



# COMPREHENSIVE PLAN AMENDMENT STAFF REPORT OFFICE OF PLANNING & ZONING

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Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): May 7, 2025  
Board of County Commissioners (BCC) (Transmittal): June 3, 2025  
Board of County Commissioners (BCC) (Approval):

Project Name: Wellness Way Area Plan Map Text Amendment

Applicant: Lake County Board of County Commissioners

Requested Action: Revise the Adopted Future Land Use Categories Map to align with the regulatory framework and intended land use designations for the Wellness Way Area Plan.

Case Managers: Leslie Regan, Senior Planner

Staff Determination: Staff finds the amendment consistent with the Comprehensive Plan and Land Development Regulations.

PZB Recommendation:

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## **-Summary of Staff Analysis-**

The Wellness Way Area Plan was developed in 2016, and Lake County Board of County Commissioners enacted an implementation plan in 2018. The Wellness Way plan addresses growth demands for an area that has significant potential for economic development in southeast Lake County. The formal process began in December 2019 and continued through 2020. Several amendments have been made to the plan area regulations with the latest being in 2022, creating the ordinance 2022-22.

During the 2022 amendment, that established new Future Land Use Categories within Wellness Way, a map titled the 'Adopted Future Land Use' was attached as an exhibit to show locations of each existing and new land use categories. The incorrect version of the map was attached. The south-east area on this version is labeled differently than the Comprehensive Plan intended. This is clear as most other sections of the Wellness Way Area Plan show this correctly. To create conformity as well as clarity throughout the plan, this amendment is requested.

The subject area is located directly south of the 455 and the Orange/Lake County Connector. In the adopted land use map this was labeled the US Neighborhood District by delineating the area in orange. Several other areas in the Comprehensive Plan label this area correctly as the Multi Use L District. Other maps within the plan show the areas correctly that corresponds with the attached new corrected map. Also, the language used to describe the each of the two districts clearly designates that the intent of this area was to be Multi Use L District.

*"The Multi-Use FLUC is intended to be the primary concentration of employment and non-residential uses in the Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake-Orange Connector expressway."*

Also, in this area there seemed to be an error in a small section labeled incorrectly as a Conservation Subdivision District and it is now correctly labeled Neighborhood District. All these changes were verified with the creation of shapefiles for the area. Wetlands were made less opaque, and some other layers were removed to make the map more easily readable and useable.

### **Standards for Review (LDR Section 14.02.03)**

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

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

The proposed amendment of replacing the incorrect map is specifically relating to the **Future Land Use Element** of the Comprehensive Plan. This 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; The proposed amendment seeks to adjust those categories to what was originally intended by the creation of the Wellness Way Plan Area as well as create conformity and clarity throughout the plan.

The proposed amendment is consistent with the Wellness Way Area Plan Goals, Objectives and Policies.

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

If adopted, the proposed amendment is not in conflict with any applicable provisions of the Comprehensive Plan, but in fact the exact opposite. It would correct conflicts within the plan.

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

The amendment is consistent with existing or proposed land uses and intent of the Wellness Way Area Plan Goals, Objectives and Policies. The proposed amendment change from the adopted future land use category map to the corrected map (attached) would allow for a greater range of uses for the area. Although both require the same amount of open space, the Multi-Use Future Land Use plan allows for a greater non-residential component in the area encouraging fiscally efficient, a well-balanced use area and a greater economic development area.

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

Although no changes have occurred, the map attached to the Wellness Way area will be a more usable tool, and areas of Future Land Use Categories will be consistent and clear throughout the document if the amendment is approved.

**E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.**

The proposed amendment would have no impact to public facilities, including but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire/emergency medical facilities. All development would be required to be consistent with the existing rules in place for public facilities.

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

The Wellness Way Area Plan sets aside 30% of the natural area in open space for both the neighborhood area and the Multi-Use L Future Land Use Plan. The proposed amendment does not change that requirement.

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

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

- H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

The proposed amendment seeks to create and maintain the logical rural development patterns that were established with the implementation of the Wellness Way Area Plan.

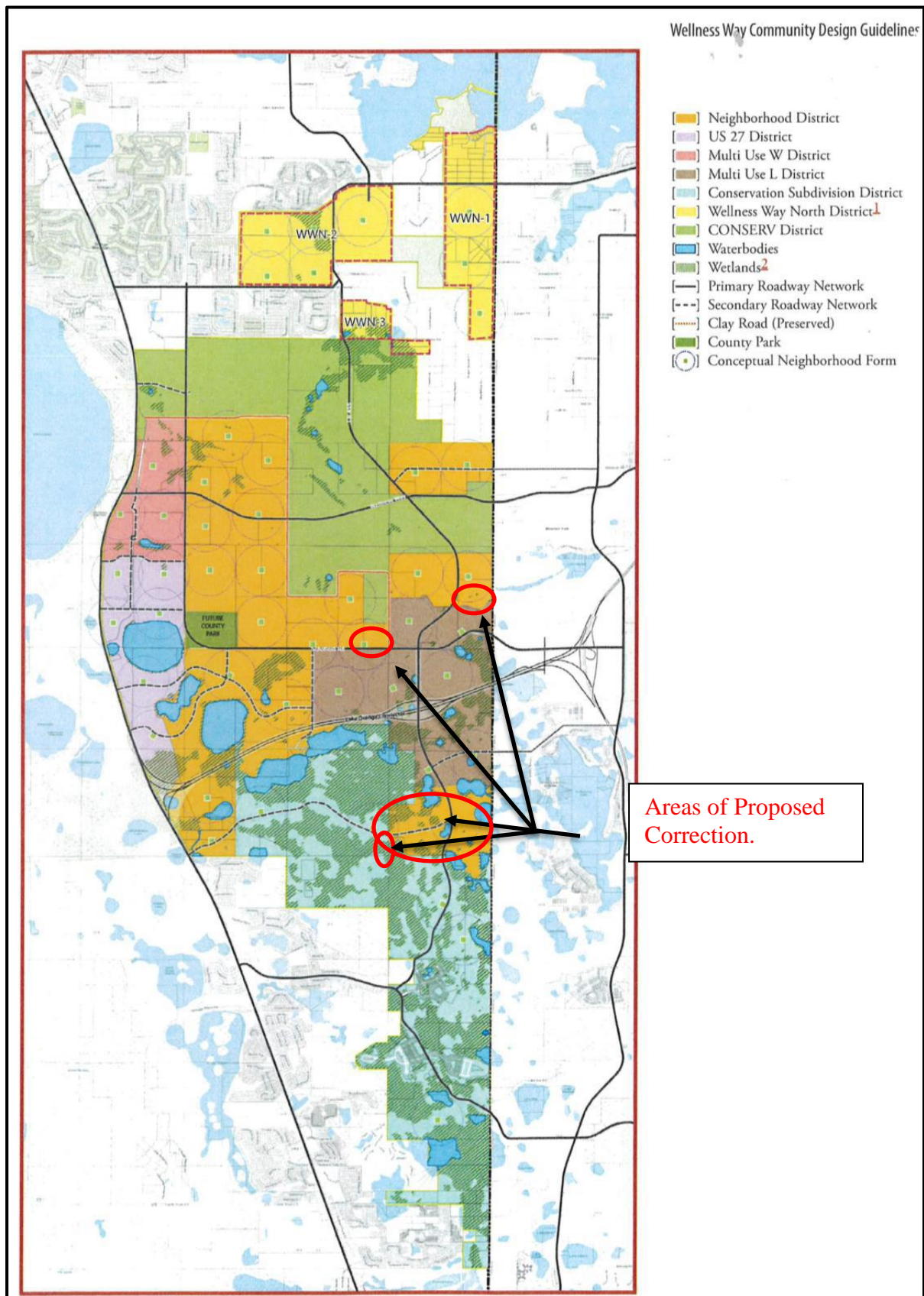
- I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.**

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

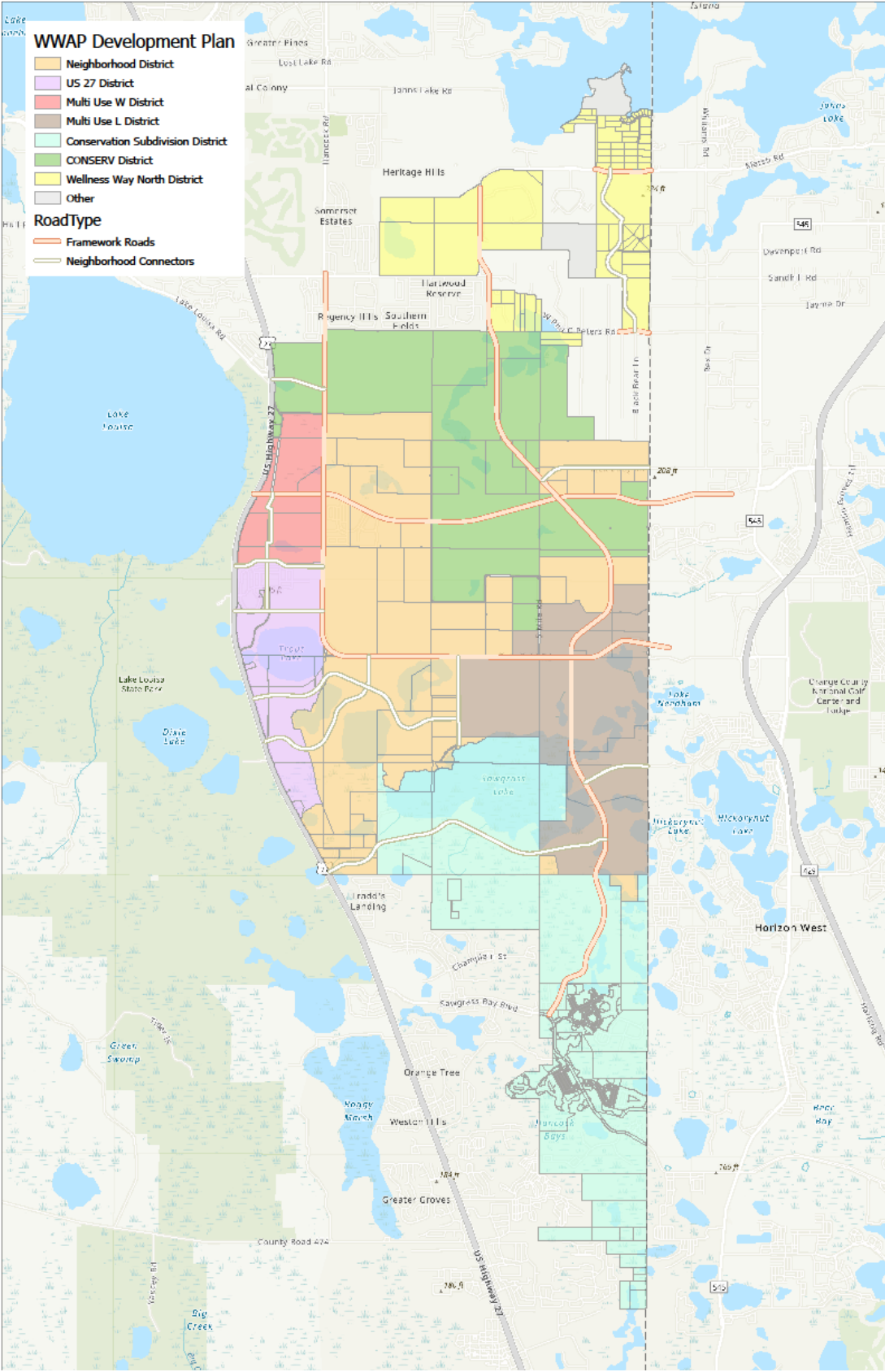
- J. Any other matters that may be deemed appropriate by the Local Planning Agency or the Board of County Commissioners, in review and consideration of the proposed amendment.**

N/A.

# ATTACHMENT "A" – EXISTING ADOPTED FUTURE LAND USE PLAN



ATTACHMENT “B” – REVISED ADOPTED FUTURE LAND USE CATEGORY MAP



1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY,  
2 FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; REVISING THE  
3 FUTURE LAND USE CATEGORIES MAP TO ALIGN WITH THE REGULATORY FRAMEWORK  
4 AND INTENDED LAND USE DESIGNATIONS; PROVIDING FOR PUBLICATION AS REQUIRED  
5 BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND  
6 PROVIDING FOR AN EFFECTIVE DATE.

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

9 WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County  
10 Commissioners of Lake County to "Prepare and enforce comprehensive plans for the development of the  
11 county"; and

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

15 WHEREAS, on the 23rd day of July 2010, the State of Florida Department of Community Affairs,  
16 now known as the Department of Commerce, published a Notice of Intent finding the Lake County 2030  
17 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

18 WHEREAS, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan  
19 became effective and designated the property as part of the Rural Transition Future Land Use Category; and

20 WHEREAS, on the 5th day of January 2016, the Board of County Commissioners adopted Ordinance  
21 2016-1 which established Goal I-8 entitled 'Wellness Way Area plan' which contained the objectives and  
22 policies relating to the Wellness Way Area Plan; and

23 WHEREAS, Ordinance 2016-1 became effective on the 26th day of December 2017; and

24 WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of  
25 Comprehensive Plan Amendments; and

26 WHEREAS, Ordinance 2022-22 became effective on the 3rd day of May 2022; and

27 WHEREAS, on the 7th day of May 2025, this Ordinance was heard at a public hearing before the  
28 Lake County Planning and Zoning Board in its capacity as the Local Planning Agency; and

29 WHEREAS, on the 3rd day of June 2025 this Ordinance was heard at a public hearing before the  
30 Lake County Board of County Commissioners for adoption; and

31 WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to adopt  
32 this amendment to the Lake County Comprehensive Plan and Future Land Use map.

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

35 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive  
36 Plan Future Land Use Map is hereby amended by revising the Adopted Future Land Use Categories Map to  
37 align Map with the Comprehensive Plan regulatory framework and intended land use designations, attached  
38 herein as Exhibit 'A'.

39 **Section 2. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and  
40 163.3184, Florida Statutes.

Melanie Marsh, County Attorney



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