



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): December 1, 2021
Board of County Commissioners (BCC): January 4, 2022

Case No. and Project Name: RZ-21-22-2 Trout Lake Master Planned Unit Development (MPUD)

Applicants: Kathy Hattaway, AICP, Poulos & Bennet, and Cecelia Bonifay, Akerman Senterfitt, LLP

Owners: Clonts Grove, Inc.

Requested Action: Rezone 274.68 acres from Agriculture (A) to Master Planned Unit Development (PUD) to facilitate a mixed-use development consisting of 704 dwelling units and 48 acres of non-residential development within the Wellness Way Area Plan.

Staff Determination: Staff finds the rezoning amendment to be consistent with the Land Development Regulations (LDR) and the Comprehensive Plan.

Case Manager: Michele Janiszewski, Chief Planner

PZB Recommendation:

Subject Property Information

Size: 274.68 +/- gross acres

Location: East of Highway 27, approximately 3.2 miles south of Hartwood Marsh Road, in the Clermont area of unincorporated Lake County.

Future Land Use: Town Center

Current Zoning District: Agriculture (A)

Proposed Zoning District: Master Planned Unit Development (MPUD)

Flood Zone: "AE" and "X"

Joint Planning Area / ISBA: Clermont JPA and Clermont ISBA

Overlay Districts: None

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Town Center	PUD	Single Family Subdivision	Ridgeview Development
South	Town Center	A	Undeveloped and Waterbody	Trout Lake
East	Wellness Way 1	A + MCUP	Sand Mine	Cemex Mine
West	Conservation	A	State Park and ROW	Lake Louisa and U.S. Highway 27

Staff Analysis

The subject property (Alternate Key 1594600) and is located East of Highway 27, approximately 3.2 miles south of Hartwood Marsh Road, in the Clermont area of unincorporated Lake County. The subject property is located within the City of Clermont Joint Planning Area (JPA) and Interlocal Service Boundary Agreement Area (ISBA). The subject property is currently zoned Agriculture (A) and is designated as Towncenter Future Land Use Category (Table 1).

Table 1. Existing and Proposed Development Standards.						
	Zoning District	Density	Maximum Dwelling Units	Maximum Impervious Surface Ratio	Floor Area Ratio	Building Height
Existing	Agriculture (A)	One dwelling unit per five acres	35	10%	0.10 Maximum	Max. 40 feet
Proposed	Master Planned Unit Development (MPUD)	Four dwelling units per net acre	704	60%	0.30 Minimum, 2.00 Maximum	Max. 5 stories

The application is seeking to develop the property consistent with the Wellness Way Goals, Objectives and Policies as established in Comprehensive Plan Goal I-8 Wellness Area Plan. Based on the capacity allocations established in Policy 1-8.2.1.1 Future land Use Categories Capacity Allocation, the property may be developed with a maximum of 704 dwelling units and a minimum of 48 acres must be set aside for non-residential development to achieve the established jobs to housing ratio of 2.00 / 1.00 (Table 2). The development will need to provide 30% of the net acreage as open space, comprising of 35.2 acres of Wellness Space and 17.6 acres of Green Space.

Table 2. Capacity Allocations.							
Net Acreage	Maximum Capacity (DU)	Job Generation	Non-Residential SF	Minimum Non-Residential Set Aside	Open Space		
					Total	Wellness Space	Green Space
<i>Gross acreage - Waterbodies and wetlands</i>	<i>Net Acreage X 4.00</i>	<i>Dwelling Units X 2.00</i>	<i>Job generation X 450 SF/employee</i>	<i>Non-residential SF / 43,560 / 0.3 Min. FAR</i>	<i>Net Acreage X 0.30</i>	<i>Net Acreage X 0.20</i>	<i>Net Acreage X 0.10</i>
176.01	704	1,408	633,636	48	52.8	35.2	17.6

The application is proposing to develop the property as two parcels with non-residential uses along U.S. Highway 27 and a residential neighborhood on the east (Table 3). A portion of Parcel 2 will be developed as a Center, as described in the Wellness Way Community Design Guidelines and Standards prepared by Levy Consultants, dated September 21, 2020.

Table 3. Development Program.							
	Gross Acres	Waterbodies and Wetlands	ROW Dedication	Net Acres	Open Space	Dwelling Units	Non-Residential Acreage
Parcel 1	119.10	26.55	1.43	91.12	27.64	381	0
Parcel 2	155.58	70.69	0	84.89	25.47	323	48
Total	274.68	97.24	1.43	176.01	53.11	704	48

Comprehensive Plan Policy I-8.7.1 Master Planned Unit Developments (PUDs) requires PUDs within the Wellness Way Urban

Service Area (WWUSA) to contain a minimum of 1,000 acres unless approved by the Board of County Commissioners (Board). The project received a waiver to the acreage requirement on May 5, 2020. In accordance with Section B of Policy 1-8.7.3 Master PUD Process, the Applicant conducted a community meeting on August 3, 2021 (Attachment "A").

Standards for Review (LDR Section 14.03.03)

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code.

The application is consistent with the current development standards contained within the LDR.

B. Whether the proposed rezoning is consistent with all elements of the Lake County 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 Goal I-8 Wellness Way Area Plan and its associated objectives and policies which were established to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources

The **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 application is not in conflict with the Conservation Element.

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 application is consistent with the Economic Element and requires a non-residential component in order to achieve the desired jobs to housing ratio of 2.0 / 1.0.

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 proposes a mixture of housing types (detached, single-family dwelling unit, duplexes, townhomes, and multi-family) 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 located within the Clermont Joint Planning Area (JPA) and the Clermont Interlocal Service Boundary Agreement (ISBA). Staff did not receive any comments or feedback from the City of Clermont.

The application was provided to the jurisdictions and entities named in Comprehensive Plan Policy I-8.6.1 Coordinated Review of Planned Unit Developments. The Florida Department of Environmental Protection (FDEP) noted that the development would not be able to provide direct access to the Lake Louisa State Park, the only legal entrance to the park is located at 7305 US Highway 27, Clermont, and entry for pedestrians, bicycles or vehicles through other locations will not be permitted. The Florida Department of Transportation (FDOT) provided comments and requested continued coordination with the project.

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 53.11 acres of Open Space to be comprised of Wellness Space and Green Space. The PUD requires multi-modal trails and sidewalks throughout the development. 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 consistent with the Transportation element because the PUD requires a trail and bicycle network to connect the residential and non-residential uses.

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. See Section E below.

C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.
The application seeks to develop the subject property with a mixture of residential and non-residential development, consistent with Goal I-8 Wellness Way Area Plan.

D. Whether there have been changed conditions that justify a rezoning;
The Wellness Way Area Plan was adopted in 2016 in anticipation of an increased population growth in south Lake County. The intent of the Wellness Way Area Plan is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources. The Applicant seeks to utilize the Wellness Way standards to develop a mixed-use development.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities.
Any future development of this property will require an analysis to demonstrate that the proposed development does not adversely impact the County's adopted levels of service.

Water and Sewage

Utilities, Inc. has indicated that central water and central sewage is available to the subject property.

Solid Waste

Lake County Solid Waste Division has indicated there is sufficient capacity to support this project.

Transportation Concurrency

Lake County Public Works reviewed and approved the Traffic Impact Analysis provided by the Applicant.

Public Safety

Lake County Fire Rescue Station #109 is located 6.8 miles from the subject property.

Schools

Lake County Schools reviewed the application and stated that the MPUD is subject to school concurrency review and proportionate share mitigation may be required at time of review, as there is currently a deficit of high school capacity in the area.

F. Whether, and the extent to which, the proposed rezoning would result in significant adverse 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 rezoning would affect the property values in the area.

There is no indication that the rezoning application will affect property values in the area.

H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.

The subject property is situated in a rural area and surrounded by a residential subdivision, a mining operation, and undeveloped land, but is also located within the Town Center FLUC, as established in the Wellness Way Area Plan. The subject property abuts U.S. Highway 27, which is classified as a Principle Arterial – Other Rural roadway. On the eastern side of U.S. Highway 27 is Lake Louisa State Park, which is zoned Agriculture, part of the Conservation FLUC, and is located within the Green Swamp Area of Critical State Concern.

The subject property is situated within the Wellness Way Area Plan; the properties to the north and south are also designated as Town Center FLUC and the property to the east is designated as part of the Wellness Way 1 FLUC. McKinnon Groves was the first MPUD adopted within the Wellness Way standards, but Trout Lake is the first development in its immediate vicinity being developed in accordance with the Wellness Way standards. The property to the north is being developed with their former Urban Low entitlements as a 578 residential lot subdivision at a density of 3.81 dwelling units per net acre. The property to the south is vacant and undeveloped. The property to the east has obtained entitlements to operate as a sand mine but will be dedicated to the County to be used for a park once the company ceases mining operations.

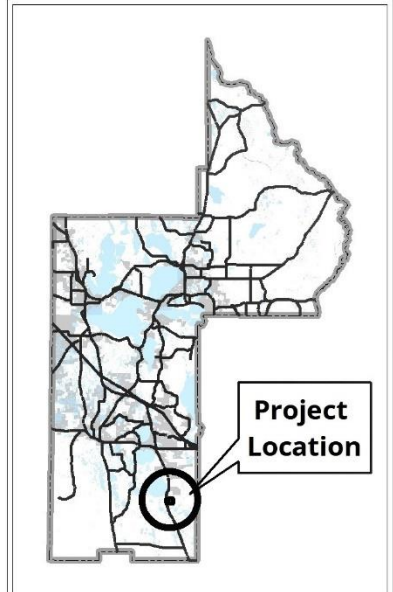
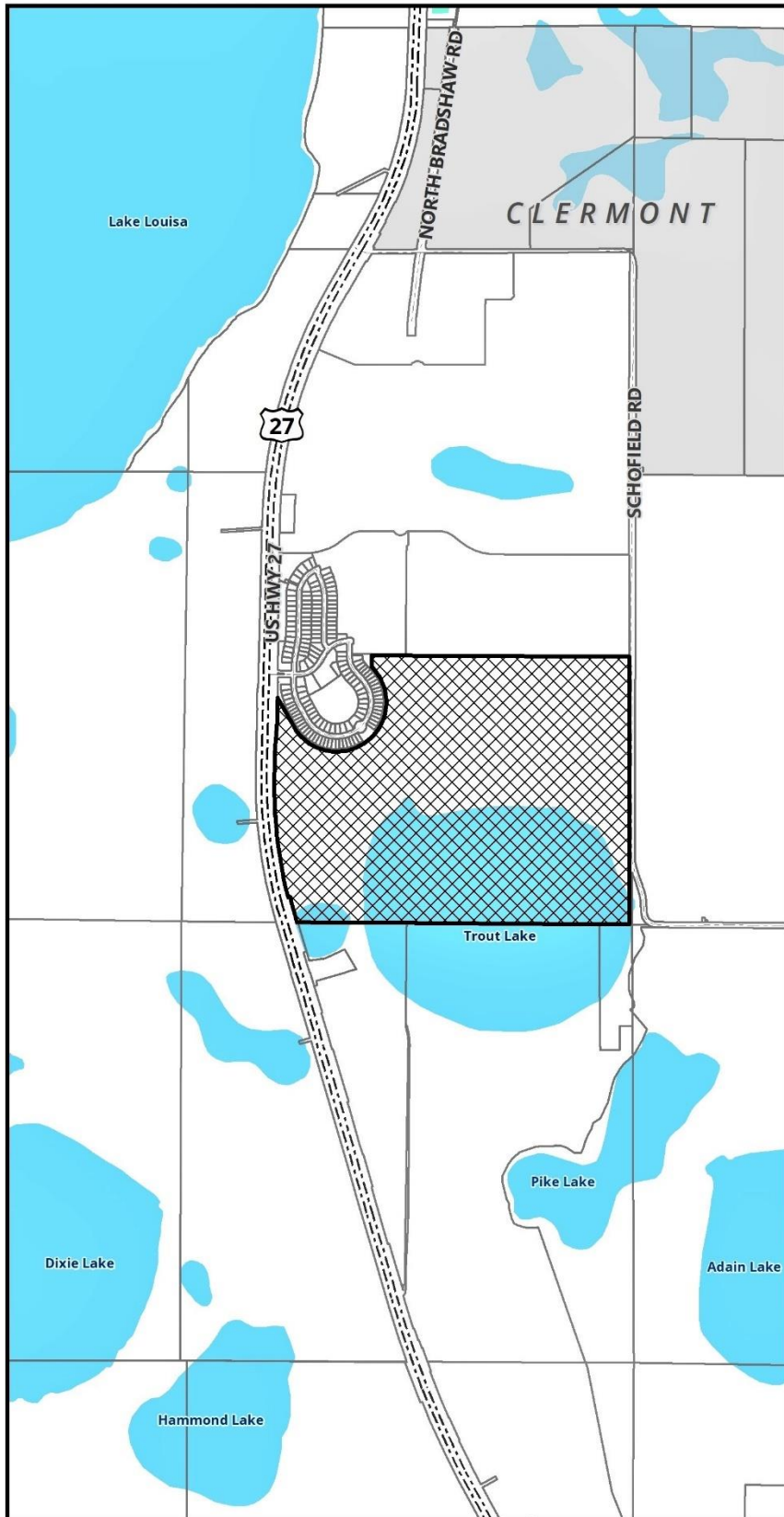
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

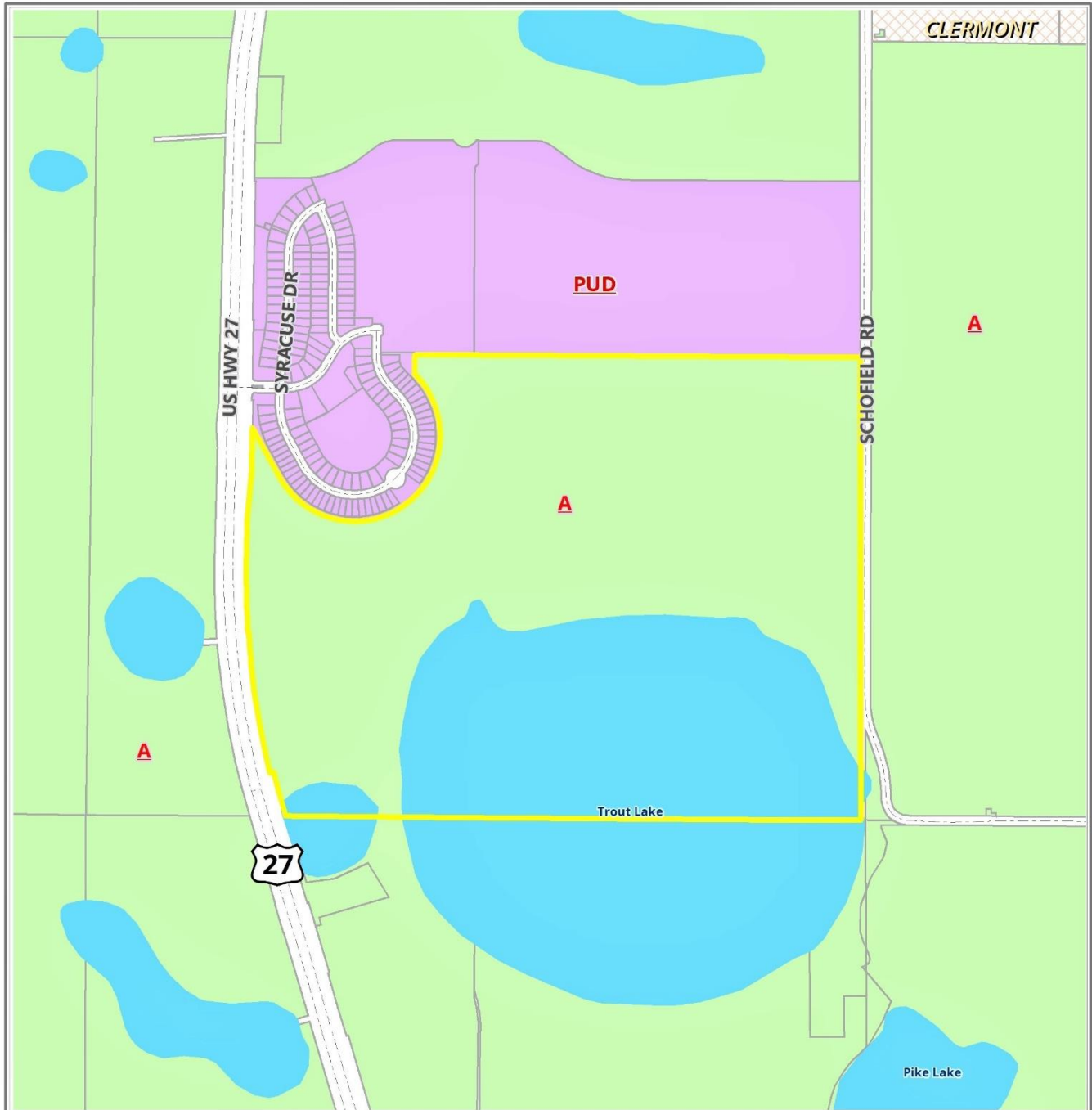
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

Not at this time.

Map of Subject Property



CURRENT ZONING



Zoning Legend

■ A ■ PUD

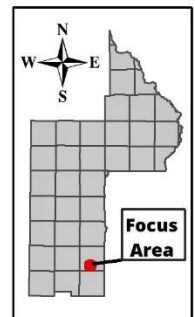
NAME: TROUT LAKE PUD PROPERTY

DISTRICT: 2

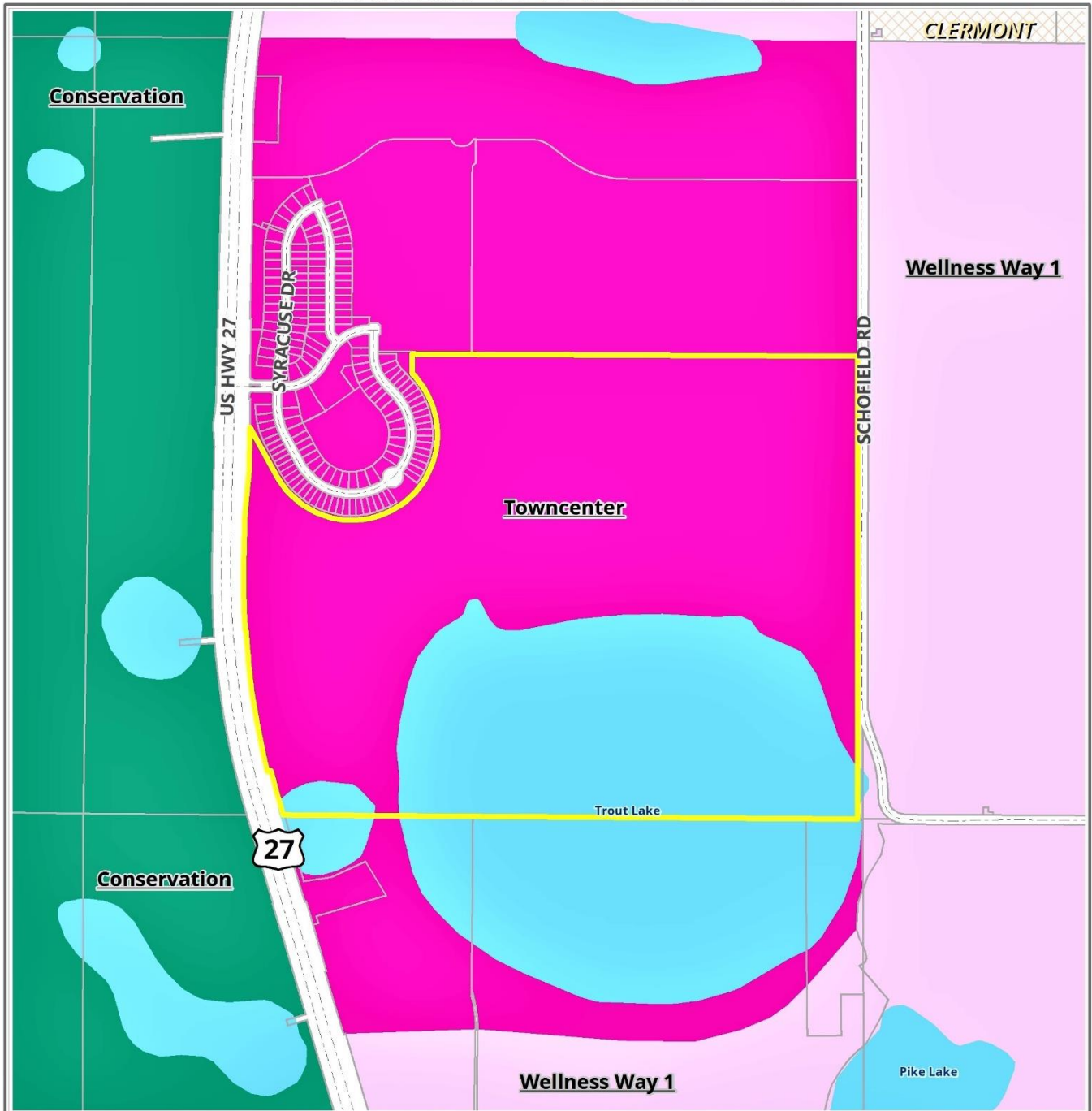
CASE NUMBER: RZ-21-22-2

LOCATION (S-T-R): 28-23-26

REQUEST: AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD)



CURRENT FUTURE LAND USE



Future Land Use

Conservation Towncenter Wellness Way 1

NAME: **TROUT LAKE PUD PROPERTY**

DISTRICT: **2**

CASE NUMBER: **RZ-21-22-2**

LOCATION (S-T-R): **28-23-26**

REQUEST: **AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD)**



Attachment "A" – Community Meeting Summary



Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

August 5, 2021

Lake County Board of County Commissioners
C/O Mr. Tim McClendon
315 West Main Street
Tavares, FL 32778

RE: Trout Lake - Wellness Way Area Plan- Planned Unit Development
Community Meeting Report
Lake County Project No: 2020010013/Lake County Application No: 4493
Poulos & Bennett Job No. 20-161

Dear Chairman Parks and Commissioners:

In accordance with Lake County Comprehensive Plan Policy 1-8.7.3 B, the Trout Lake Preliminary PUD was presented at a publicly noticed community meeting held Tuesday, August 3, 2021, at 6:00 p.m. at the Clermont Arts & Recreation Center located at 3700 South Highway 27, Clermont, FL 34711. Property owners within 1,000 feet of the boundary of the PUD were sent notice of the community meeting. (Please see mailing list provided by Lake County attached). In addition, notice of the meeting was published in the Daily Commercial on July 20, 2021. Proof of publication is attached. As required by CP Policy 1-8.7.3 B, comments from the public "shall be documented by the applicant and included in a letter to Lake County." This letter is provided to comply with said policy.

In attendance at the meeting were: Kathy Hattaway, AICP, Poulos & Bennett; Melissa Strassner, Poulos & Bennett; Matt Wanzek, Beazer Homes, LLC; Cecelia Bonifay, Akerman, LLP; and Geoffrey McNeill, AGMCI, LLC. Wayne Rich was the only person who attended the meeting that was not part of the Trout Lake PUD project team. Mr. Rich represents the landowner south of Trout Lake. Kathy Hattaway and Cecelia Bonifay discussed the project with Mr. Rich, who expressed no concerns or opposition to the proposed project. The meeting closed at 6:30 p.m. after allowing sufficient time for community attendance. The sign-in sheet and photographs of the meeting space are also attached.

Please let me know if you have any questions regarding the information provided in this letter. I may be reached at the number above, or at khattaway@poulosandbennett.com.

Sincerely,

A handwritten signature in black ink that reads "K. Hattaway".

Kathy Hattaway, AICP
Planning Group Leader
Enclosures

c. Michele Janiszewski, AICP - Lake County Office of Planning & Zoning

ORDINANCE 2022 - XX
Trout Lake PUD
RZ-21-22-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kathy Hattaway, AICP, Poulos & Bennet, and Cecelia Bonifay, Akerman Senterfitt, LLP (the “Applicants”) submitted a rezoning application on behalf of Clonts Grove Inc. (the “Owner”), to rezone property from Agriculture (A) to Master Planned Unit Development District (MPUD) for a mixed-use development within the Wellness Way Area Plan; and

WHEREAS, the subject property consists of approximately 274.68 +/- acres located east of Highway 27, approximately 3.2 miles south of Hartwood Marsh Road, in the Clermont area of unincorporated Lake County in Sections 28, Township 23 South, Range 26 East, known as Alternate Key Number 1594600, and more particularly described in Exhibit “A”; and

WHEREAS, the subject property is located within the Wellness Way Area Plan, as established in Ordinance No. 2016-01; and

WHEREAS, Ordinance 2016-01 was adopted by the Board of County Commissioners on the 5th day of January 2016 and became effective the 26th day of December 2017; and

WHEREAS, the property is located within the Town Center Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Planning and Zoning Board did on the 1st day of December 2021 review Petition RZ-21-22-2; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 4th day of January 2022; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

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

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to Master Planned Unit Development (MPUD). The uses of the property shall be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this Ordinance shall take precedence.

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A. Trout Lake Capacity Allocations. The subject property is located within the Town Center FLUC and shall adhere to the development program provided below:

Net Acreage	Maximum Capacity (DU)	Minimum Non-Residential Set Aside Acreage	Non-Residential SF	Minimum Open Space		
				Total	Wellness Space	Green Space
176.01	704	48	633, 636	52.8	35.2	17.6

B. Parcel 1 Development Program. Parcel 1 is defined as the eastern 119.10 acres of the subject property as shown on Exhibit “B”.

Gross Acreage	Wetlands & Waterbodies	Dedicated ROW	Minimum Open Space	Net Buildable Acreage in WW	Dwelling Units
119.10	26.55	1.43	27.64	63.48	381

Permitted Uses. The property shall be developed with 27.64 acres of open space and 381 dwelling units which may consist of single-family detached dwelling units, duplexes, and townhomes.

C. Parcel 2 Development Program. Parcel 2 is defined as the western 155.58 acres of the subject property as shown on Exhibit “B”.

Gross Acreage	Wetlands & Waterbodies	Minimum Open Space	Net Buildable Acreage in WW	Maximum Dwelling Units	Minimum Non-Residential Acres
155.58	70.69	25.47	59.42	323	48

- a. Residential Development.
 - i. A maximum of 323 dwelling units may be constructed on Parcel 2 at a minimum density of 6.00 dwelling units per net buildable acre and a maximum density of 25.00 dwelling units per net buildable area.
 - ii. Residential development on Parcel 2 shall consist of townhomes, duplexes and multi-family dwelling units. Detached, single-family dwelling units are not permitted.
- b. Non-Residential Development. A minimum of 48 acres of non-residential development shall be provided on Parcel 2 and shall be located along U.S Highway 27.

- 1 i. Permitted Uses:
 - 2 1. Commercial: Retail, banking, restaurants, convenience stores,
3 lodging, gas/service station, day care, and similar uses.
 - 4 2. Industrial: Warehousing/distribution, wholesale trade, transportation
5 services, communication services, and similar uses.
 - 6 3. Office: General, medical/dental, corporate headquarters, government,
7 research and development, and similar uses.
 - 8 4. Public/Institutional: Schools, parks, civic, public safety, hospitals,
9 educational facilities, transportation facilities, utilities, and similar uses.
 - 10 5. Target Industries: Ag-Tech; Eco-tourism and Agri-tourism; Education
11 and Health Services; Human Performance, Sports Medicine and
12 Sports Training; Leisure and Hospitality; Manufacturing; Medical and
13 bio-medical; Professional and Business Services; Research Facilities;
14 Retail Trade; and Transportation, Trade and Utilities.
 - 15 6. Outdoor Storage as a principal use shall be prohibited. Storage of
16 equipment and vehicles shall be within a building or a storage yard
17 enclosed and screened from the public right of way and adjacent
18 properties.
- 19 ii. Floor Area Ratio (FAR). Non-residential development shall be developed with
20 a minimum FAR of 0.30 and a maximum FAR of 2.00.
- 21 c. A minimum of 26.4 acres shall be developed as a Center, as further described below.
22 The location of the Center shall be generally consistent with Exhibit "B".
- 23 d. Open Space. Parcel 2 shall provide a minimum of 25.47 acres of open space which
24 shall include a minimum of 2.5 acres for a Square in the job hub.

25 **D. Development Conditions and Standards.**

- 26 a. The overall development shall not exceed a 0.60 impervious surface ratio (ISR).
27 Individual lots and non-residential development may be developed with a higher ISR
28 as long as the developer demonstrates that the overall development will not exceed
29 0.60 ISR.
- 30 b. Non-residential uses shall be made accessible by the residential development via trails
31 or sidewalks.
- 32 c. Density Transitions.
 - 33 i. Density changes in neighborhoods should occur at mid-block locations, rather

1 than along streets, so that buildings facing each other are compatible and
 2 transitions are gradual.

3 ii. Portions of neighborhoods that are proposed to be developed with the highest
 4 densities should generally be located closest to a center or a neighborhood
 5 park, square, or green.

6 iii. Transitions for multi-family from single-family may be achieved by separation
 7 by a local street or neighborhood connector, greenspace, or wellness corridor
 8 or when a transition setback from three stories to higher floors is provided in
 9 the design of the building or through the siting of buildings so that a maximum
 10 three-story building is used as a transition.

11 d. Streets which front parks shall be designed to keep automobile traffic slow and provide
 12 on-street parking.

13 **E. Setbacks and Lot Development Standards.**

Setbacks and Lot Development Standards	Detached, Single-Family Dwelling Units	Duplexes and Townhomes
Building Placement		
Front Build-to-Zone	5'-15'	0'-10'
Street Side Yard Minimum	5'	5'
Side Yard Minimum Setback	5'	0'
Rear Yard Minimum Setback	15'	15'
Garage Setback		
Front Loaded	20'	20'
Alley Loaded	3'	3'
Accessory Structures, including pools, decks, screen rooms, and detached structures	5'	5'
Maximum Building Stories	3	4
Lot Width Minimum	32'	20'
Minimum Living Area	N/A	N/A

Setbacks and Lot Development Standards	Multi-Family	Non-Residential
Building Placement		
Front Build-to-Zone	0'-10'	0'-10'
Street Side Yard Minimum Setback	10'	0'
Side Yard Minimum Setback	5'	0'
Rear Yard Minimum Setback	15'	5'

Garage Setback		
Front Loaded	20'	N/A
Alley Loaded	3'	N/A
Maximum Building Stories	5	5
Lot Width Minimum	100'	40'
Minimum Living Area	500 sf	N/A

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- a. The front build-to-zone represents the minimum and maximum setback for the front façade, excluding front loaded garages.
- b. All setbacks shall be measured from the property line, except for the front build-to-zone, which shall be measured from the right-of-way.
- c. There shall be a minimum of a 10-foot building separation between the non-residential and residential uses unless developed as a mixed-use building.
- d. The minimum lot width shall be applied for the road frontage and at the front build-to-zone line.

F. Residential Design Guidelines. The following design guidelines shall apply for all detached, single-family dwelling units, duplexes, and townhomes:

- a. Each floor plan shall have three (3) elevations representing three classic architectural styles (Spanish Colonial, Tuscan, Arts & Crafts).
- b. All windows on the front façade shall have either shutters or banding.
- c. To add variety, the same house elevation will not be repeated next door or directly across the street from each other.
- d. Homes should include architectural features, including but not limited to, one or more of the following: stone accents, arches and columns, front porches, shutters, eave architectural features, and raised banding around windows and doors.

G. Non-Residential Development Design Standards. The following design guidelines apply to all non-residential development and multi-family dwelling units.

- a. Site Layout.
 - i. Parking areas may be located between the principal building and the street on Local Streets. On Neighborhood Connector streets, parking may only be located to the side and rear of the principal building.
 - ii. When parking is located to the side of the principal building adjacent to public streets, parking areas shall be screened using some combination of landscaping, colonnades, trellises, pergolas, knee walls (low masonry or

1 concrete walls), or similar features to screen parking shall be provided while
2 maintaining pedestrian safety and activity along street frontage.

3 b. Building Frontage.

4 i. Frontages shall incorporate a minimum of one of the following features for each
5 building or, in the case of multi-occupancy non-residential buildings, each unit:
6 awnings, marquees, porches, or arcades.

7 ii. All frontages facing a street or open space shall incorporate architectural
8 elements that divide the building horizontally. Single-story buildings shall
9 contain a recognizable ground floor area and cornice area. Multi-story buildings
10 shall contain recognizable ground floor, middle, and cornice areas.

11 iii. Buildings shall have a well-defined pedestrian access on the primary frontage.

12 iv. All facades shall present consistent design elements that reflect appropriate
13 structural elements and variation of the wall plane through the expression of at
14 least three of the following:

- 15 1. Floors (banding, belt courses, etc.)
- 16 2. Vertical support (columns, pilasters, piers, quoins, etc.)
- 17 3. Foundation (water tables, rustication, etc.)
- 18 4. Variation in wall plane using projecting and recessed elements
- 19 5. Changes in material or material pattern

20 c. Transparency. Transparency shall be calculated as a minimum of 50% of clear non-
21 reflective glass, transparent enough for those outside the buildings to see building
22 occupants, of the area between the ground and 10 feet in height for non-residential or
23 mixed-use buildings along the Neighborhood Connectors and 25% for Local Streets.
24 Civic and institutional scale building frontages are intended to facilitate the functioning
25 of government buildings, hospitals, translational science, research, technology centers,
26 colleges, schools, churches, theaters, and other similar facilities, where operations and
27 security may be adversely affected by transparency shall be afforded greater flexibility
28 from the above standard, which shall be determined by overall building design providing
29 articulation in walls and building heights, and maintaining a pedestrian orientation. The
30 requested alternative transparency shall be submitted to the County Manager or his
31 designee for approval.

32 d. Exterior Surface Materials. No exposed, unfinished sheet metal or concrete shall be
33 permitted on building exteriors unless used as an accent to the architectural style of the
34 building. No exposed, unfinished concrete block shall be permitted on building exteriors
35 or screen walls. Color palette, materials, and finishes shall be consistent on all exterior

- 1 elevations of the principal building. Any secondary buildings, accessory structures, or
2 screen walls shall be treated consistent with the principal building. Gutters,
3 downspouts, vents, louvers, and rolling doors, shall be a color consistent with the color
4 scheme of the building they are incorporated into.
- 5 e. Building surrounding or abutting a park shall provide direct and convenient access to
6 park uses.
- 7 f. Center Design Criteria.
- 8 i. Street Framework. Every street within the Center area of each District shall be
9 designated as either an 'A' street or a 'B' street. At least 50% of the streets in
10 an individual Center must be 'A' streets.
- 11 1. 'A' streets are intended to be the primary pedestrian-oriented streets
12 that provide a mix of uses, promoting pedestrian activity, cycling, and
13 transit. These streets will have building frontage requirements that
14 establish a strong relationship between the building and the street.
- 15 2. 'B' streets are intended to provide vehicular and service access to
16 development blocks. These streets will have no building frontage
17 requirements. While 'B' streets are not intended to be primary
18 pedestrian streets, they should include sidewalks and street trees in
19 accordance with appropriate street types. 'B' streets can either be
20 publicly dedicated or privately maintained.
- 21 ii. The Maximum internal block lengths, defined as the distance between 'A'
22 Streets, shall be 600-feet.
- 23 iii. Building Location. Urban architecture should be built up to all property lines
24 that front 'A' streets and/or parks. The intent is to promote a substantially
25 continuous building edge along these streets to encourage density, connection
26 to adjacent properties, and street activity.
- 27 1. Parking and service areas shall not be located between the principal
28 building and the street.
- 29 2. Building service elements (e.g., loading docks, dumpsters, etc.) shall
30 be located at the rear of the building and screened from view of all
31 adjacent 'A' Streets. Development is encouraged to develop a system
32 of service alleys to provide access to these areas.
- 33 3. Buildings on corner parcels shall be located up to and address the
34 corner. They are encouraged to wrap the corner where possible.

- 1 4. When parking is located to the rear of a street-facing building,
2 entrances shall be provided from both the front and rear of the building
3 rather than solely from the parking lot.

- 4 iv. Entrances along a public sidewalk shall incorporate arcades, roofs, porches,
5 alcoves or awnings that protect pedestrians from the sun and rain.

- 6 v. Residential Development in Centers.
 - 7 1. Front loaded garages are prohibited in the Center.
 - 8 2. Where residential occurs on the ground floor of a building, a maximum
9 10-foot setback is allowed, but not required, to accommodate entrance
10 stoops, planters, canopies, or landscaped areas.
 - 11 3. Residential characteristics such as elevated stoops, entrance
12 canopies, balconies, and other features are required in all residential
13 development.

- 14 vi. Parking Lot Requirements.
 - 15 1. Pedestrian walkways shall be provided within all parking lots serving
16 commercial, office and multi-family residential development, and be
17 designed to provide direct connections between all building entrances,
18 adjacent rights-of-way, transit stops, and outparcels.
 - 19 2. A minimum of one pedestrian walkway shall be provided for every five
20 head-to-head parking rows.
 - 21 3. At least one pedestrian walkway shall be designed to provide a direct
22 connection from the main pedestrian entrance of any anchor tenant,
23 principal building, or multi-family leasing office to the sidewalk along
24 the perimeter of the development site.
 - 25 4. Pedestrian walkways shall have a minimum width of 14-feet, including
26 a minimum of 6-feet in width for the sidewalk, and a minimum of 8-feet
27 in width for the central landscape strip. All unpaved areas within
28 pedestrian walkways shall have 100 percent landscape coverage in
29 accordance with this Section, and shall conform to the tree spacing
30 requirements provided therein. Shade structures, including pergolas
31 or gazebos, may be substituted for canopy trees.
 - 32 5. Crosswalks connecting pedestrian walkways across parking lot drive
33 aisles shall be designed and constructed to appear visually distinct
34 from the adjacent driving surface using colored or textured concrete.

1 6. Building exposure shall be maximized and parking areas minimized
2 along all 'A' Street frontages, where parking areas should be located
3 behind buildings and be screened from direct view from the street
4 using landscaping, knee walls, etc.

5 7. Where parking areas cannot be located behind buildings and are
6 therefore adjacent to public streets, parking areas shall be screened
7 using some combination of landscaping, colonnades, trellises,
8 pergolas, knee walls, low masonry, or concrete walls.

9 8. On larger blocks within Centers, parking may be located to the side of
10 the building. When parking is visible from public or private 'A' Streets,
11 walls, architectural elements, and/or landscaping materials shall be
12 used to screen views. The following standards shall apply to all
13 buildings in Centers:

14 a. Where parking lots are located adjacent to 'A' Streets, a street
15 wall edge to the sidewalk shall be maintained by a solid knee
16 wall of 30" to 36" in height to reduce visual impact of parking
17 fields and headlights.

18 b. Wall materials should be consistent with the composition of
19 the adjacent building façade.

20 **H. Open Space.** Open Space. Open Space will include 20% of net buildable acres as Wellness
21 Space and 10% of net buildable acres as Green Space as defined below.

22 a. Wellness Space. Wellness Space includes land area that remains minimally developed,
23 such as trails and boardwalks, as part of a natural resource preserve or active/passive
24 recreation area. Wellness Space also includes land area open to public access and
25 gathering places, such as parks, piazzas, plazas and urban squares. Wellness Space
26 may include permeable storm water areas if enhanced as amenities using native
27 vegetation. Open water bodies, completely surrounded by uninterrupted Wellness
28 Space, may also be counted as Wellness Space. The provision of Wellness Space shall
29 be provided as aggregate of the total MPUD not on an individual neighborhood or
30 development tract basis. Wellness Space is limited to 10% impervious surface ratio.

31 b. Green Space. Green Space includes areas designated for such purposes as flood
32 control, water management, or restoration of vegetative communities and wildlife
33 habitat, conservation, passive recreation, and maintenance buffers from adjacent rural
34 residential areas. Green Space should be maintained in such a way to encourage the
35 proliferation of native flora and fauna and use of the community trail network. Walking,
36 running, bicycling, horseback riding, flora and fauna observation, Trail
37 construction/maintenance, and similar activities are permitted on the community trail
38 network within the Green Space areas. Motorized vehicles are not permitted except for
39 construction, maintenance, or emergency use on the community trail network and

1 maintenance of the community buffer. Green Space also includes permeable storm
2 water areas if enhanced amenities using native vegetation area.

3 c. All open space calculations shall be applied at the MPUD and shall be phased
4 consistent with development.

5 d. A 50-foot-wide continuous upland buffer is required around all wetlands and
6 waterbodies, and shall be counted towards Open Space.

7 e. Open Space tracts shall be accessible to the public.

8 **I. Parks, Trails and Wellness Corridor.**

9 a. Wellness Corridor.

10 i. At build-out, the WWUSA area shall contain a large, interconnected Wellness
11 Corridor network comprised of water bodies, wetlands, open space, important
12 upland habitats, and publicly owned lands. This system shall serve to protect
13 environmentally sensitive lands, allow for the continued and safe movement of
14 wildlife, and provide for significant passive recreation areas for the residents,
15 employees, and visitors.

16 ii. The property shall be developed with a Wellness Corridor to connect
17 communities, non-residential development, the Center, neighborhoods, and
18 destinations through a series of integrated trail and pedestrian facilities.

19 iii. Non-native landscape species shall be prohibited within these corridors.

20 b. The neighborhood collector roads shown in Exhibit "B" shall be developed with a 14-
21 foot-wide trail which shall be separated from the adjacent roadway by at least 8-feet to
22 accommodate bicycle and pedestrian movement throughout the development. Should
23 the conceptual road layout be substantially changed during development, a 14-foot-
24 wide trail shall still be provided from the eastern property boundary to the western
25 property boundary to provide.

26 c. The 50-foot-wide upland buffer required along Trout Lake shall be incorporated into a
27 linear park / greenway around the perimeter of the lake and shall be developed with an
28 8-foot-wide trail. If located adjacent to a street, the trail must be separated from the
29 back of curb (or edge of travel lane if no curb) by at least 8-feet. This linear park may
30 be utilized to satisfy the open space requirements.

31 d. In addition to the linear park / greenway, an additional open space tract / park shall be
32 developed adjacent to the Trout Lake to provide public access to Trout Lake.

33 e. Close to Home Parks.

34 i. All residential units and all public entrances of non-residential uses included in

1 the development shall be within the service radius of a Close-to-Home Park.
2 Park service radii are measured from the edge of the park parcel or lot and
3 shall be as provided below:

- 4 1. Park size less than or equal to one acre shall service an area of 400-
5 feet.
- 6 2. Park size greater than one acre shall service an area of 500-feet +
7 200-feet for each additional acre or portion thereof.
- 8 3. For example, a 4.5-acre park has a service radius of 1,200-feet.

9 ii. The developer shall be required to maintain all Close-to-Home Parks at no
10 expense to the County or City. Ownership and maintenance of Close-to-Home
11 Parks shall be in the name of an HOA, CDD, or other entity acceptable to the
12 County

13 iii. All Close-to-Home Parks shall be classified as one of the park types and
14 development standards established in Section 4.2.4 of the Wellness Way
15 Community Design Guidelines and Standards, prepared by Levy Consultants
16 and dated September 21, 2020. Open spaces not meeting these criteria are
17 allowed within the development but shall not be eligible for either Required
18 Park Area or Location credit. In addition to minimum and maximum sizes and
19 other design criteria, each contains a required group of uses that must be
20 provided within that type of park. Other permitted uses are allowed at the
21 developers' discretion.

22 **J. Design Guidelines.** Residential and Non-residential development shall generally be consistent
23 with the Wellness Way Community Design Guidelines and Standards, prepared by Levy
24 Consultants and dated September 21, 2020. Should there be a conflict between the Wellness
25 Way Community Design Guidelines and Standards and this Ordinance, this Ordinance shall
26 take precedence.

27 **K. Transportation.**

- 28 a. All access management shall be in accordance with the Florida Department of
29 Transportation, Comprehensive Plan and LDR, as amended.
- 30 b. The Wellness Way Design Standards shall apply to the design of this development.
- 31 c. Additional offsite road improvements will be required on both US 27 and Schofield Road
32 connections that will include turn lanes.
- 33 d. Sidewalks and Trails will be required per the LDR and the Wellness Way Design
34 Standards, as amended.
- 35 e. The Wellness Way - Schofield Road Trail will be required to be designed, permitted,

1 and constructed along Schofield Road.

2 f. The South Lake - Citrus Ridge Trail will be required to be designed, permitted, and
 3 constructed along US 27. If FDOT does not allow the trail within the existing right-of-
 4 way, then additional right-of-way will be required.

5 **L. Access.** The primary Access for this development will be from US 27. Connection to the
 6 surrounding properties and developments must be provided. Additional improvement on
 7 Schofield Road may be required by the development to alleviate the traffic impacts for the
 8 development on the existing two-lane Schofield Road.

9 **M. Connectivity.** The intersection density shall have minimum of 80 intersections per square mile
 10 inclusive of community trails, bicycle/pedestrian paths/sidewalk crossings, and streets.

11 **N. Environmental.**

12 a. An environmental survey shall be conducted in accordance with the LDR, as amended,
 13 to address natural vegetative communities, wildlife corridors, and designated species
 14 prior to submittal of any development application.

15 b. All development shall be setback a minimum of 50-feet from the jurisdictional wetland
 16 line, mean high water line, or ordinary high-water line, whichever is further landward.

17 c. Wetlands and water bodies shall not be included within any platted lots.

18 **O. Landscaping Requirements.**

19 a. Landscape Buffers.

20 i. A Type-C Buffer shall be required along the western boundary and along U.S.
 21 Highway 27 as follows:

	Width Options	Landscape Requirements (per 100 linear feet)
Type-C Buffer	50-Feet	Two (2) canopy trees; One (1) ornamental tree; and Two (2) rows of shrubs.
	25-Feet	Three (3) canopy trees; Two (2) ornamental trees; and Two (2) rows of shrubs
	15-Feet	Four (4) canopy trees; Three (3) ornamental trees; and Two (2) rows of shrubs.
Note 1: Commercial and office uses are not required to have walls, fences, berms, or combinations thereof along roads.		
Note 2: All width options are available unless restricted.		

1
 2

- ii. A Type-B Buffer shall be provided along the northern and western property boundaries as follows:

Type-B Buffer	Width Options	Landscape Requirements (per 100 linear feet)
	20-Feet	Two (2) canopy trees; Three (3) ornamental trees; and One (1) single row of shrubs.
	15-Feet	Three (3) canopy trees; Two (2) ornamental trees; and One (1) single row of shrubs.
Note 1: Commercial and office uses are not required to have walls, fences, berms, or combinations thereof along roads.		
Note 2: All width options are available unless restricted.		

3

- iii. A Type-A Buffer shall be required along all public rights-of-way as follows:

Type-A Buffer	Width Options	Landscape Requirements (per 100 linear feet)
	20-Feet	Two (2) canopy trees; One (1) ornamental tree (optional); and One (1) single row of shrubs.
	15-Feet	Three (3) canopy trees; Two (2) ornamental trees; and One (1) single row of shrubs.
	10-Feet	Two (2) canopy trees; One (1) ornamental tree; and One (1) single row of shrubs.
Note 1: Commercial and office uses are not required to have walls, fences, berms, or combinations thereof along roads.		
Note 2: All width options are available unless restricted.		

4
 5
 6

- iv. A minimum of 50-percent of the required vegetation in a landscape buffer Shall be located on the outside of any required fencing, walls, or any other screening structures.

7
 8
 9
 10
 11

- v. If a buffer exists on the adjoining property that meets the requirements of the table below, no additional buffering Shall be required. To utilize a buffer on an adjoining property to meet the regulations, the buffer on the adjoining property must have been required by a development order issued by Lake County or a municipality in Lake County.

12
 13
 14
 15

- vi. Commercial parcels within a master planned commercial center, or mixed use Planned Unit Developments (PUD) may utilize the buffer installed on adjacent parcels within the same development if such buffers were required by a development order issued by Lake County.

16

- vii. If an adjacent commercial parcel is vacant, only 50-percent of the buffer width

1 and plants Shall be required for the commercial parcel being developed. The
2 adjacent vacant commercial parcel Shall install the remaining 50-percent of the
3 buffer when it is developed.

4 viii. The landscape in all required buffer areas shall be composed 100% of native
5 Florida species.

6 b. Landscaping for Single-Family and Duplex Lots.

7 i. Each single-family or duplex lot Shall provide canopy trees as follows:

Lot Size	Minimum Number of Canopy Trees
Six thousand (6,000) square feet or less	2
Between six thousand one (6,001) and ten thousand (10,000) square feet	3
Between ten thousand one (10,001) square feet to fifteen thousand (15,000) square feet	4
between fifteen thousand one (15,001) square feet to forty-three thousand five hundred sixty (43,560) square feet (1 acre)	5

8 ii. One (1) or more of the required canopy trees Shall be planted at a minimum of
9 10-foot feet and maximum of 20-feet outside of the right-of-way for lots less
10 than or equal to one-half (1/2) acre.

11 c. Front Yard Trees.

12 i. Front yard trees shall be along internal roads throughout the development.

13 ii. All front yard trees Shall be canopy trees, at an average spacing of 50-feet on
14 center spacing along both sides of roads. The canopy trees required for
15 residential lots may count towards this requirement if within a minimum of 10-
16 feet and a maximum of 20-feet of the right-of-way line. Canopy trees Shall be
17 planted a minimum of 8-feet from public sidewalks and curb.

18 iii. Trees may not be planted in the right-of-way (R.O.W.)

19 d. Water Conservation.

20 i. To maximize water conservation and minimize fertilizer/pesticide runoff, all
21 new construction must be certified as Florida Water StarSM Silver. Where
22 Florida Water Star Certification will not be obtained, a "Letter of Certification of
23 the Design for an Irrigation System" signed by the contracted irrigation
24 installation/design professional certifying the design is consistent with Florida
25 Water StarSM criteria shall be required before issuance of a building permit. In

1 addition, where Florida Water StarSM Certification will not be obtained, a
 2 “Letter of Completion Certifying Compliance with Design for an Irrigation
 3 System” signed by the contracted irrigation installation/ design professional
 4 certifying the installation is consistent with Florida Water StarSM criteria shall
 5 be required before issuance of a certificate of occupancy.

6 ii. All landscape irrigation shall be provided by re-use reclaimed water. Another
 7 type of non-potable water supply may be used for landscape irrigation if re-use
 8 reclaimed water is not available to the PUD. In no instance shall potable water
 9 be used for landscape irrigation.

10 iii. St. Augustine grass shall be prohibited within the development.

11 iv. Turf shall be placed so that it can be irrigated separately. Grasses having less
 12 than excellent drought tolerance as referenced in the Plant List for Lake County
 13 may be installed on a maximum of 60-percent of the pervious (landscape) area
 14 of any lot or parcel as follows:

Turf Grass Table	
Site Size	Turf Area
< 5 Acres	60% of the pervious landscape area.
5 to 10 Acres	60% of the pervious landscape area, not to exceed 5 acres, whichever is less.
> 10 Acres	60% of the pervious landscape area, not to exceed 10 acres, whichever is less.
Turf having an excellent drought tolerance rating, such as Bahia grass, may be used on the entire site and is not subject to this limitation	
Agricultural uses, commercial golf courses greens and fairways, cemeteries, and public or private active recreation fields such as ball fields are exempt from this limitation.	

15 e. All pervious common areas Shall have ten (10) Canopy trees per acre minimum. Some
 16 parts of the site may be left as open space, but the total number of trees Shall average
 17 ten (10) canopy trees per acre for pervious areas. Other landscape requirements may
 18 be used to meet this requirement such as required landscape buffering and retention
 19 pond landscaping. Permanent water bodies, wetlands and wet retention ponds Shall
 20 be excluded in calculating the amount of pervious area requiring ten (10) canopy trees
 21 per acre.
 22

23 f. Landscaping requirements for Parking Areas and Development other site areas,
 24 excluding single-family and duplex lots.

25 i. Interior Parking Areas. Landscape islands Shall be provided within parking
 26 areas, as described below to prevent excessively long, contiguous runs of
 27 parking spaces. These areas Shall use curbs, wheel stops, bollards, or other

1 control measures to prevent encroachment or damage to trees and vegetation.
2 This requirement Shall not apply to parking garages, staging or storage areas
3 at distribution centers. A minimum of 50-percent of the required Interior Parking
4 areas trees Shall be Live Oak trees.

5 1. Single-Row Terminal Landscape Islands. A single row parking bay
6 Shall not contain more than ten (10) contiguous parking spaces or
7 extend more than 120-feet, whichever is more restrictive. One (1)
8 single-row terminal landscape island, with a minimum pervious area of
9 300-square feet and a minimum width of 12-feet, Shall be provided at
10 each end of a single-row parking bay. Each single-row terminal
11 landscape island Shall contain at least one (1) canopy tree. Required
12 maximum 2-foot-high screening shrubs Shall be utilized the entire
13 length of the landscape island, or as limited by sight distances. Please
14 see below Figure C — Single and Double-Row Terminal Landscape
15 Island.

16 2. Double-Row Terminal Landscape Islands. A double-row parking bay
17 with head-to-head parking Shall not contain more than twenty (20)
18 contiguous parking spaces in a 2-rows × 10-space configuration or
19 extend more than one hundred twenty (120) feet, whichever is more
20 restrictive. One (1) double-row terminal landscape island, with a
21 minimum pervious area of 600-square feet and a minimum width of
22 12-feet, Shall be provided at each end of a double-row parking bay.
23 Each double-row terminal landscape island Shall contain at least two
24 (2) canopy trees. Required maximum 2-foot-high screening shrubs
25 Shall be utilized the entire length of the landscape island, or as limited
26 by sight distances.

27 3. Intermediate Landscape Islands. Intermediate landscape islands Shall
28 be provided for any parking lot with eighty (80) or more parking spaces,
29 and an additional intermediate landscape island Shall be provided for
30 every additional twenty (20) parking spaces in excess of eighty (80).
31 Each intermediate landscape island Shall have a minimum pervious
32 area of 300-square feet and a minimum width of 12-feet, and each
33 intermediate landscape island Shall contain at least one (1) canopy
34 tree. Required maximum 2-foot-high screening shrubs Shall be utilized
35 the entire length of the landscape island, or as limited by sight
36 distances. Alternatively, a minimum 7-foot-wide landscape strip may
37 be provided between head-to-head parking, which may count as the
38 required intermediate landscape island for every 300-square foot of
39 pervious area provided. If a landscape strip is used, ornamental
40 landscape trees and shrubs Shall be planted within the landscape strip
41 on minimum thirty-foot centers. Please see below Figure D —
42 Intermediate Landscape Islands.

- 1 4. Limited Off-Street Paved Parking areas. Interior portions of off-street
2 parking facilities, which are not specifically designed as parking
3 spaces or maneuvering areas, Shall not be paved for vehicle use.
- 4 5. Parking Lot Trees and Substitutions. All trees in the parking lots Shall
5 be canopy trees, unless otherwise provided. A maximum of 20-percent
6 of the required canopy trees in the parking lots may be substituted with
7 palm trees. Palm trees used as substitutions in parking lots Shall be
8 planted at a 2:1 ratio (i.e. Cabbage Palms, Windmill Palms) in relation
9 to canopy trees with the exception of Canary Island Palms, Date Palms
10 and Paurotis Palms, which may be planted at a 1:1 ratio.
- 11 6. Perimeter Trees and Spacing. Canopy trees Shall be planted an
12 average of 50-foot centers around the total perimeter of the parking lot
13 and all vehicular service areas. Clustering may be utilized but spacing
14 Shall not exceed 150-foot spacing. The canopy trees Shall be planted
15 between 8-feet and 30-feet from the edge of pavement. Canopy trees
16 within the landscape buffers may be used if they fall within 30-feet from
17 the edge of paving or vehicular service area as shown in Figure E —
18 Perimeter Trees and Spacing.
- 19 ii. Building Landscapes, other than industrial. Buildings Shall have landscape
20 areas planted with trees, shrubs, or groundcovers, other than sod, around the
21 building as follows:
 - 22 1. Building Perimeter landscaped area shall be a minimum of three 3-
23 feet-wide; shall be around a minimum of 40-percent of the building
24 perimeter; and shall be located within 25-feet of the building walls.
 - 25 2. Minimum planting requirement for each 100-feet shall be: Three (3)
26 ornamental trees or one (1) canopy tree; and Twenty-eight (28)
27 shrubs.
 - 28 3. Trees installed for any other requirement of this section may be
29 credited towards this requirement if in the required location.
- 30 iii. Pervious Parking. Parking spaces provided in excess of the minimum required
31 Shall be constructed of pervious materials, such as turf blocks or grassed
32 parking areas. Pervious parking may also be provided, if not otherwise
33 prohibited by other provisions of the Lake County Code, in the following areas:
 - 34 1. Adjacent to parking lot landscape islands to allow for the percolation
35 of water and the exchange of oxygen for the tree roots.
 - 36 2. In low impact areas or infrequent use areas such as churches or the
37 outlying parking areas of malls or other shopping areas.

- 1 iv. Internal Access Roads. Developments with internal access roads Shall be
2 required to plant one (1) canopy tree on each side of the road approximately
3 every 50-feet. Access roads immediately in front of commercial structures and
4 other buildings do not have to meet the access road tree requirement but do
5 have to meet other parking landscape requirements. Parking lot island canopy
6 trees may be used to meet this requirement if they fall within thirty 30-feet from
7 the edge of the pavement along the internal access road.

- 8 v. Accommodations for Lighting and Other Features. Islands Shall be enlarged
9 beyond the minimum requirement if necessary to accommodate light poles, fire
10 hydrants, or other necessary features. Light poles may be located within the
11 parking area rather than in landscape islands if necessary to ensure that the
12 lighting placement does not conflict with the location or normal growth of
13 landscape island trees. Figure G — Parking Lot Light Placement below.

- 14 vi. Rain Gardens. Parking lot islands are encouraged to use curb breaks and
15 create swale or depression areas to allow for the percolation of rainwater and
16 parking storm water. Attention Shall be given to the selection, placement, and
17 durability of landscape material within rain garden areas to ensure their long-
18 term viability. Any proposed rain garden areas must comply with all storm water
19 requirements. Smaller rain gardens that serve as landscape islands Shall
20 adhere to all canopy and understory requirements for landscape islands.

- 21 vii. Guardhouses. An area greater than or equal to 50-percent of the footprint of
22 any guardhouse Shall be landscaped immediately adjacent to the guardhouse
23 to create an aesthetic landscape. When the guardhouse is located within the
24 roadway median, the required landscaping Shall also be planted in the median.
25 Clear zones and clear sight lines must be maintained for any landscape within
26 the road right-of-way. The clear zone Shall consist of an area between 2-feet
27 and 8.5-feet height from the road elevation. The landscape area Shall consist
28 of shrubs, groundcovers, and trees. Sod or other ornamental landscaping may
29 be utilized in the remaining area around the guardhouse if 50-percent of the
30 guardhouse square footage area has been landscaped as described (see
31 Figure I Vehicular Gates and Associated Security Walls).

- 32 viii. Vehicular Gates and Associated Security Walls. Landscaping Shall be required
33 on the entrance side of gates and walls as follows:
 - 34 1. A minimum of 400-square feet of landscape area Shall be provided on
35 each side of an entrance road.
 - 36 2. Within each entrance area of 400-square feet, one (1) canopy tree or
37 three (3) ornamental trees Shall be provided.
 - 38 3. The landscape area Shall have shrubs, perennials, vines, or other
39 ornamental plantings other than sod. When a utility easement or other

1 restrictive condition restricts the use of trees, then the tree portion of
2 this requirement may be waived or limited by the County Manager or
3 designee.

4 ix. Retention Pond Landscaping. Three (3) canopy trees for 150-linear feet of
5 retention pond bank shall be required as measured at the top of pond bank.
6 Trees shall be planted within 40-feet from the top of bank line and include a
7 ten-foot clear zone for maintenance. A minimum of three (3) canopy trees shall
8 be required at retention ponds. Curvilinear retention ponds, rather than
9 geometric or rectangular ponds, are encouraged.

10 x. Screening of Heating/Ventilation/Air Conditioning Units. Where
11 heating/ventilation/air conditioning units are located on the ground surface
12 area, they shall be screened from view. A combination of a fence and a berm
13 or shrubs shall be required.

14 g. Plant Materials.

15 i. Canopy Trees. All canopy trees required shall be a minimum of 2.5-caliper
16 inches and in a thirty (30) gallon container or greater. Equivalent ball and burlap
17 trees may be used. The minimum height of trees is 8-feet, and the minimum
18 spread is 4-feet. Canopy trees shall be provided with a minimum 100-square
19 foot pervious area around the trunk with a minimum diameter of 8-feet.

20 ii. Ornamental trees. All ornamental trees required shall be a minimum of 2-
21 caliper inches and in a thirty-gallon container or greater. Equivalent ball and
22 burlap trees may be used. The minimum height of trees is 8-feet, and the
23 minimum spread is 4-feet.

24 iii. Palms. Palms may be used in place of ornamental or canopy trees to meet the
25 minimum tree requirements. In no case shall the total number of palms of all
26 species combined account for more than 20-percent of the required canopy
27 trees nor more than 20-percent of the required ornamental trees. The minimum
28 size of palms is 4-feet of clear trunk for tree form palms. Two (2) palm trees
29 count as one (1) canopy or ornamental tree unless it is a large specimen palm
30 tree such as a Medjool or Date Palm which may be counted as one (1) palm
31 tree to one (1) canopy or ornamental tree.

32 iv. Shrubs. Shrubs shall be used for all visual screens that are required pursuant
33 to this ordinance. Shrubs shall be planted on minimum centers no greater than
34 48- inches. The minimum installed size of shrubs shall be three (3) gallon
35 Florida Grade 1.

36 v. Grass. Grassed areas may be sodded, plugged, sprigged, or seeded and shall
37 provide complete coverage planted to industry standards within one hundred
38 eighty (180) days. Complete coverage shall mean that, once established, not

1 more than 10-square feet cumulative of bare ground per 0.25-acre of grass
2 area is exposed. Nothing herein Shall be construed to prevent the conversion
3 of grassed areas to Florida Friendly landscapes. Solid sod Shall be used on
4 slopes greater than 20-percent.

5 h. Other Requirements. All other landscaping and screening shall be in accordance with
6 the Comprehensive Plan and LDR, as amended. If there is a conflict between the
7 current regulations and this ordinance, this ordinance shall take precedence.

8 **P. Stormwater and Floodplain Management.** The stormwater management system shall be
9 designed in accordance with all applicable Lake County and St. Johns River Water
10 Management District (SJRWMD) requirements, as amended.

11 **Q. Signage.** All signs shall be consistent with the LDR, as amended.

12 **R. Lighting.**

13 a. All development will adhere to Dark-Sky Principles and Section 3.09.00LDR, as
14 amended. In situations where Lighting Standards conflict with Dark-Sky Principles,
15 Dark-Sky Principles shall have precedence.

16 b. All streetlighting must meet FDOT street lighting standards, dark sky, and warm white
17 glow correlated color temperature (CCT) not to exceed 3000k.

18 c. All streetlighting shall be owned and maintained by the HOA or other property owners'
19 association.

20 **S. Utilities.**

21 a. Potable Water and Wastewater services shall be provided by Utilities, Inc. of Florida.

22 b. When available, reclaimed water shall be provided for landscaping. Dry pipes shall be
23 installed concurrent with development to accommodate reclaimed water for when it
24 becomes available.

25 **T. Special Events.** Special events, including community events, are intended to promote inviting,
26 vibrant, creative, and entertaining community gatherings within the Property.
27 Community/Special Events such as, but not limited to, arts and craft festivals, community
28 walks/running events, charity events, music fests, food and wine festivals, movies in the park,
29 dog days, car shows and sponsorship events, yoga in the park, weddings, special food truck
30 events, farmers markets, and similar events. These uses are permitted on common areas, Job
31 Hub Tracts, and trails, as appropriate.

32 a. No single event shall be more than three (3) consecutive days without County Manager
33 or designee approval.

34 b. Special events are permitted to operate between 6:00 am and 12:00 midnight (including

- 1 setup and takedown) on a year-round basis; except that three (3) special events per
2 year are permitted to operate between 6:00 am and 1:30 am (including setup and
3 takedown).
- 4 c. Outdoor music, loudspeakers, etc. are permitted at special events between 10:00 am
5 and 7:00 pm Sundays – Thursdays, and until 11:00 pm on Fridays and Saturdays.
- 6 d. Special events shall be permitted for an unlimited number of events.
- 7 e. Special events shall obtain a special event site plan from the Office of Planning and
8 Zoning as described in the LDR, as amended.
- 9 f. Applicants may be required to obtain a special event permit if one (1) or more of the
10 following criteria apply:
 - 11 i. The event is intended to, or likely to, attract more than five hundred (500)
12 people;
 - 13 ii. The event requires the temporary closure of any collector or arterial public
14 roadway;
 - 15 iii. The event involves the use of pyrotechnics; or
 - 16 iv. The event exceeds the maximum allowed number of patrons within an
17 establishment.

18 **U. Concurrency Management Review and Impact Fees.** Concurrency shall be met prior to the
19 issuance of any development order, consistent with the LDR, as amended.

20 **V. Development Review and Approval.**

- 21 a. Prior to the issuance of any permits, the Owners will be required to submit a preliminary
22 plat, construction plans, and final plat generally consistent with EXHIBIT “B” -
23 Conceptual Plan and/or site plan for review and approval in accordance with the
24 Comprehensive Plan and LDR, as amended.
- 25 b. In the review of development plans, if it is determined by the review staff that a
26 development standard has not been included in this Ordinance, or there is ambiguity in
27 a PUD standard, the applicant shall request an interpretation of the development
28 standard from the County Manager or designee. The interpretation may take two forms:
29 an agreed upon standard by the County Manager or designee, or a referral to the most
30 applicable section of the then current code. The interpretation shall be binding on the
31 applicant. If the applicant does not agree with the interpretation, the applicant may
32 appeal the decision to the Board of County Commissioners.
- 33 c. Physical development shall commence within three (3) years from the date of this
34 Ordinance approval. Failure to commence construction within three (3) years of

1 approval shall cause the revocation of this ordinance, in accordance with the
2 Comprehensive Plan or superseding documents amended. Prior to expiration of the
3 three-year time frame, the Board of County Commissioners may grant, via a Public
4 Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a
5 showing that reasonable efforts have been made towards securing the required
6 approvals and commencement of work.

7 d. The specific references in this Ordinance to the Florida Statutes, Florida Administrative
8 Code, Lake County Comprehensive Plan, and the LDR shall include any future
9 amendments to the Statutes, Code, Plans, and/or Regulations.

10 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

11 **A.** After establishment of the facilities as provided herein, the property shall only be used for the
12 purposes named in this Ordinance. Any other proposed use must be specifically authorized by
13 the Board of County Commissioners.

14 **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,
15 move, convert, or demolish any building, structure, add other uses, or alter the land in any
16 manner within the boundaries of the above-described land without first obtaining the necessary
17 approvals in accordance with the Lake County Code, as amended, and obtaining the permits
18 required from the other appropriate governmental agencies.

19 **C.** This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land
20 and the terms, conditions, and provisions hereof, and shall be binding upon the present Owners
21 and any successors and shall be subject to each condition herein set out.

22 **D.** Construction and operation of the proposed use shall always comply with the regulations of this
23 and other governmental permitting agencies.

24 **E.** The transfer of ownership or lease of any or all the property described in this Ordinance shall
25 be included in the transfer or lease agreement, a provision that the purchaser or lessee is made
26 good and aware of the conditions established by this Ordinance and agrees to be bound by
27 these conditions. The purchaser or lessee may request a change from the existing plans and
28 conditions by following procedures contained in the LDR, as amended.

29 **F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms
30 and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

31 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
32 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity
33 of the remaining portions of this Ordinance.

1 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this
2 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
3 Florida Statutes.

4
5 **Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

6
7 **ENACTED** this _____ day of _____, 2022.

8
9 **FILED** with the Secretary of State _____, 2022.

10
11 **EFFECTIVE** _____, 2022.

12
13
14 **BOARD OF COUNTY COMMISSIONERS**
15 **LAKE COUNTY, FLORIDA**

16
17
18 _____
19 **Sean M. Parks, Chairman**

20
21
22
23 **ATTEST:**

24
25
26 _____
27 **Gary J. Cooney, Clerk of the**
28 **Board of County Commissioners**
29 **Lake County, Florida**

30
31
32
33 **APPROVED AS TO FORM AND LEGALITY**

34
35
36 _____
37 **Melanie Marsh, County Attorney**

Exhibit "A" – Legal Description

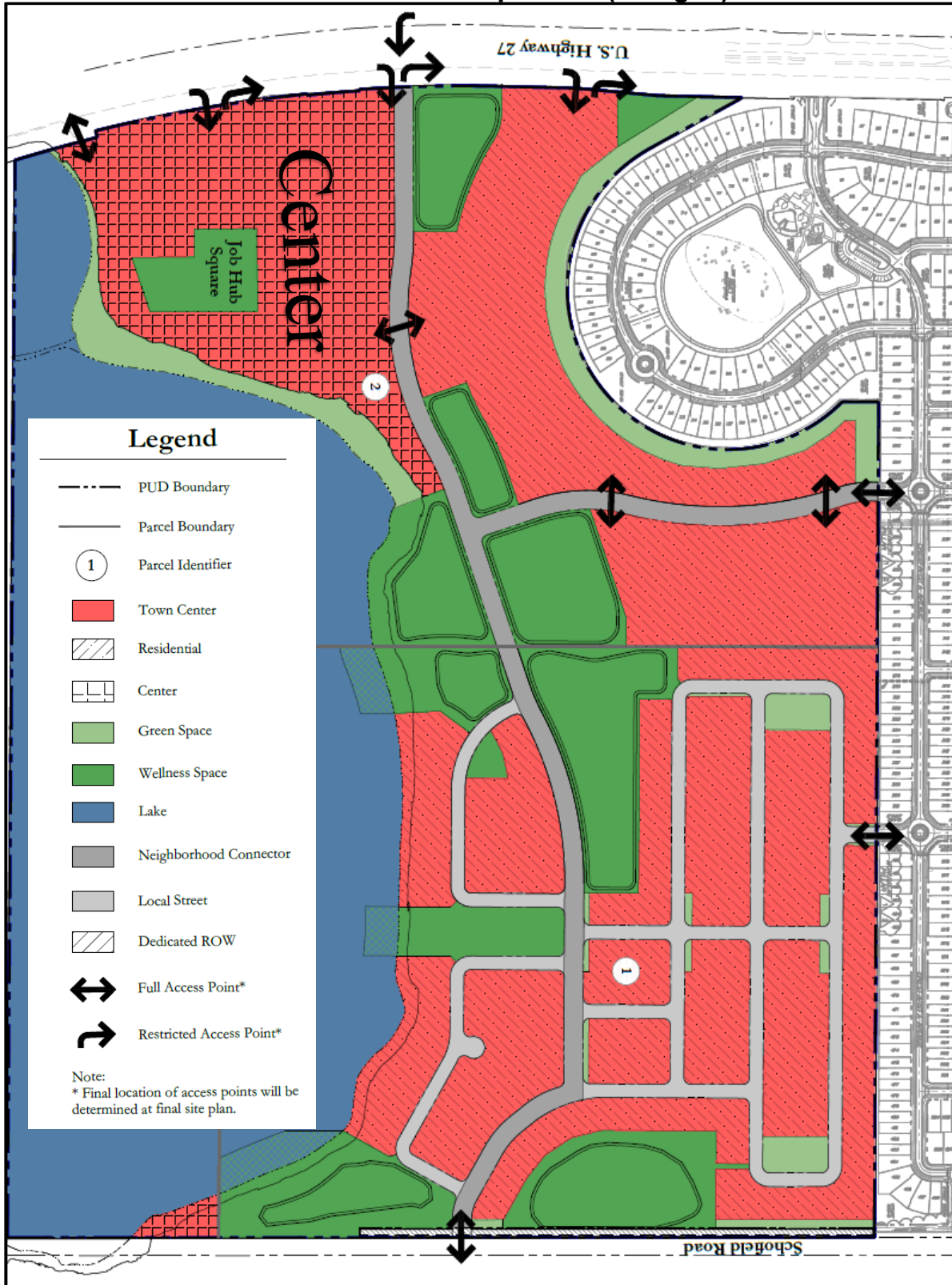
1
2 THAT PORTION OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA LYING EAST OF US
3 HIGHWAY 27 AND WEST OF SCHOFIELD ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4 COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S00°01'04"E ALONG
5 THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2139.75 FEET; THENCE DEPARTING
6 SAID EAST LINE RUN N89°42'27"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF
7 SCHOFIELD ROAD (A 66.00' RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 225, PAGE 510 OF THE
8 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA TO THE POINT OF BEGINNING; THENCE RUN ALONG SAID WEST RIGHT
9 OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S00°01'04"E, A DISTANCE OF 524.44
10 FEET; THENCE S00°01'16"E, A DISTANCE OF 2650.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST
11 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID WEST LINE, RUN N89°35'05"W, A DISTANCE OF 2642.09 FEET
12 TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE CONTINUE N89°35'05"W ALONG
13 THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 1303.32 FEET TO A POINT ON THE
14 EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY
15 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005);
16 THENCE DEPARTING SAID SOUTH LINE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING ELEVEN (11)
17 COURSES AND DISTANCES: THENCE N16°23'33"W, A DISTANCE OF 74.96 FEET TO A POINT ON A NON-TANGENT
18 CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5567.32 FEET, A CENTRAL ANGLE OF 02°26'42", A CHORD
19 BEARING OF N15°09'27"W AND A CHORD DISTANCE OF 237.56 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF
20 SAID CURVE A DISTANCE OF 237.58 FEET TO THE POINT OF NON-TANGENCY; THENCE RUN S76°03'54"W ALONG A
21 RADIAL LINE, A DISTANCE OF 24.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A
22 RADIUS OF 5592.22 FEET, A CENTRAL ANGLE OF 08°02'15", A CHORD BEARING OF N09°54'58"W AND A CHORD
23 DISTANCE OF 783.84 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 784.48
24 FEET TO THE POINT OF NON-TANGENCY; THENCE RUN N84°06'10"E ALONG A RADIAL LINE, A DISTANCE OF 5.00
25 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5587.22 FEET, A
26 CENTRAL ANGLE OF 02°00'32", A CHORD BEARING OF N04°53'35"W AND A CHORD DISTANCE OF 195.89 FEET;
27 THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.90 FEET TO THE POINT OF
28 NON-TANGENCY; THENCE RUN S86°06'42"W ALONG A RADIAL LINE, A DISTANCE OF 5.00 FEET TO A POINT ON A
29 NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5592.22 FEET, A CENTRAL ANGLE OF 05°19'40",
30 A CHORD BEARING OF N01°13'28"W AND A CHORD DISTANCE OF 519.82 FEET; THENCE RUN NORTHERLY ALONG THE
31 ARC OF SAID CURVE A DISTANCE OF 520.01 FEET TO THE POINT OF NON-TANGENCY; THENCE N01°24'34"E, A
32 DISTANCE OF 270.08 FEET; THENCE N05°13'26"E, A DISTANCE OF 300.67 FEET; THENCE N01°24'30"E, A DISTANCE
33 OF 309.38 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN S28°50'13"E, A DISTANCE OF
34 376.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 588.46
FEET, A CENTRAL ANGLE OF 197°04'56", A CHORD BEARING OF N53°08'54"E AND A CHORD DISTANCE OF 1163.87
FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2024.14 FEET TO THE POINT
OF NON-TANGENCY; THENCE N00°17'33"E, A DISTANCE OF 132.88 FEET; THENCE S89°42'27"E, A DISTANCE OF
3059.12 FEET TO THE POINT OF BEGINNING.

CONTAINING: 11,964,893 SQUARE FEET OR 274.676 ACRES MORE OR LESS.

1

Exhibit "B" – Concept Plan (2 Pages)



2

