

Summary of Ordinance

The purpose of this Ordinance is to create Section 16.00.03, Chapter XVI, Lake County Code, Appendix E, Land Development Regulations, to be entitled *Regional Roadway Network Landscape and Hardscape Design Standards*. The Ordinance provides design standards for portions of Wellness Way, Hancock Road, Schofield Road and County Road 455, located in the Wellness Way Area Plan Boundaries.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation “* * *” shall mean that all preceding or subsequent text remains unchanged (excluding any renumbering or relettering that might be needed).

ORDINANCE 2023-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; CREATING SECTION 16.00.03, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, TO BE ENTITLED *REGIONAL ROADWAY NETWORK LANDSCAPE AND HARDSCAPE DESIGN STANDARDS*; PROVIDING DESIGN STANDARDS FOR PORTIONS OF WELLNESS WAY, HANCOCK ROAD, SCHOFIELD ROAD AND COUNTY ROAD 455, LOCATED IN THE WELLNESS WAY AREA PLAN BOUNDARIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Wellness Way Area Plan (WWAP) was adopted by the Board of County Commissioners in 2016, through Ordinance 2016-01, which created Goal I-8 of the Lake County Comprehensive Plan; and

WHEREAS, the intent of the WWAP, which is an Urban Service Area as defined under Section 163.3164(50), Florida Statutes, 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; and

WHEREAS, Objective 1-8.1 states that the County shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio by focusing on growth and retention of target industries and the complimentary land uses and infrastructure needed to support them; and

WHEREAS, to achieve the Goals and Objectives of the Comprehensive Plan for the WWAP, it is necessary to adopt Land Development Regulations that establish standards for development in the area; and

WHEREAS, the Board of County Commissioners (Board) adopted on May 3, 2022, the

1 Wellness Way Area Plan Development Standards pursuant to Ordinance 2022-23; and

2
3 **WHEREAS**, the Board has determined that amending these regulations to provide for
4 additional landscaping and hardscaping requirements for portions of Wellness Way, Hancock
5 Road, Schofield Road, and County Road 455, located within the WWAP boundaries, are in the
6 best interests of the public health, safety, and welfare of the residents of Lake County, Florida.
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8 **NOW, THEREFORE**, be it ordained by the Board of County Commissioners of Lake
9 County, Florida, as follows:

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11 **Section 1. Legal Findings of Fact.** The foregoing recitals are hereby adopted as
12 legislative findings of the Board of County Commissioners and are ratified and confirmed as being
13 true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.
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15 **Section 2. Creation.** Section 16.00.03, Lake County Code, Appendix E, Land
16 Development Regulations, to be entitled *Regional Roadway Network Landscape and Hardscape*
17 *Design Standards*, is hereby created to read as follows:

18
19 **CHAPTER XVI WELLNESS WAY AREA PLAN DEVELOPMENT STANDARDS**

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21 *{Sections 16.00.01 and 16.00.02 shall remain unchanged}*

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23 *****

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26 **Section 16.00.03 Regional Roadway Network Landscape and Hardscape Design Standards.**

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29 **A. Introduction and Purpose.**

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31 **1. Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land**
32 **uses within Wellness Way are intended to be flexible allowing employment, residential,**
33 **institutional, agriculture and Wellness/Green Space.**
- 34
35 **2. The primary intent of the Wellness Way Area Plan is to effectuate positive change for the**
36 **following initiatives:**
- 37 a. **Job creation and economic development**
 - 38 b. **Regional transportation connectivity**
 - 39 c. **Creation of the wellness corridor/recreation/open space network**
 - 40 d. **Promotion of recreation and healthy living**
 - 41 e. **Water smart approaches**
 - 42 f. **Preservation of scenic resources including topography**
 - 43 g. **Health and wellness community development**
- 44

- 1 3. These Landscape and Hardscape Design Standards will provide direction to designers of
2 individual segments of the Regional Roadway Network and to the County for approval of
3 final construction plans that are consistent with these initiatives.
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5 **B. Applicability.**
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- 7 1. These standards shall apply to the following Regional Roadways:
8
9 a. Wellness Way from U.S. 27 to the Orange County Line
10 b. Hancock Road from Hartwood Marsh Road to Wellness Way
11 c. Schofield Road from Wellness Way to the Orange County Line
12 d. County Road 455 from Hartwood Marsh Road to Sawgrass Bay Boulevard
13
14 2. The locations of these Regional Roadways are shown on Figure 1, Subsection J. The
15 Standards are not intended to be applicable to the Neighborhood Street System as defined
16 in the Wellness Way Community Design Guidelines and Standards.
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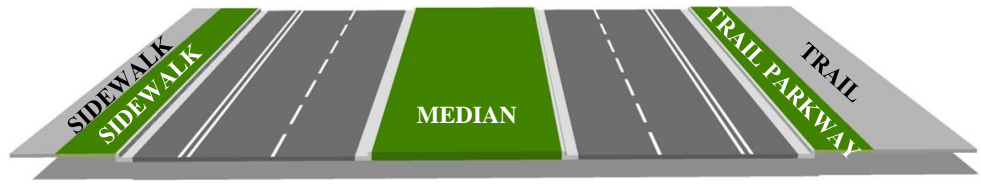
18 **C. Design Intent.** Landscape and hardscape designs for the applicable roadways shall be
19 consistent with the following principles:
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- 21 1. Low Maintenance: Utilize material selections and innovative design strategies to minimize
22 costs of high-quality vegetation management.
23 2. Minimal Irrigation: Select material that does not require supplemental irrigation beyond
24 the establishment period.
25 3. Florida-Friendly Landscaping: Utilize a diverse mix of context appropriate, resilient,
26 Florida Friendly, primarily native plants that reflect the regional identity.
27 4. Reflect Open Space Character Through CONSERV II: Design to respect a rural character
28 in landscape design where Framework Roadways cross CONSERV.
29 5. Trail Comfort and Connectivity: Design to include shade on the trail to the maximum
30 extent possible and incorporate elements that promote the clear identification of the trail as
31 part of the larger Lake County trail network.
32 6. Color and Seasonal Interest: Utilize color, texture, pattern, and form to develop naturally
33 beautiful and enjoyable roadways that are context sensitive, and conserve scenic, aesthetic,
34 historic, and environmental resources while maintaining safety and mobility.
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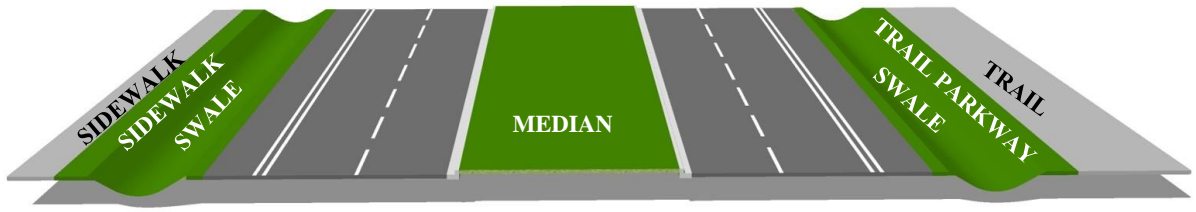
36 **D. Typical Sections and Landscape/Hardscape (LS/HS) Zones.**
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- 38 1. The Regional Roadways within the Wellness Way Area are designed with one of two
39 typical sections. The locations of these sections are shown on Figure 2, Subsection K.
40
41 a. The Urban Section (shown below) shall be designed to ultimately be a 4-lane divided
42 roadway with curb and gutter drainage, a curbed landscape median, and landscape
43 parkways on each side separating a sidewalk on one side of the roadway and a multi-
44 use trail on the opposite side. The standard right-of-way width is 120 feet. Dimensions
45 shall be approved by the County Engineer.
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b. Rural Section (shown below) shall be designed to ultimately be a 4-lane divided roadway with drainage swales, a curbed landscape median, and landscape parkways on each side separating a sidewalk on one side of the roadway and a multi-use trail on the opposite side. The standard right-of-way width is 200 feet. Dimensions shall be approved by the County Engineer.



1 **E. Landscape and Hardscape Requirements**

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1. Urban Section.

| <u>LS/HS Zone</u> | <u>Requirements</u> |
|---|---|
| <u>Sidewalk</u> | <u>6 feet minimum width concrete sidewalk</u> |
| <u>Sidewalk Parkway</u> | <p><u>8 feet minimum width unless the site or right-of-way is constrained. If conditions are constrained, the County Manager or designee may approve an alternative width.</u></p> <p><u>Canopy Trees planted at regular spacing of 50 feet o.c.</u></p> <p><u>Shrubs covering a minimum of 10% of the area and turf/groundcover for the remainder of the parkway area. Turf may no exceed 50% of ultimate parkway area.</u></p> <p><u>Pedestrian lighting at 50 feet o.c. or as required by lighting plan.</u></p> |
| <u>Median</u> | <p><u>One Canopy Tree per 200 feet (spacing not required to be regular)</u></p> <p><u>Palms and Accent Trees grouped in clusters of no less than 5 with groupings approximately every 100 feet.</u></p> <p><u>Shrubs with a minimum coverage of 30% of the ultimate median area and turf/groundcover for the remainder of the median area. Turf may not exceed 50% of ultimate median area. Temporary median areas must be sodded.</u></p> <p><u>2 feet width mulch maintenance strip required along median curb (where provided)</u></p> <p><u>Street lighting at 125 feet o.c. or as required by lighting plan</u></p> |
| <u>Trail Parkway</u> | <p><u>8 feet minimum width unless the site or right-of-way is constrained. If conditions are constrained, the County Manager or designee may approve an alternative width.</u></p> <p><u>Canopy Trees planted at regular spacing of 50 feet o.c.</u></p> <p><u>Shrubs covering a minimum of 10% of the area and turf/groundcover for the remainder of the parkway area. Turf may not exceed 50% of ultimate parkway area.</u></p> <p><u>Pedestrian lighting at 50 feet o.c. or as required by lighting plan</u></p> |
| <u>Trail (Wellness Way Ridgeway Trunk Trail)</u> | <u>14 feet standard width asphalt multi-use trail</u> |

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| | In “Center” locations where Wellness Way Design Guidelines and Standards require buildings built at edge of sidewalk, an alternate concrete trail in the configuration shown in subsection E.3.c below. |
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2. Rural Section.

| <u>LS/HS Zone</u> | <u>Requirements</u> |
|-------------------------|--|
| <u>Sidewalk</u> | <u>5 feet minimum width concrete sidewalk</u> |
| <u>Sidewalk Parkway</u> | <p><u>8 feet minimum width unless the site or right-of-way is constrained. If conditions are constrained, the County Manager or designee may approve an alternative width.</u></p> <p><u>Pines placed on natural grouping approximately 10 feet o.c. and grouping of a minimum of 5 per 100 feet with no more than 100 feet of gap between groupings.</u></p> <p><u>No pedestrian lighting</u></p> <p><u>Shrubs covering a minimum of 10% of the area and turf/groundcover for the remainder of the parkway area</u></p> |
| <u>Median</u> | <p><u>Canopy Trees planted at 2 per 200 LF of roadway (irregular spacing as required by lighting plan)</u></p> <p><u>Palms and Accent Trees planted in natural groupings of 5 palms and 3 accent trees per 50 feet with no more than 100 feet of gap between groupings.</u></p> <p><u>Shrubs with a minimum coverage of 20% of the ultimate median area and turf/groundcover for the remainder of the median area. Turf may not exceed 50% of ultimate median area. Temporary median areas must be sodded.</u></p> <p><u>2 feet mulch maintenance strip required along median curb (where provided)</u></p> <p><u>Street lighting at 125 feet o.c. or as required by lighting plan</u></p> |
| <u>Trail Parkway</u> | <p><u>8 feet minimum width unless the site or right-of-way is constrained. If conditions are constrained, the County Manager or designee may approve an alternative width.</u></p> <p><u>Canopy Trees planted at 4 per 200 Linear Feet (LF) of roadway (clustered; irregular spacing)</u></p> <p><u>Shrubs covering a minimum of 10% of the area and turf/groundcover for the remainder of the parkway area.</u></p> |

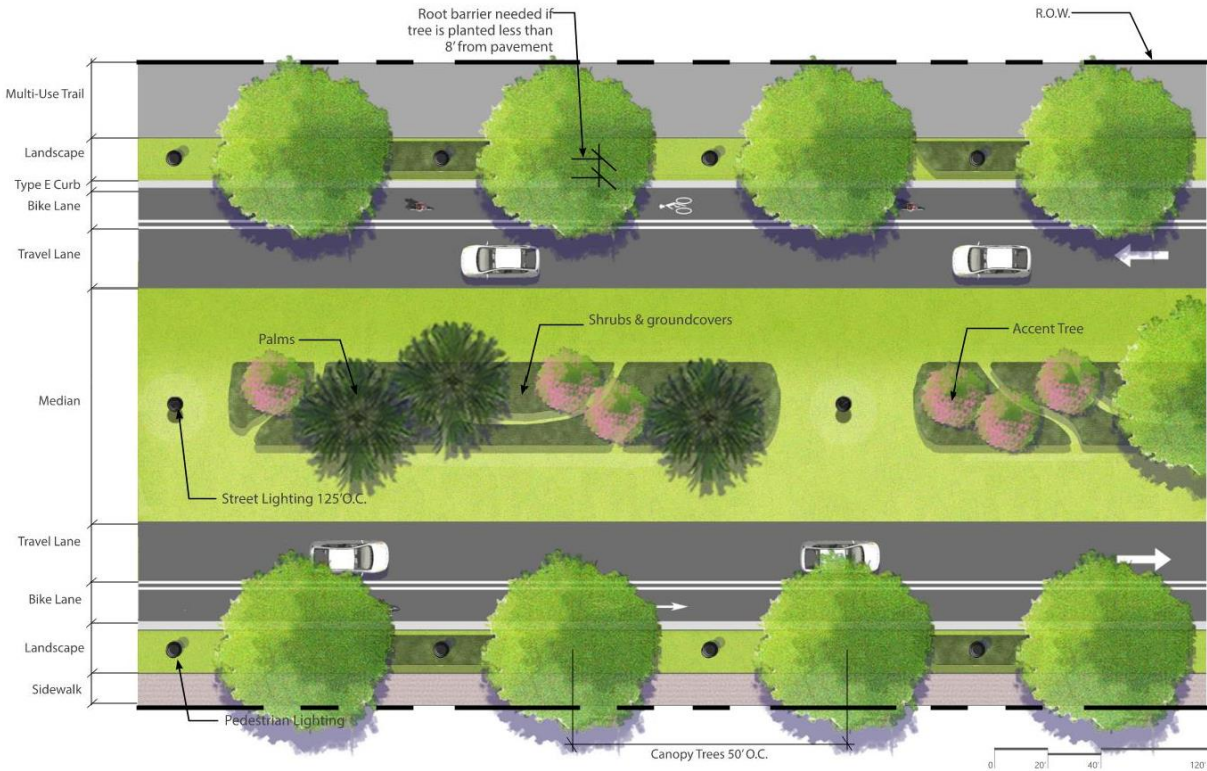
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| | <u>Pedestrian lighting at 50 feet o.c. or as required by lighting plan</u> |
| <u>Trail (Wellness Way Ridgeway Trunk Trail)</u> | <u>14 feet standard width asphalt multi-use trail</u> |
| <u>Swale (each side)</u> | <u>Turf/groundcover only</u> |

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Notwithstanding any of the above standards, all roadway planting shall comply with clear zone and sight line standards found in the *FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*.

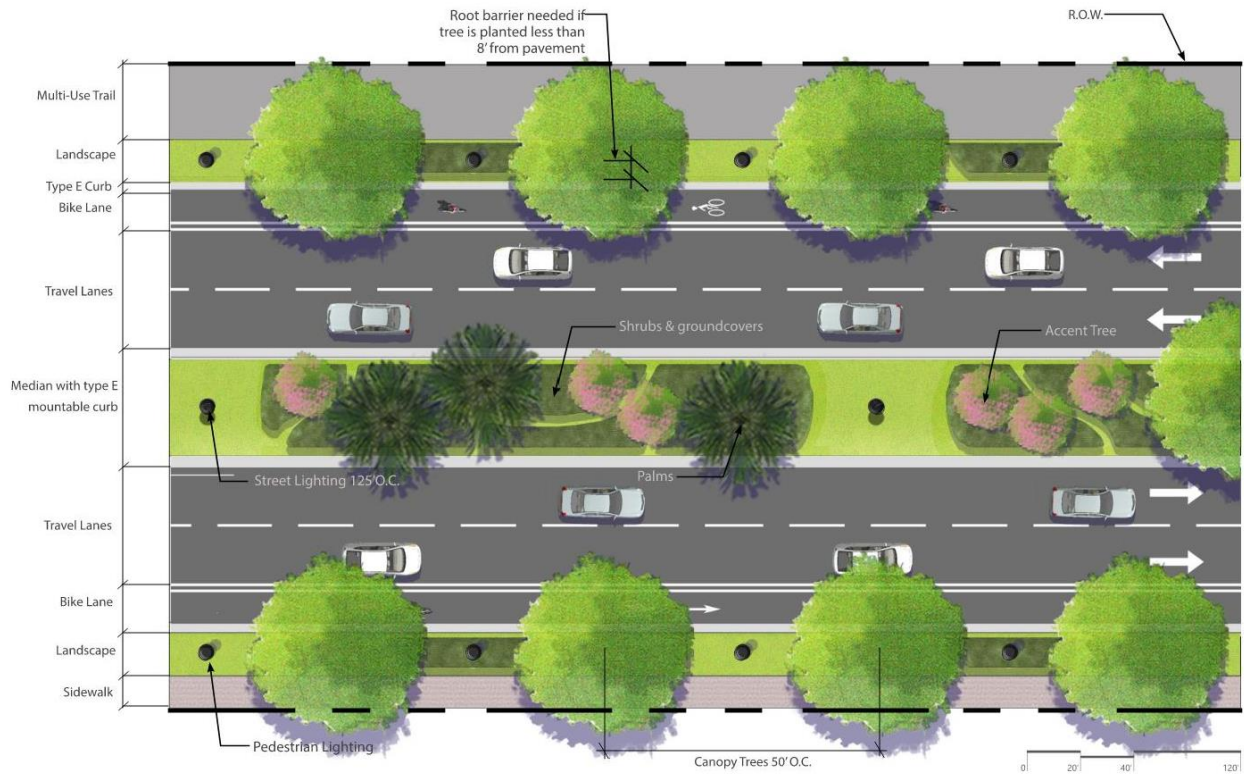
3. **Illustrative Standard Sections.** The following figures are not regulations but are included to illustrate the application of the landscape and hardscape standards to typical roadway sections.

a. **Urban Section - Initial 2-Lane Roadway.**

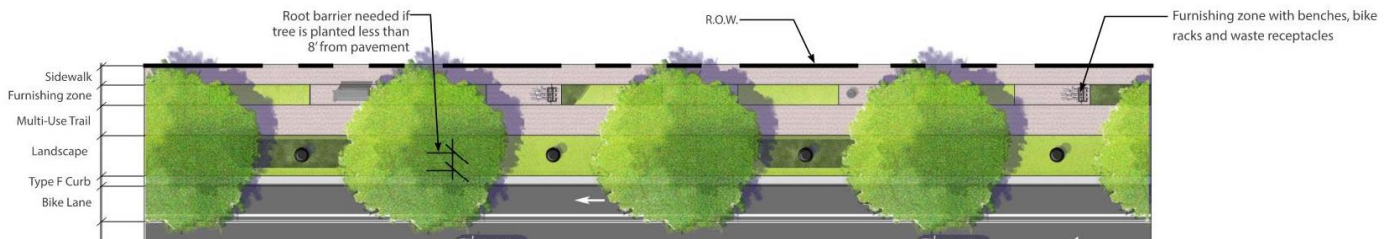


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b. Urban Section – Ultimate 4-Lane Roadway.

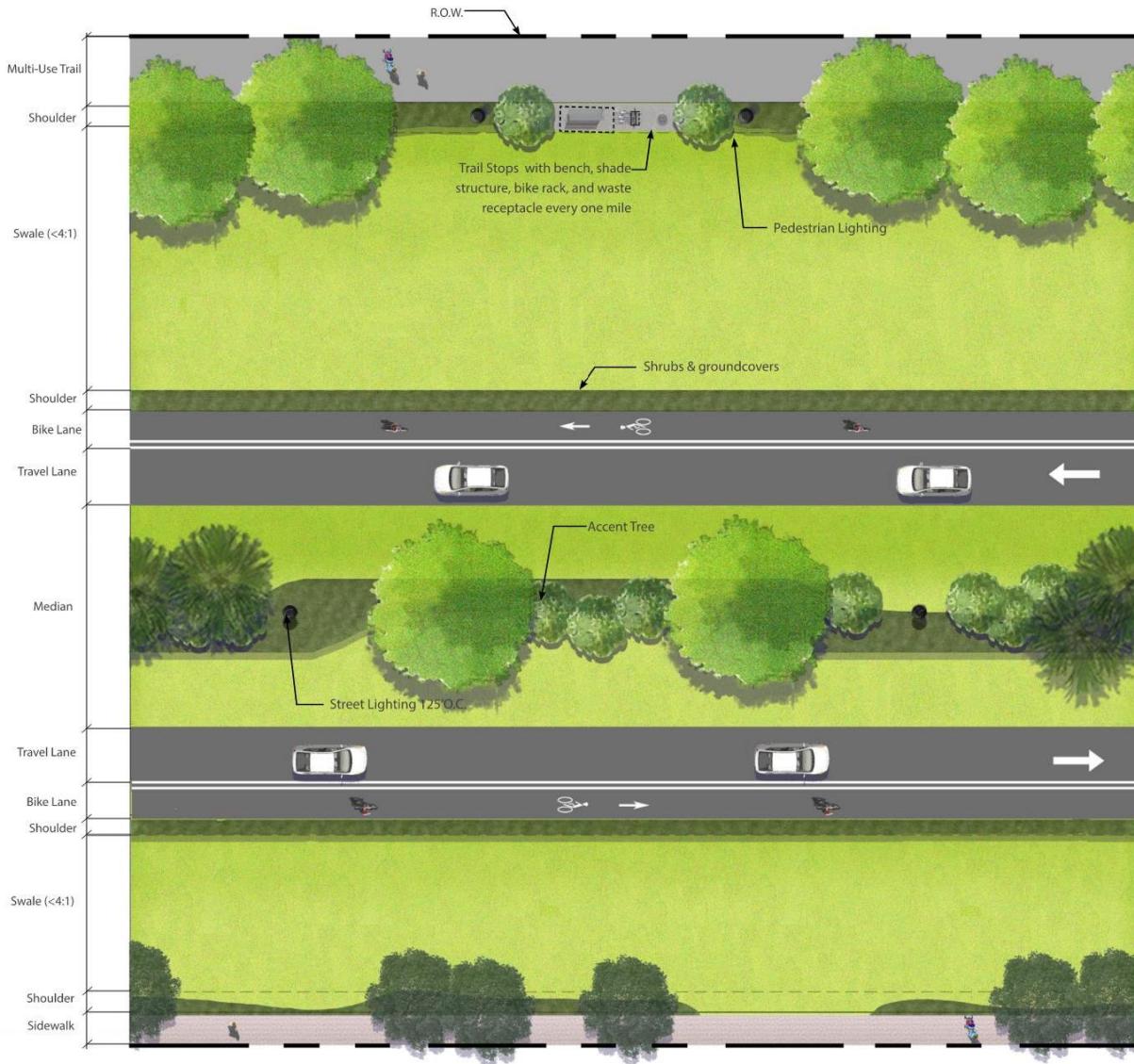


c. Urban Section – Optional Trail Configuration in WWAP Center with Buildings at Edge of Right of Way.



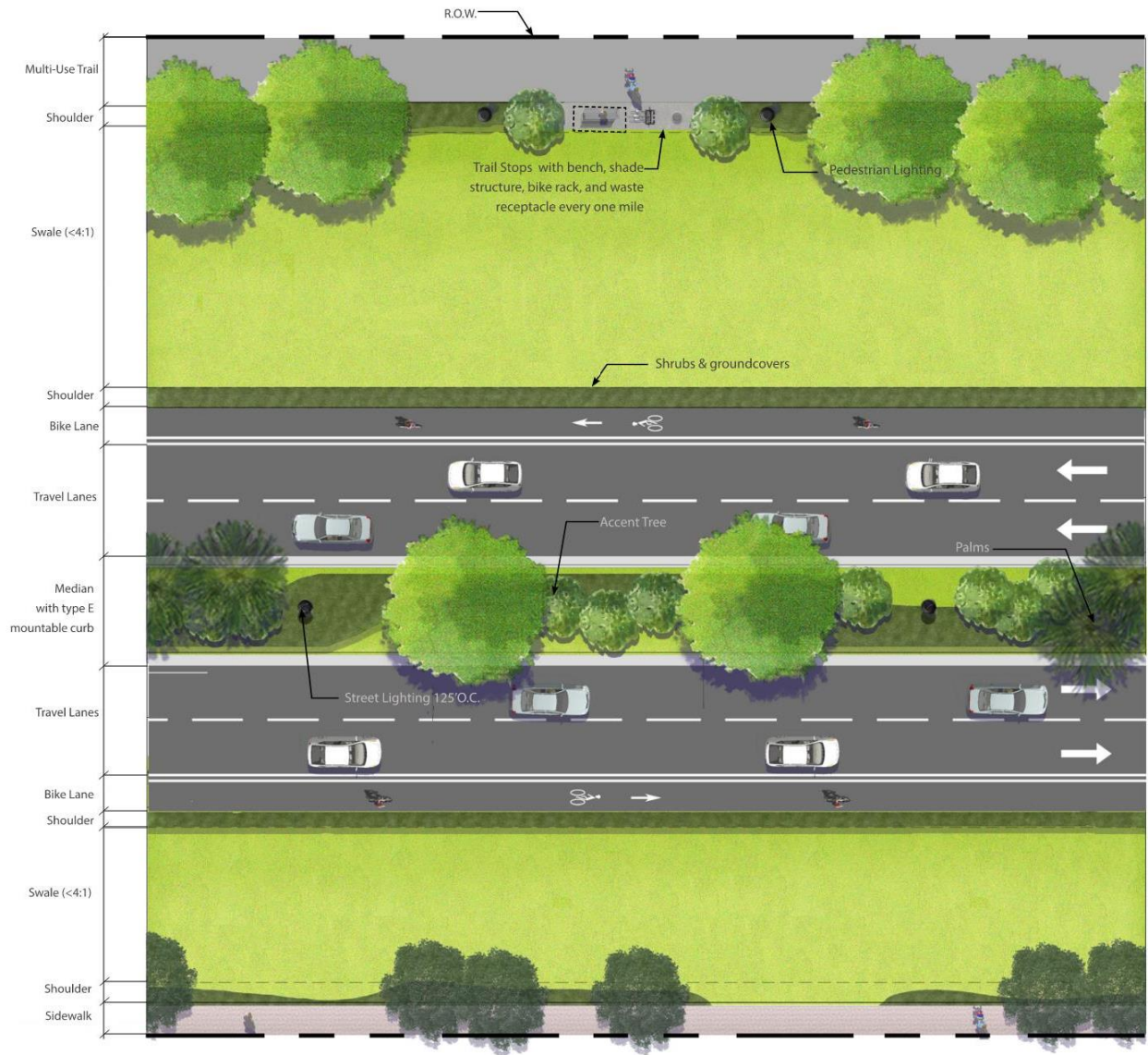
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d. Rural Section – Initial 2-Lane Roadway.



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e. Rural Section – Ultimate 4-Lane Roadway.



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F. Materials

1. Landscape Palette

| <u>Common Name / Botanical Name</u> | <u>Specifications</u> | <u>LS/HS Zone</u> |
|---|---|-----------------------------------|
| <u>Canopy Trees</u> | | |
| <u>Sky Climber Live Oak / <i>Quercus virginiana</i> 'Sky Climber'</u> | <u>100 gallon 4" cal. FL Grade #1</u> | <u>USP, UTP, UM, RSP, RM</u> |
| <u>Palms and Accent Trees</u> | | |
| <u>Sabal Palm / <i>Sabal palmetto</i></u> | <u>Field Grown. 20' Clear trunk w/ regenerated head</u> | <u>USP, UTP, UM, RSP, RM</u> |
| <u>Crape Myrtle / <i>Lagerstroemia indica</i></u> | <u>Standard. 14 – 16 x 8 4" cal. 65 gallon</u> | <u>UM</u> |
| <u>Chickasaw Plum / <i>Prunus angustifolia</i></u> | <u>Standard 10'-12'x6 3" cal. 65 gal</u> | <u>USP, UTP, UM, RSP, RM</u> |
| <u>Pines</u> | | |
| <u>Pinus ellioti / <i>Slash Pine</i></u> | <u>8'-10' 2" cal. 25 gal</u> | <u>RSP, RM</u> |
| <u>Shrubs</u> | | |
| <u>Saw Palmetto/ <i>Serenoa repens</i></u> | <u>7 gallon</u> | <u>USP, UTP, UM, RSP, RM</u> |
| <u>Coontie / <i>Zamia integrifolia</i></u> | <u>3 gallon 12"-18" spread @ 18" o.c.</u> | <u>USP, UTP, UM, RSP, RTP, RM</u> |
| <u>Yucca / <i>Yucca Filamentosa</i></u> | <u>3 gallon 12"-18" spread @ 18" o.c.</u> | <u>UM, RM</u> |
| <u>Firebush / <i>Hamelia patens</i></u> | <u>3 gallon 24"x18" @ 24" o.c.</u> | <u>USP, UTP, UM, RSP, RTP, RM</u> |
| <u>Catmint / <i>Nepeta cataria</i></u> | <u>1 gallon full @ 12" o.c.</u> | <u>USP, UTP, UM, RSP, RTP, RM</u> |
| <u>Muhly Grass / <i>Muhlenbergia capillaris</i></u> | <u>3 gallon full @ 24" o.c.</u> | <u>USP, UTP, RSP, RTP</u> |
| <u>Sand Cordgrass / <i>Sporobolus bakeri</i></u> | <u>3 gallon full @ 24" o.c.</u> | <u>USP, UTP, RSP, RTP</u> |
| <u>Purple Lovegrass / <i>Eragrostis spectabilis</i></u> | <u>3 gallon full @ 24" o.c.</u> | <u>USP, UTP, RSP, RTP</u> |
| <u>Dwarf Yaupon Holly / <i>Ilex vomitoria</i> 'Shillings'</u> | <u>3 gallon full @ 24" o.c.</u> | <u>USP, UTP, RSP, RTP</u> |
| <u>Ocala Anise / <i>Illicium parviflorum</i></u> | <u>3 gallon full @ 24" o.c.</u> | <u>USP, UTP, RSP, RTP</u> |
| <u>Calusa Firebush / <i>Hamelia patens</i> 'Calusa' TM</u> | <u>3 gallon full @ 24" o.c.</u> | <u>USP, UTP, RSP, RTP</u> |
| <u>Black-Eyed Susan / <i>Rudbeckia hirta</i></u> | <u>3 gallon full @ 24" o.c.</u> | <u>USP, UTP, RSP, RTP</u> |
| <u>Turf and Groundcovers</u> | | |
| <u>Sunshine Mimosa / <i>Mimosa strigillosa</i></u> | <u>1 gallon @ 12"-18" o.c.</u> | <u>USP, UTP, UM, RSP, RTP, RM</u> |
| <u>Perennial Peanut / <i>Arachis glabrata</i></u> | <u>4'x6' turf panels</u> | <u>USP, UTP, UM, RSP, RTP, RM</u> |
| <u>Bahia / <i>Paspalum notatum</i></u> | <u>Solid turf</u> | <u>USP, UTP, UM, RSP, RTP, RM</u> |
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| <u>Sign Poles</u> | <u>Metalcraft 3” smooth square aluminum pole, satin black powder, 3” low profile cap, and extruded sign frame 9” Height x 36” width</u> |
| <u>Signage</u> | <u>Standard regulatory signage per MUTCD with TAPCO SignSurround Sign Frame</u> |
| <u>Mast Arm</u> | <u>Black powder coat.</u> |
| <u>Trail Crossings</u> | |
| Crosswalk Graphics | Duratherm pattern to be applied at all locations where trail crosses intersecting street; Pattern to be provided by County Manager or designee |

G. Soils and Soil Enhancements

1. Highly disturbed soils (e.g., those located in medians, embankments, and parkways) are often densely compacted, rocky, and infertile. These soil conditions may negatively impact plant establishment by inhibiting root growth, reducing water infiltration, and increasing run-off. Soil enhancements shall be specified when existing soils inhibit plant establishment and growth.
2. Soil enhancement options include the following:
 - a. Soil scarification (a.k.a., soil structural improvement)
 - b. Soil amendments
 - c. Full soil replacement with Landscape Soil
3. Soil scarification includes mechanically loosening the existing soils to accommodate plant establishment and growth.
4. Soil amendments include mixing of organic soils, inorganic soils, or minerals with the existing soils. Soil amendments help support plant growth by providing nutrients, increasing water retention and transmission, and reducing erosion. Mineral amendments (e.g., nitrogen, phosphorus, potassium) improve soil fertility and pH levels.
5. Full soil replacement with Landscape Soil is only warranted when all other soil enhancement measures will not improve the quality of the existing soil enough to support establishment and growth of plants. Landscape Soil shall conform to FDOT Standard Specification 987-2.4.
6. Roadway developer shall bear all costs of testing of soils, amendments, etc. associated with the work. See below for additional testing requirements.
7. Roadway developer shall provide soil test reports of existing soil conditions at selected locations within the right of way at test sites approved by the County Manager or designee.
8. Roadway developer shall provide recommendations for organic materials, fertilizers, and other materials found necessary to amend the specified planting mix for optimum plant growth based on submitted report(s).
9. Roadway developer shall provide a backfill mix or mixes, as appropriate, to be employed in the planting of all plants for the project if soils test report(s) indicate inadequacies in the specified mix.
10. Roadway developer shall provide an approved planting soil mixture for all plant material, including trees and palms.
11. Topsoil. Provide topsoil that is:
 - a. Natural surface soil from well-drained areas, fertile, friable, and free of weeds, typical of productive, cultivated topsoils of the locality.

- b. Not excessively acid or alkaline (pH 5.5 to 7.0), nor containing toxic substances.
- c. Without admixture of sub-soil and reasonably free of clay, stones, stumps, roots, or other similar substances 1 inch or more in diameter or any other object which may be a hindrance to the finish-grading operation.
- d. Acceptable topsoil from the site and any imported soil used on the project shall be a natural, fertile, friable soil possessing characteristics representative of a well-drained area in Florida. Soil containing muck or poorly drained soils shall not be used.
- e. Acceptable soil from the site may be substituted for topsoil and/or sand, based upon the results of the laboratory analysis.

12. Compost Amended Soil Requirements:

- a. Roadway developer shall incorporate compost into the soil within landscapable areas of new construction projects to a depth of at least 4 inches and average of 6 inches at a rate of 4 cubic yards per 1,000 square feet, or whatever the current guidance from the University of Florida Institute of Food and Agriculture Sciences (UF/IFAS) provides prior to installing landscaping material.
- b. Roadway developer shall use compost certified by the U.S. Composting Council where available.
- c. Where certified compost is not available, amended soil shall have an organic matter content of greater than 2.0% and a pH between 5.5 and 8.0, and shall be free from noxious weeds and roots, salts, clay lumps, any non-soil materials such as rock, concrete, brick chips, or building materials, foreign matter, and any chemical, biological or radiological contaminants. The amendments shall have dry weight content equal or less than 2.0% nitrogen and 0.8% phosphorus. The quality of amended soil should be in accordance with the current guidance provided by UF/IFAS.

13. Roadway developer shall submit samples of existing on-site soils to a certified testing laboratory for analysis as to the suitability of the planting mix specified above to obtain a pH of 5.5 to 6.5. The findings, together with any recommendations for amending the specified planting mix shall be reviewed and approved by the County Engineer prior to delivery and installation of plant materials at the job.

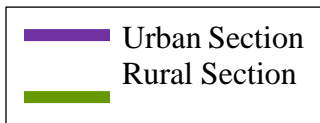
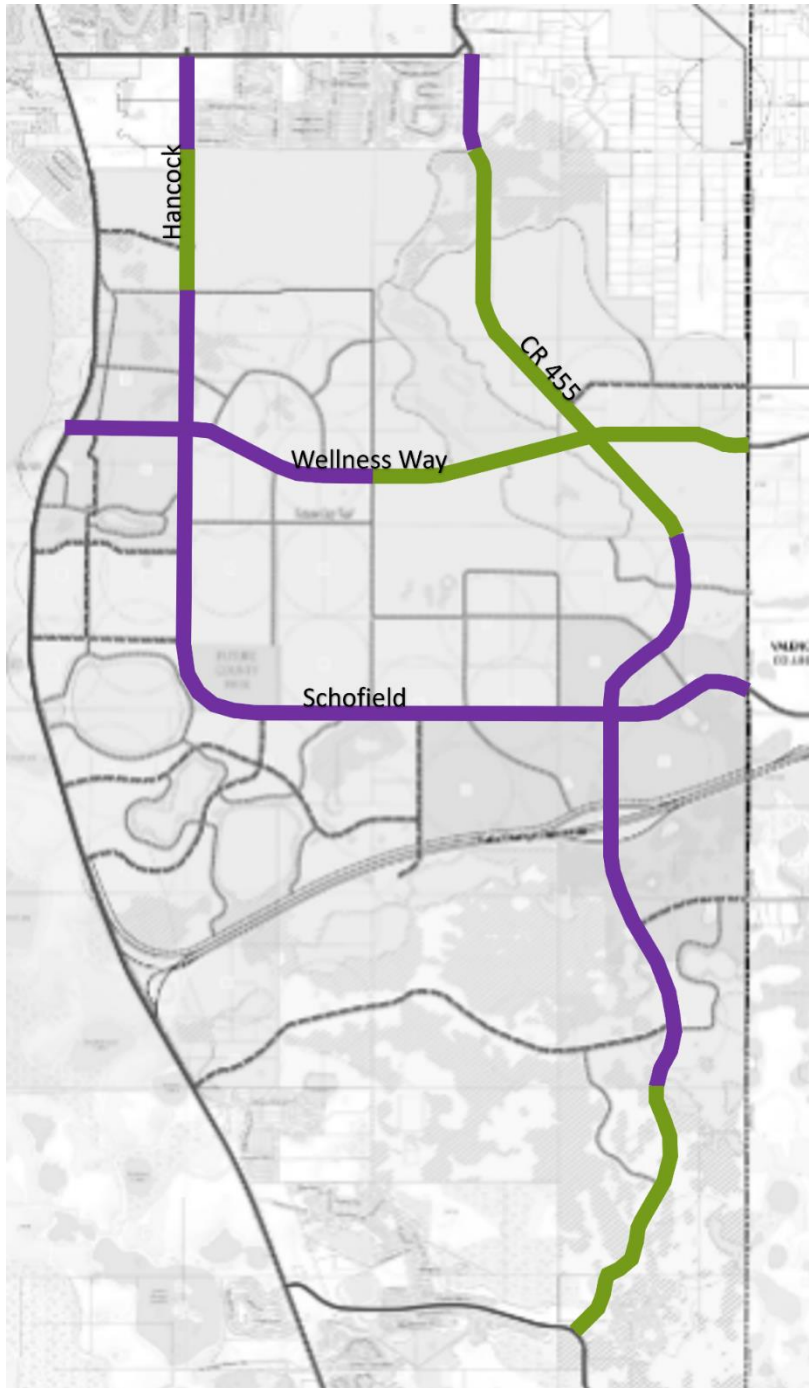
14. Soil amendments shall be added to any soil used for planting and in planting beds and plant pits in the amount and manner prescribed by a soil analysis. Results from soil analysis and a list of the prescribed amendments shall be presented to the County Engineer prior to incorporating into the soil.

15. Roadway developer shall be responsible for providing adequate acceptable soil to prepare the planting mixture and is also responsible for supplying and mixing soil amendments and moving the planting mix to the plant pits and beds.

H. Irrigation. Where provided, all landscape irrigation shall be provided by reclaimed water. Another type of non-potable water supply may be used for landscape irrigation if reclaimed water is not available to the roadway. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, Florida Statutes. System interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All irrigated landscape shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the roadway.

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K. Figure 2: Locations of Urban and Rural Sections



1 **Section 3. Inclusion in Code.** It is the intent of the Board of County Commissioners
2 that the provisions of this Ordinance shall become and be made a part of the Lake County Code
3 and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance"
4 may be changed to "section", "article", or such other appropriate word or phrase in order to
5 accomplish such intentions.

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

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17 **Section 5. Filing with the Department of State.** The Clerk shall be and is hereby
18 directed forthwith to send a certified copy of this Ordinance to the Secretary of State for the State
19 of Florida.

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21 **Section 6. Effective Date.** This ordinance shall become effective as provided for by
22 law.

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24 ENACTED this day of _____ day of _____, 2023.

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26 FILED with the Secretary of State the ____ day of _____, 2023.

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29 ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

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32 _____
33 Gary J. Cooney, Clerk
34 Board of County Commissioners of
35 Lake County, Florida

Kirby Smith, Chairman
This _____ day of _____, 2023.

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39 Approved as to form and legality:

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42 _____
43 Melanie Marsh, County Attorney