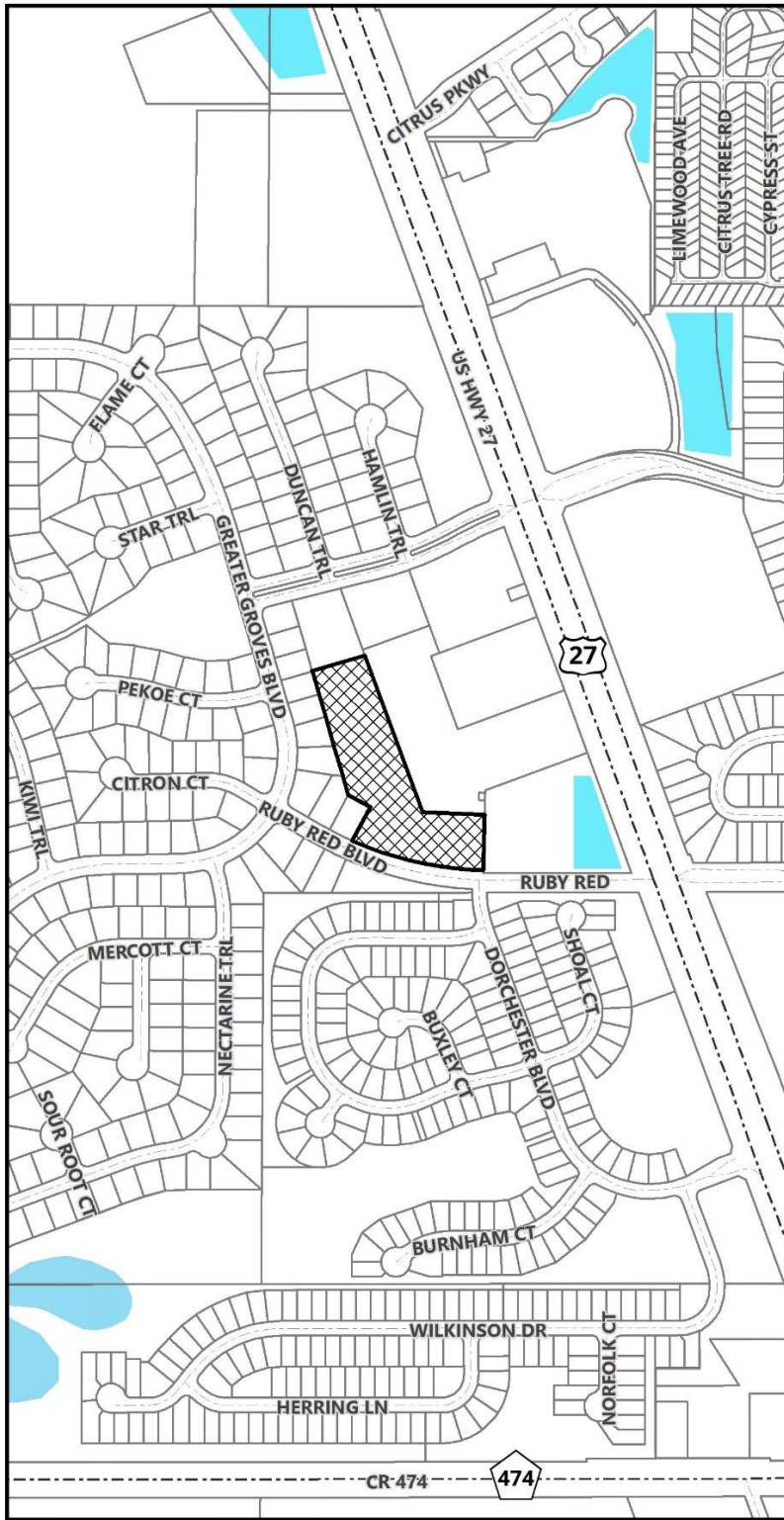
The proposed amendment will be consistent with the purpose and interest of Lake County's regulations.

Findings of Fact: Staff has reviewed the application for this the Future Land Use Map Amendment and Comprehensive Plan Amendment and request and found:

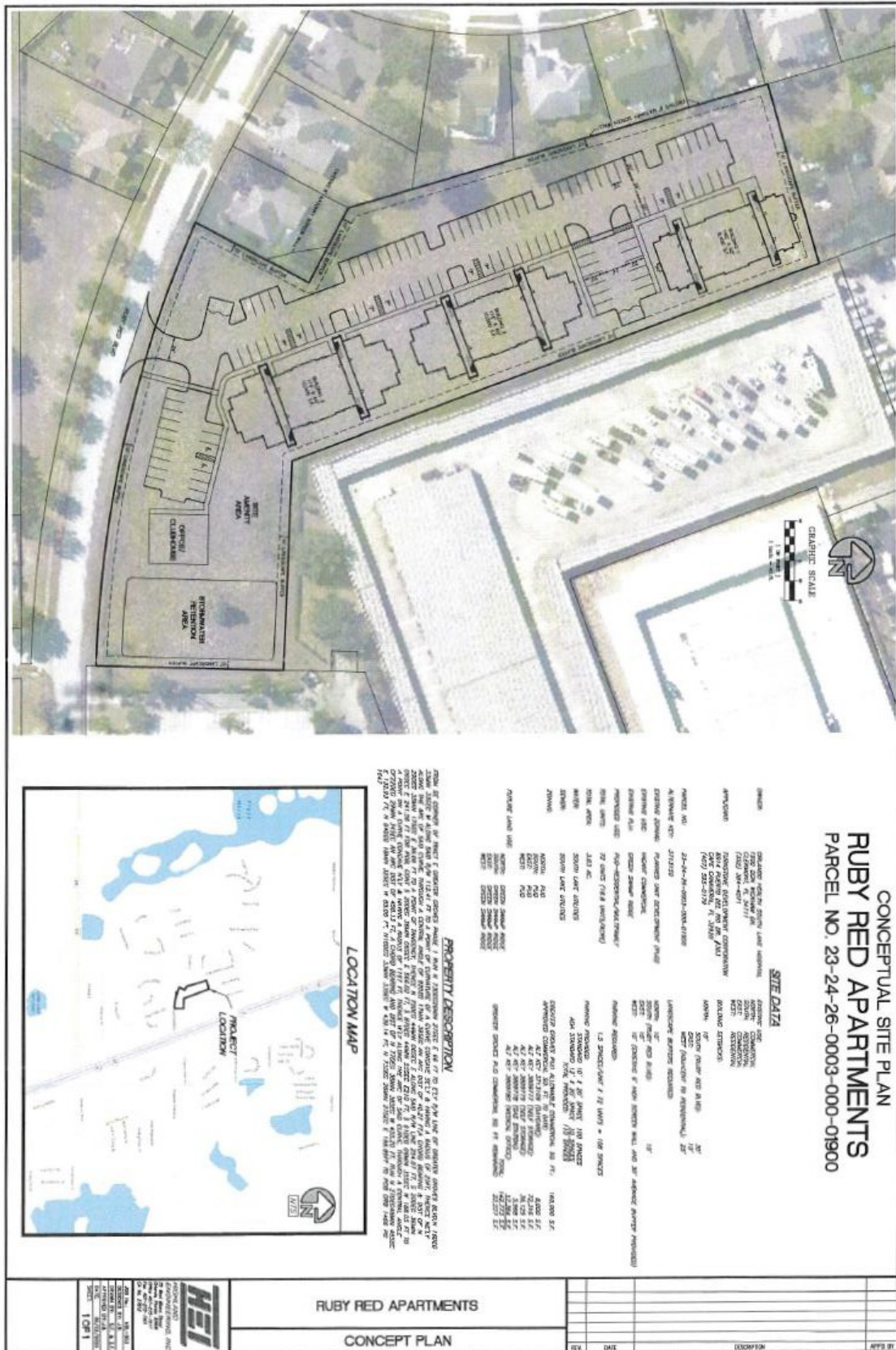
1. The application is consistent with Comprehensive Plan Goal I-1 Purpose of The Future Land Use Element which seeks to ensure compatibility between densities and intensities of development and providing for land use transitions;
2. The application is consistent with Comprehensive Plan Policy I-7.13.5, 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;
3. The application is inconsistent with Policy I-4.1.2 Uses of Land Determined to be of Environmental Value which states that the "Green Swamp Area of Critical State Concern has been determined to be an area of statewide environmental value [and] in recognition of this, Lake County shall pursue a land use strategy within the GSACSC that emphasizes passive parks, agriculture, and very low density rural residential development protective of the natural environment;"
4. The application is consistent with Goal V-2 Affordable Housing which states that the County will provide decent, safe, and sanitary housing that is affordable to all current and future very low, low, and moderate-income residents; and
5. The proposed amendment is in conflict with LDR Section 8.00.01 Purpose and Intent which identifies the Green Swamp Area of Critical State Concern (GSACSC) as an area of statewide environmental value and states that County shall pursue a land use strategy within the GSACSC that emphasizes passive parks, agriculture, and very low density rural residential development protective of the natural environment.

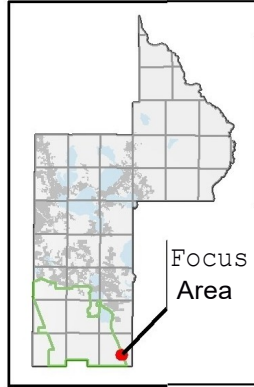
Based on these findings of fact, staff finds the request to amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 3.83 acres from Green Swamp Ridge to Green Swamp Ruby Red Future Land Use Category (FLUC), a newly proposed FLUC, and amend associated Comprehensive Plan Policies to incorporate the Green Swamp Ruby Red FLUC inconsistent with the Comprehensive Plan.

Subject Property

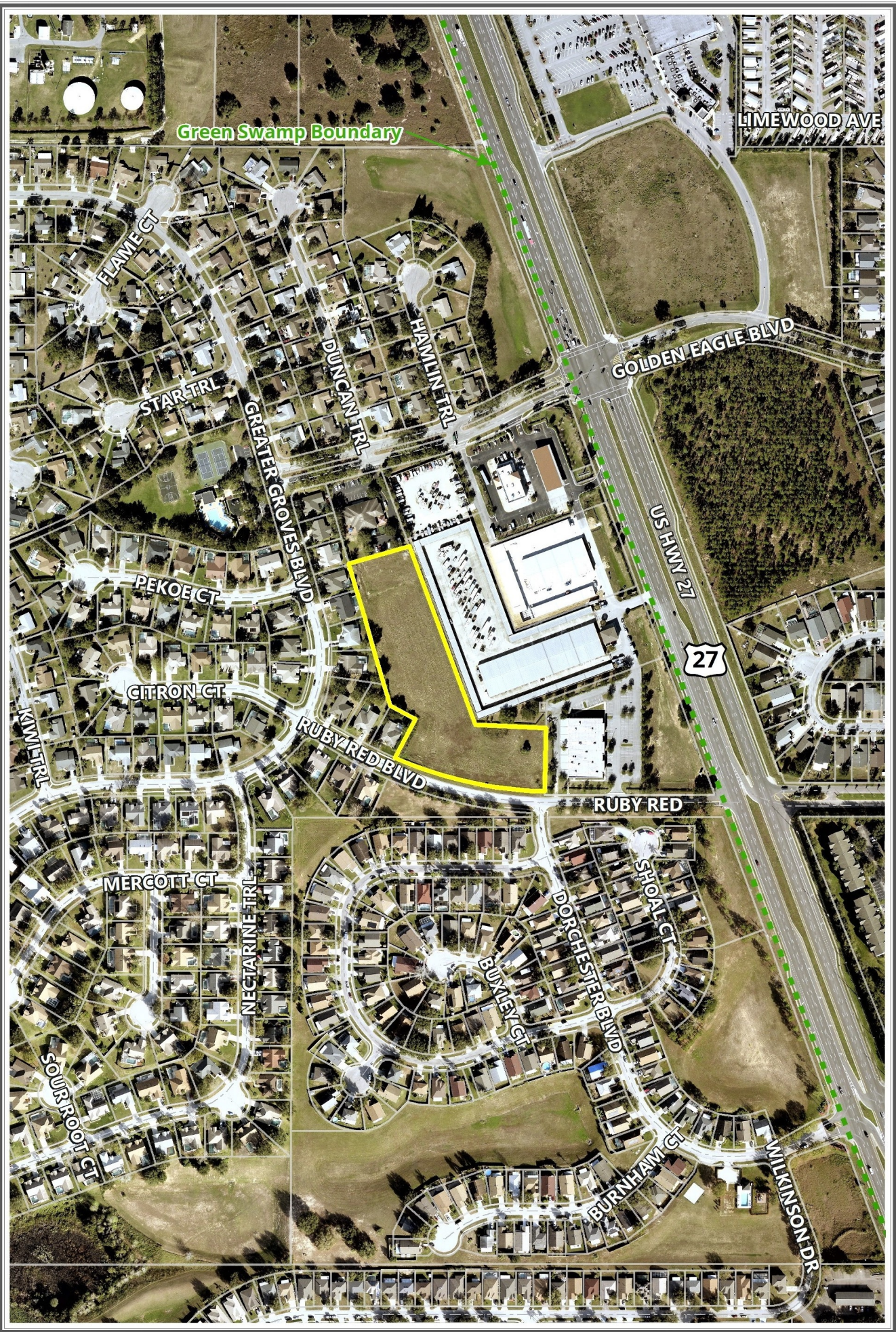


Attachment A. Concept Plan.





Green Swamp Ridge
to
Green Swamp Ruby Red



CURRENT FUTURE LAND USE



Future Land Use

- Urban Low - Green Swamp Ridge

NAME: RUBY RED PROPERTY

CASE NUMBER: FLU-20-03-1

LOCATION (S-T-R): 23-24-26

REQUEST: GREEN SWAMP RIDGE TO GREEN SWAMP RUBY RED

DISTRICT: 1



PROPOSED FUTURE LAND USE



Future Land Use

- Urban Low - Green Swamp Ruby Red - Green Swamp Ridge

NAME: RUBY RED PROPERTY

DISTRICT: 1

CASE NUMBER: FLU-20-03-1

LOCATION (S-T-R): 23-24-26

REQUEST: GREEN SWAMP RIDGE TO GREEN SWAMP RUBY RED



ORDINANCE 2021 – XX
FLU-20-03-1
Green Swamp Ruby Red 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 **OBJECTIVE I-4.2 ENTITLED ‘FUTURE LAND USE CATEGORIES WITHIN THE GREEN SWAMP**
4 **AREA OF CRITICAL STATE CONCERN;’ AMENDING POLICY I-4.2.1 ENTITLED ‘LIMITATIONS OF**
5 **DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN;’**
6 **ESTABLISHING POLICY 1-4.2.7 TO BE ENTITLED ‘GREEN SWAMP RUBY RED FUTURE LAND**
7 **USE CATEGORY;’ AND AMENDING THE FUTURE LAND USE MAP ON 3.83 ACRES, AS**
8 **DESCRIBED IN SECTION 5, FROM GREEN SWAMP RIDGE TO THE GREEN SWAMP RUBY RED**
9 **FUTURE LAND USE CATEGORY; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION**
10 **163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN**
11 **EFFECTIVE DATE.**

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

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

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

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

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

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

29 **WHEREAS**, on the 3rd day of March 2021, this Ordinance was heard at a public hearing before the
30 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

31 **WHEREAS**, on the 23rd day of March 2021, this Ordinance was heard at a public hearing before the
32 Lake County Board of County Commissioners for approval to transmit to the state planning agency and other
33 reviewing agencies; and

34 **WHEREAS**, on the XX day of XXXX 2021, this Ordinance was heard at a public hearing before the
35 Lake County Board of County Commissioners for adoption; and

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

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

40

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>Green Swamp Ruby Red</u>	<u>18.8 d.u./acre</u>	<u>NS</u>	<u>0.65</u>	<u>25</u>	<u>40 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

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.
6

7 **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,
8 Objective I-4.2 entitled 'Future Land Use Categories Within The Green Swamp Area Of Critical State
9 Concern,' shall be amended to read as follows:

10
11 **OBJECTIVE I-4.2 FUTURE LAND USE CATEGORIES WITHIN THE GREEN SWAMP AREA**
12 **OF CRITICAL STATE CONCERN**

13 Lake County shall continue to protect natural resources of the GSACSC through application of ~~four~~ eight
14 Future Land Use Categories specific to the GSACSC: Green Swamp Ridge, Green Swamp Rural, Green
15 Swamp Rural/Conservation, ~~and~~ Green Swamp Core/Conservation, Southlake Regional Park, Green
16 Swamp Interlachen, and Green Swamp Ruby Red. The following policies are deemed necessary in order
17 to protect and enhance the natural resources contained therein.
18

19 **Section 3. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,
20 Policy I-4.2.1 entitled 'Limitations of Development Within The Green Swamp Area of Critical State Concern,'
21 shall be amended to read as follows:

22
23 **POLICY I-4.2.1 LIMITATIONS OF DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF**
24 **CRITICAL STATE CONCERN**

25 The densities and intensities established in these policies are the only densities and intensities that apply
26 in the Green Swamp Area of Critical State Concern. Proposed development within the GSACSC shall be
27 required to follow the policies set forth herein which are additional to the other requirements of the
28 Comprehensive Plan.
29

30 Except as provided in this Policy, Lake County shall limit the amount of development that can occur in
31 the GSACSC to the uses allowed in each of the Future Land Use categories identified in the policies
32 below and which are located on the County FLUM.
33

34 A portion of the Cagan Crossings Future Land Use Category as described in Policy 1-1.3.5 (Cagan
35 Crossings Future Land Use Category) of this element is recognized to exist in the GSACSC prior to the
36 adoption of this Comprehensive Plan and continues to be recognized. The Cagan Crossings Future Land
37 Use Category shall not be expanded or applied to any other property.
38

39 In addition, the South Lake Regional Park Future Land Use Category, the Green Swamp Interlachen
40 Future Land Use Category, the Green Swamp Ruby Red, and the Conservation Future Land Use
41 Category within the Public Benefit Future Land Use Series may be assigned to property within the
42 GSACSC.
43
44

1 **Section 4. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,
2 Policy 1-4.2.7 entitled ‘Green Swamp Rubin Groves Future Land Use Category,’ is hereby established as
3 follows:

4
5 **Policy 1-4.2.7 Green Swamp Ruby Red Future Land Use Category**

6
7 This Future Land Use Category shall consist solely on Alternate Key 3713150, as described in O.R. Book
8 1466, Page 1647 (Parcel ID 23-24-26-0003-000-01900).

9
10 The property may be developed at a maximum density of 18.8 dwelling units per acre, consisting of
11 Duplexes (two-family dwelling units) and multi-family units. Accessory uses directly associated with the
12 principal uses shall be permitted including, but not limited to, clubhouse with spa, pool. Gym, active
13 recreational facilities, and structures for utilities. All development of the property shall be serviced by
14 central water and sewer services.

15
16 The maximum Impervious Surface Ratio (ISR) for the overall development site shall be limited to 0.65.
17 The minimum open space shall be 25%, and the building height shall be limited to 40 feet.
18

19 **Section 5. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
20 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,
21 described in Exhibit “A” attached and incorporated in this Ordinance, from Green Swamp Ridge to Green
22 Swamp Rubin Groves Future Land Use Category.

23
24 **Section 6. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,
25 Florida Statutes.

26
27 **Section 7. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any
28 reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect
29 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners’ intent
30 to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of
31 this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts
32 had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any
33 person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding
34 shall not affect the applicability thereof to any other person, property or circumstances.

35
36 **Section 8. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
37 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan
38 amendment package is complete. If timely challenged, this amendment shall become effective on the date
39 the state land planning agency or the Administration Commission enters a final order determining this
40 adopted amendment to be in compliance. No development orders, development permits, or land uses
41 dependent on this amendment may be issued or commence before it has become effective. If a final order
42 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made
43 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to
44 the state land planning agency.

1 ENACTED this ____ day of _____, 2021.

2

3 FILED with the Secretary of State _____, 2021.

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5

6

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

7

8

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Sean M. Parks, Chairman

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11 ATTEST:

12

13

14 Gary J. Cooney, Clerk

15 Board of County Commissioners of

16 Lake County, Florida

17

18

19

20 Approved as to form and legality:

21

22

23 Melanie Marsh, County Attorney

Exhibit "A" – Legal Description

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2

From the Southeast corner of Tract "E", GREATER GROVES PHASE 1, as recorded in Plat Book 32, Pages 79 and 80, Public Records of Lake County, Florida; thence N73°26'27"E, 66.00 feet to the Easterly right-of-way line of Greater Groves Boulevard; thence N16°33'33"W, along said right-of-way line, a distance of 112.41 feet to a point of curvature of a curve concave Southeasterly and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 92°17'39", an arc distance of 40.27 feet, a chord bearing and distance of N29°35'17"E, 36.06 feet to a point of tangency; thence N75°44'06"E, along said right-of-way line, a distance of 84.07 feet to the Point of Beginning; continue thence N75°44'06"E, along said right-of-way line, a distance of 170.00 feet; thence departing said right-of-way line, run S20°36'06"E, 241.56 feet; thence S73°26'27", 186.89 feet; thence N16°33'33"W, 247.77 feet to the Point of Beginning.

AND ALSO,

From the Southeast corner of Tract "E", GREATER GROVES PHASE 1, as recorded in Plat Book 32, Pages 79 and 80, Public Records of Lake County, Florida; thence N73°26'27"E, 66.00 feet to the Easterly right-of-way line of Greater Groves Boulevard; thence N16°33'33"W, along said right-of-way line, a distance of 112.41 feet to a point of curvature of a curve concave southeasterly and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 92°17'39", an arc distance of 40.27 feet, a chord bearing and distance of N29°35'17"E, 36.06 feet to a point of tangency; thence N75°44'06"E, along said right-of-way line, a distance of 254.07 feet; thence departing said right-of-way line, run S20°36'06"E, 241.56 feet to the Point of Beginning; continue thence S20°36'06"E, 566.02 feet; thence S87°44'55"E, 210.00 feet; thence S01°06'35"W, 188.05 feet to a point on a curve concave northerly and having a radius of 1167.00 feet; thence Westerly along the arc of said curve, through a central angle of 22°29'34", an arc distance of 458.13 feet, a chord bearing and distance of N77°38'38"W, 455.20 feet; thence departing said curve run N27°46'46"E, 132.93 feet; thence N64°18'32"W, 85.06 feet; thence N16°33'33"W, 439.14 feet; thence N73°26'27"E, 186.89 feet to the Point of Beginning.

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