



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): September 1, 2021
Board of County Commissioners (BCC) (Transmittal): January 5, 2022
Board of County Commissioners (BCC) (Approval): May 3, 2022

Case No. and Project Name: FLU-21-09-2 Wellness Way Area Plan Amendments

Applicant: Lake County Board of County Commissioners

Requested Action: Amend Goal I-8 entitled 'Wellness Way Area Plan,' and subsequent objectives and policies

Case Managers: Emily W. Johnson, Senior Planner

Staff Determination: Staff finds the amendment consistent with the Comprehensive Plan

PZB Recommendation: Approval, on the consent agenda

Staff Analysis

The Wellness Way Area Plan was developed in 2016. The plan addresses growth demands for an area that has significant potential for economic development in southeast Lake County. The original plan envisioned the implementation to occur via Master Planned Unit Developments (MPUD). Both the County and the City view this area as an emerging center for new employment and supporting residential development.

In late 2018, Lake County and the City of Clermont commissioned an Implementation Plan (Exhibit "A") with the help of Levey Consulting, LLC and GAI Consultants, Inc. This joint effort led to proposed Wellness Way Area Plan Comprehensive Plan amendments.

During the process staff coordinated with stakeholders including landowners, elected officials, City staff, the Lake County School Board, the St. Johns Water Management District, the Florida Department of Transportation (DOT) and other interested parties. The formal process began in December 2019 and continued through 2020.

Several issues were raised during the stakeholder meetings including the minimum size of a MPUD (currently 1,000 gross acres) the residential yield was not sufficient to support the infrastructure requirements, existing entitlements did not reflect the market demands, the location of a new east/west toll road bisecting Wellness Way, roadway funding, the alignment of the County Road 455 extension, and the lack of design guidelines for the area.

The implementation plan has led to the proposed revisions of the Wellness Way Goals, Objectives, and Policies within the Comprehensive Plan (Exhibit "B"). The attached ordinances contain all the text amendments which seek to alter the Future Land Use (FLU) categories to more suitable titles and define those new categories. The amendments also alter the jobs-to-housing ratio from 1.5 to 1.25, establish the primary roadway networks, establish a "Wellness Ridgeway" or trail network through the project, remove the 1,000-acre MPUD requirement, and remove the MPUD process from the Comprehensive Plan and establish it within the Land Development Regulations (LDR).

On January 5, 2022, the BCC voted to approve the transmittal of the comprehensive plan amendment to the Florida Department of Economic Opportunity (DEO); DEO designated the amendment as 22-02SP. On March 18, 2022, DEO provided an Objections, Recommendations, and Comments (ORC) Report containing the following comments:

1. **Revised Transportation Analysis:** *The transportation study submitted with the original Wellness Way amendment is now over 6 years old. Because of the project's proximity to US 27 and SR 429, a revised transportation analysis should be undertaken to properly assess the development impacts from the Wellness Way development on these SIS facilities and roadways of State importance.*
2. **Conservation Subdivision Land Use Category:** *Policy 1-8.2.1.1 is proposed to update the Policy to reflect a requirement to increase the amount of open space in the Conservation Residential Land Use Category to 50 percent. The allowed residential maximum is 65 percent which would exceed the minimum 50 percent open space requirement. The County should reduce the Residential Land Use allotment to 50 percent to be consistent with the Table in Appendix 2.*

On March 30, 2022, Lake County staff met with DEO and the Florida Department of Transportation (FDOT) to discuss the comments received in the ORC Report. Updated models for the County Road 455 Extension Project Development & Environment Study will be included within the Adoption Packet to address Comment #1; Comment #2 was a scrivener's error which has been corrected.

Additional comments have been received from FDOT and the Florida Fish and Wildlife Conservation Commission (FWC), which have been addressed by the inclusion of additional policies regarding coordination with FDOT on transportation facilities, Black Bear protections, and smoke shed corridor awareness. Revisions and updates to policies proposed between transmittal and adoption have been included as Exhibit "C".

In conjunction with the adoption phase of the Comprehensive Plan process, the County intends to simultaneously adopt the proposed Wellness Way Area Plan Design Guidelines into the Land Development Regulations.

Standards for Review (LDR Section 14.03.03)

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

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

The **Future Land Use Element** seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County's natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The proposed amendment seeks to adjust entitlements to reflect the market demands and establish infrastructure networks. With the location of a new east/west toll road bisecting Wellness Way identified, the FLU map has greater predictable eventual outcomes of development.

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 amendment is not in conflict with the Capital Improvements Element.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County's natural resources. Wellness Way requires a minimum of 30% open space and requires all wetlands be placed in conservation easements.

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

The purpose of the **Housing Element** is to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all its residents.

The **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. Clermont provided no comments with regards to the proposed amendment and plans to adopt similar amendments.

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 meet the diverse needs of a growing community. The proposed amendment has no impact to existing levels of service.

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

The purpose of the **Public Facilities Element** is to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The proposed amendment will have no impact on public facilities.

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.

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

The amendment is not inconsistent with existing or proposed land uses. The amendment seeks greater predictability of proposed land uses adjacent to lands outside of the Wellness Way Area Plan, which will lead to far greater compatibility of those land uses.

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

As a result of the Wellness Way Implementation Plan process, it was identified that existing land entitlements did not support the needed and required infrastructure demand. The Wellness Way Area Plan was not feasible without the proposed changes.

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. 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.

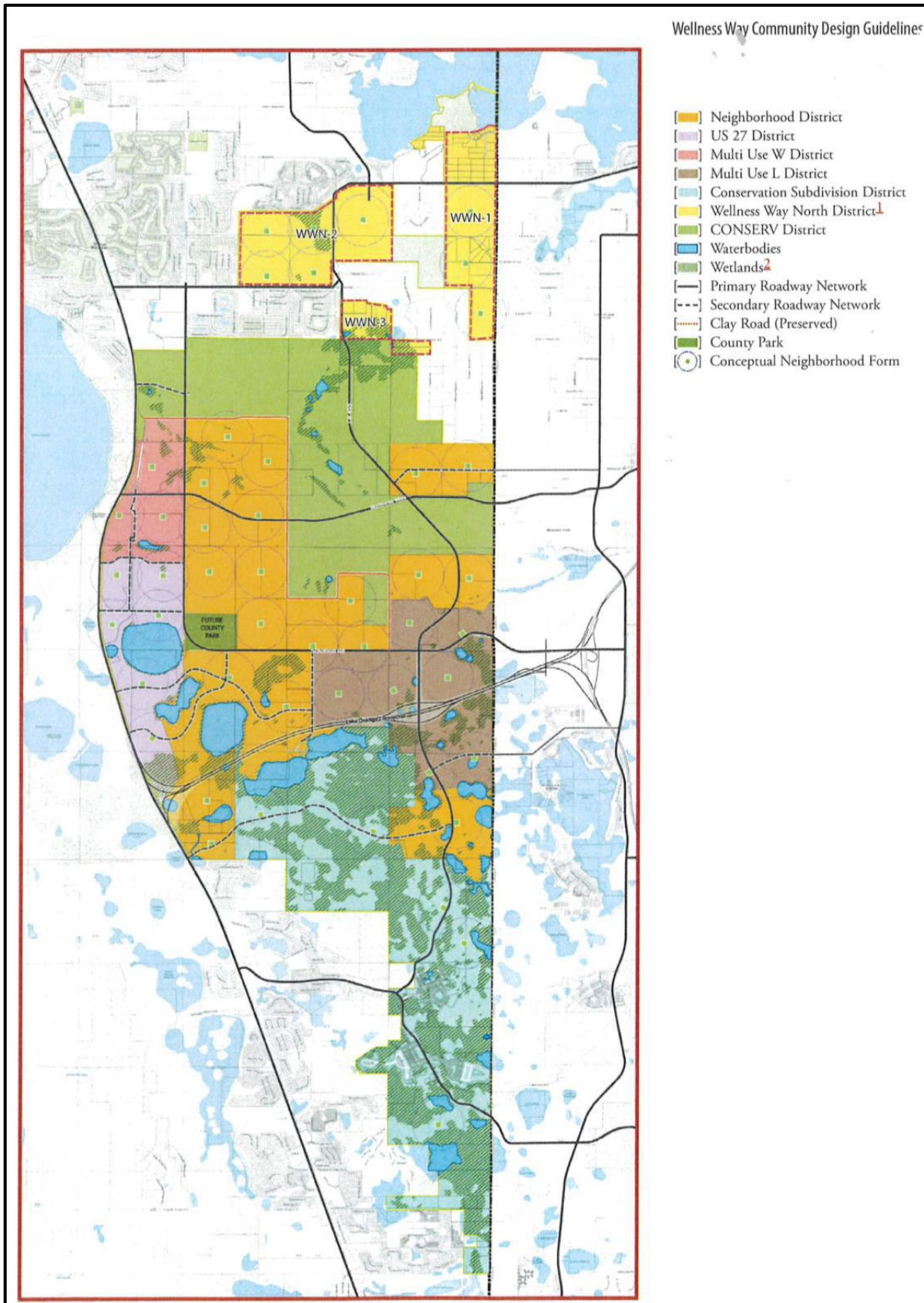
There is no indication that the amendment would have an adverse impact on property values.

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 prior to the development 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.





Wellness Way Implementation Plan

NOVEMBER 20, 2020

Prepared for:

Lake County and City of Clermont

Prepared by:



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This document has been prepared by Levey Consulting, LLC and GAI Consultants, Inc. on behalf of the City of Clermont and Lake County, Florida.

CONTENTS

| | |
|---|----|
| BACKGROUND..... | 4 |
| PROJECT APPROACH AND PRINCIPLES..... | 6 |
| ISSUES RAISED DURING THE STAKEHOLDER PROCESS..... | 7 |
| CALIBRATING PROGRAMS AND LAND ALLOCATIONS..... | 9 |
| UPDATED LAND USE AND TRANSPORTATION PLAN..... | 12 |
| IMPLEMENTATION FRAMEWORKS..... | 20 |
| | |
| APPENDIX 1: LIST OF STAKEHOLDERS..... | 30 |
| APPENDIX 2: SUMMARY OF PROPOSED PROGRAM..... | 33 |
| APPENDIX 3: SCHOOL BOARD MEMO: NEEDS SUMMARY..... | 38 |
| APPENDIX 4: SCHOOL IMPACT TABLE..... | 40 |
| APPENDIX 5: PRELIMINARY COST ALLOCATION..... | 41 |

BACKGROUND

The Wellness Way Area Plan (WWAP) was developed in 2016 to address growth demands for an area that has significant potential for economic development in southeast Lake County. The area has been viewed as an opportunity to diversify the regional economy, protect natural resources and strengthen connectivity with other economic hubs in the region.

The original approval of the WWAP envisioned the implementation to occur via master Planned Unit Developments (PUD). In an effort to revisit the original assumptions and to ensure their ongoing validity, Lake County and the City of Clermont have commissioned this Implementation Plan.

The Wellness Way Implementation Plan is a joint effort of the City of Clermont and Lake County to collaboratively activate a +/- 15,000-acre area lying between US 27 and State Road 429 (the Orlando Beltway). This effort is founded in the approval of the remedial Wellness Way Area Plan (WWAP) comprehensive plan amendment in 2016 by Lake County. The two local governments view this area as an emerging center for new employment and supporting residential development. Regional growth projections identify demand for new growth from the Horizons West area of Orange County moving westward to south Lake County.

Lake County identified the need to develop a comprehensive economic development and branding strategy that achieves the County's desired employment and housing mix. This Implementation Plan is intended to implement the goals, objectives, policies and standards adopted in the WWAP while proposing modifications to better achieve the intent of the original plan.

This plan document is accompanied by two additional work products - Recommended amendments to the WWAP and the proposed Design Guidelines and Standards.

PROJECT ADMINISTRATION

The consulting team was charged with facilitating a detailed analysis of the issues emanating from the existing regulatory (Future Land Use & Zoning) structure in place, and to build consensus amongst the stakeholders to arrive at the requisite means and methods for building a new high quality, employment based area for the future. To that end, the process undertaken was driven by the following:

- Provide ongoing coordination efforts between the City, County and landowners;
- Coordinate infrastructure funding, timing and implementation;

- Act as City and County "Owners Rep" in building consensus and collaboration between all parties;
- Identify conflicts and their resolution early in the process;
- Recommend governance structure(s), if applicable; and
- Support City and County entitlement efforts.

PROJECT PROCESS

The process undertaken involved regularly scheduled monthly meetings of the Stakeholder Group. The Stakeholder Group was comprised of:

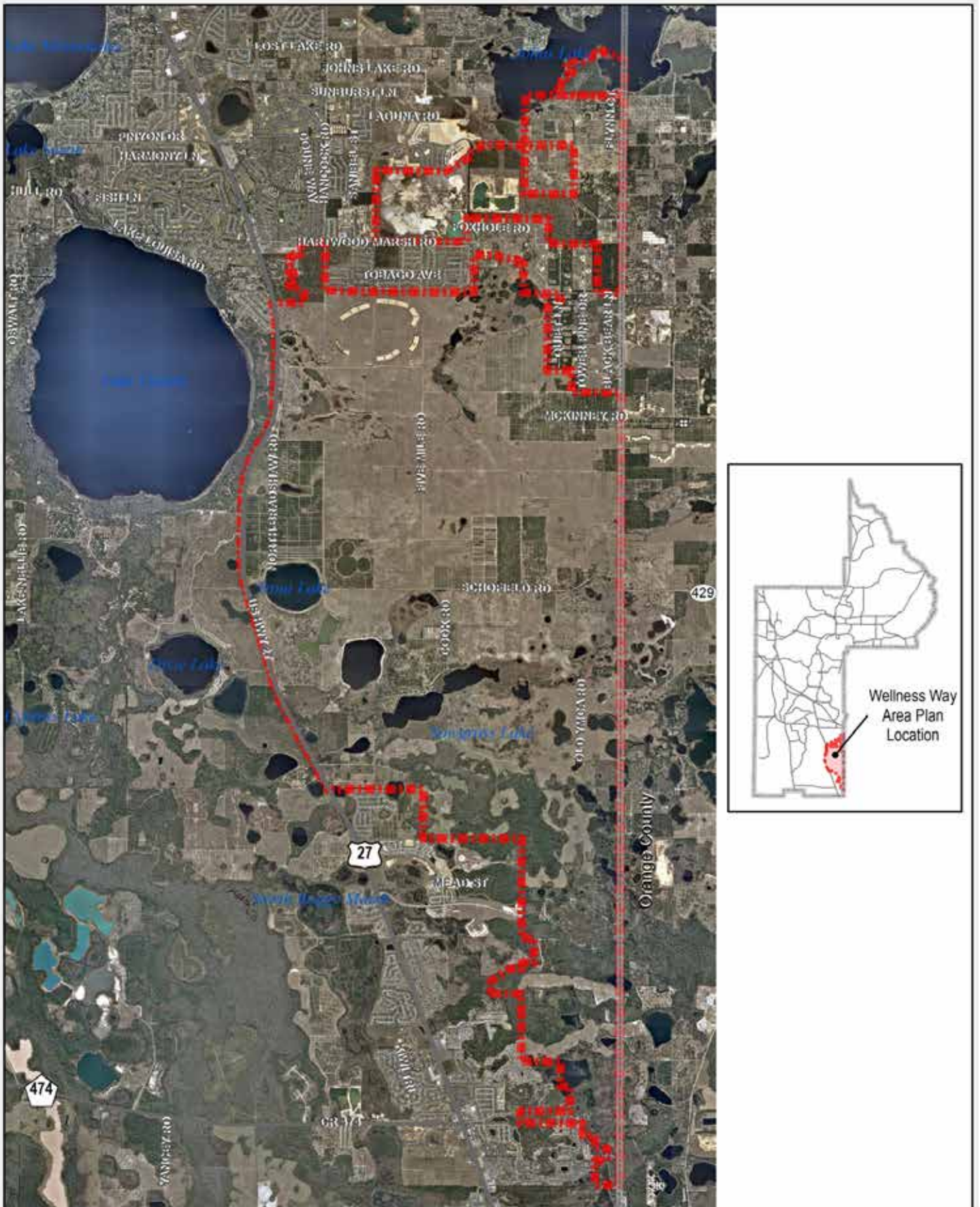
- Landowners, Developers, Homebuilders & Representatives
- Elected Officials
- City and County Managers
- City and County Staff - Planning, Public Works, Economic Development, Public Information, Parks and Recreation)
- Lake County School Board
- St. Johns Water Management District
- Florida Department of Transportation
- Other interested individuals

A list of Stakeholder Group members is included in Appendix 1.

Planning and implementation data were developed in advance of monthly meetings and shared for evaluation and refinement during Stakeholder Group meetings. The consulting team actively engaged individual stakeholders between monthly meetings to listen to their observations and concerns in an effort to build consensus.

The process formally began in December 2019. In March 2020, issues associated with COVID-19 forced the process to move from face-to-face meetings to virtual meetings. While this altered the nature of the consulting team's engagement with stakeholders, it did not diminish the commitment to consensus building.

Figure 1: Wellness Way Location



PROJECT APPROACH AND PRINCIPLES

The Wellness Way Remedial Comprehensive Plan Amendment, adopted January 5, 2016, served as the starting point for all policy discussions with the Stakeholder Group.

Any proposed new policy initiatives and plan strategies were evaluated in light of the adopted remedial amendment.

The original intent of the Goals and Objectives for Wellness Way will be respected:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the wellness corridor/recreation/open space, “green infrastructure” network
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness community development

The following land use/mobility planning principles within the adopted Lake County Comprehensive Plan for Wellness Way served as ‘guideposts’ for the Implementation Plan:

- A hierarchy of place types
- A relationship between housing and employment
- Promotion of land use densities, intensities and mixed uses that integrate and support alternative transportation modes
- Protection and conservation of environmentally sensitive lands

- A balance of development, preservation, energy, and water conservation
- Decrease in average trip lengths and promotion of internal capture
- Emphasis on complete streets and multi-modal facilities
- Establishing a Parks and Trails system as an integral part of the regional fabric
- A ‘school centered’ neighborhood development pattern
- Pedestrian scale neighborhood design
- Interconnectivity of neighborhoods and neighborhoods with commercial/employment centers

A key obstacle to plan implementation is the funding of master infrastructure. While certain limited public revenue streams exist, the financing of master infrastructure is largely the responsibility of private development.

Intergovernmental Coordination

The WWAP is a set of Comprehensive Plan goals, objectives, policies and standards adopted by Lake County. The City of Clermont is not currently bound by these policies and standards. However, the City and County have approved a Joint Planning Area (JPA) agreement and an Interlocal Service Boundary Agreement (ISBA) that address how the two local governments will coordinate the approval of new development and the delivery of services to the area or portions of the area. The goal of this entire process is to move toward a consolidated and consistent set of Comprehensive Plan policies, standards and implementation between the two local governments.

ISSUES RAISED DURING THE STAKEHOLDER PROCESS

The early portion of the process began with listening to stakeholder concerns. Some of the selected topics that were raised include:

- Alternatives to the 1000-acre minimum Master PUD development size;
- The requirement for non-residential/employment on each development site;
- There may not be sufficient residential yield to support the infrastructure required for Wellness Way;
- Residential entitlements do not reflect market demand;
- The existence and alignment of the Lake-Orange Connector project;
- Creating a consistent branding/marketing identity;
- Potential interim changes or recommendations to allow developments to move forward while Implementation Plan is developed;
- Timing and delivery of utilities;
- Roadway funding;
- Alignment of the proposed County Road 455 Extension and interchange with the proposed Lake-Orange Connector expressway;
- What will the Design Guidelines require of new development; and
- How will this effort result in a higher quality built environment that has been produced in the area.

Key Issue 1: The requirement of non-residential land set aside for every land holding is not workable in the market. Non-residential/jobs should be concentrated in areas where it makes market sense.

This issue is addressed in the plan by:

- The implementation of multiple districts (Multi-Use, US 27, Neighborhood) with targeted ranges of non-residential uses
- Lowering minimum non-residential requirement in the Neighborhood District
- Increasing minimum non-residential requirement in the Multi-Use and US 27 Districts
- Allowing higher percentage of non-residential in the Multi-Use and US 27 Districts

Key Issue 2: Residential density is too restrictive.

This issue is addressed in the plan by:

- Potential increase in residential units allowed in most districts with performance criteria – i.e., infrastructure contributions, exceptional neighborhood design, mix of product type, etc. as outlined in the Design Guidelines and Standards
- An opportunity exists to expand access to the CONSERV lands for public use as open space and trails. If these rights are secured by the City and/or County, slightly increased additional residential density could be justified, perhaps in the form of a density bonus program.

Key Issue 3. Inflexible percentages of land allocation (30/60/10)

This issue is addressed in the plan by:

- Maintaining 30% open space as is required by current WWAP
- Maintaining a minimum allocation of land for non-residential uses
- Setting a minimum target for allocation of land for non-residential uses areawide @ 1.25 jobs/residential unit
- Lowering the per square foot (SF) job factor in Multi-Use from 450 SF to 300 SF to recognize changes in workplace characteristics. Maintain at 450 SF in US 27 and Neighborhood.
- Allow increase in non-residential land in Multi-Use and US 27 districts



▲ Flat Lake is one of several lakes in the Wellness Way area.

Key Issue 4: There is a minimum 1,000 acre size for all PUDs. Reliance on other landowners to meet this requirement is unworkable.

This issue is addressed in the plan by:

- The original 1,000 acre minimum exists due to the unknown quality of design and mix of uses. New recommendations address these questions and eliminate the need for the acreage minimum

Key Issue 5: The lack of water, wastewater and reclaimed water utilities to support development of the revised plan.

This issue is addressed in the plan by:

- Developing strategies for utility extensions/expansions by individual utility service areas (City of Clermont and LUSI)
- Coordination of utility extensions with roadway infrastructure expansion with the primary roadway network and the Lake-Orange Connector

Key Issue 6: Specific requirements on development form do not exist.

This issue is addressed in the plan by:

- Draft Design Guidelines centered on a more detailed approach for the “Wellness Ridgeway” system are conceptualized as a means to interconnect neighborhoods, employment/service centers, and natural amenities

CALIBRATING PROGRAMS AND LAND ALLOCATIONS

NON-RESIDENTIAL LAND USES

The current WWAP approaches the location of future employment by encouraging job creation in 'Job Hubs.'

Land areas set aside for the purposes of non-residential uses will be termed a Job Hub. A Job Hub refers only to the land upon which vertical non-residential construction will be built. Mixed use areas may have a mix of Job Hub (non-residential) and residential acreage. All Job Hubs shall be appropriately placed in commercially viable locations located along an arterial or collector road. Job Hubs are restricted to non-residential uses only, except in cases of multi-level mixed-use development where residential uses will be located above non-residential uses. In these cases, the residential uses must be built concurrently or after the construction of the non-residential uses.

Wellness Way Remedial Plan Amendment, 2016

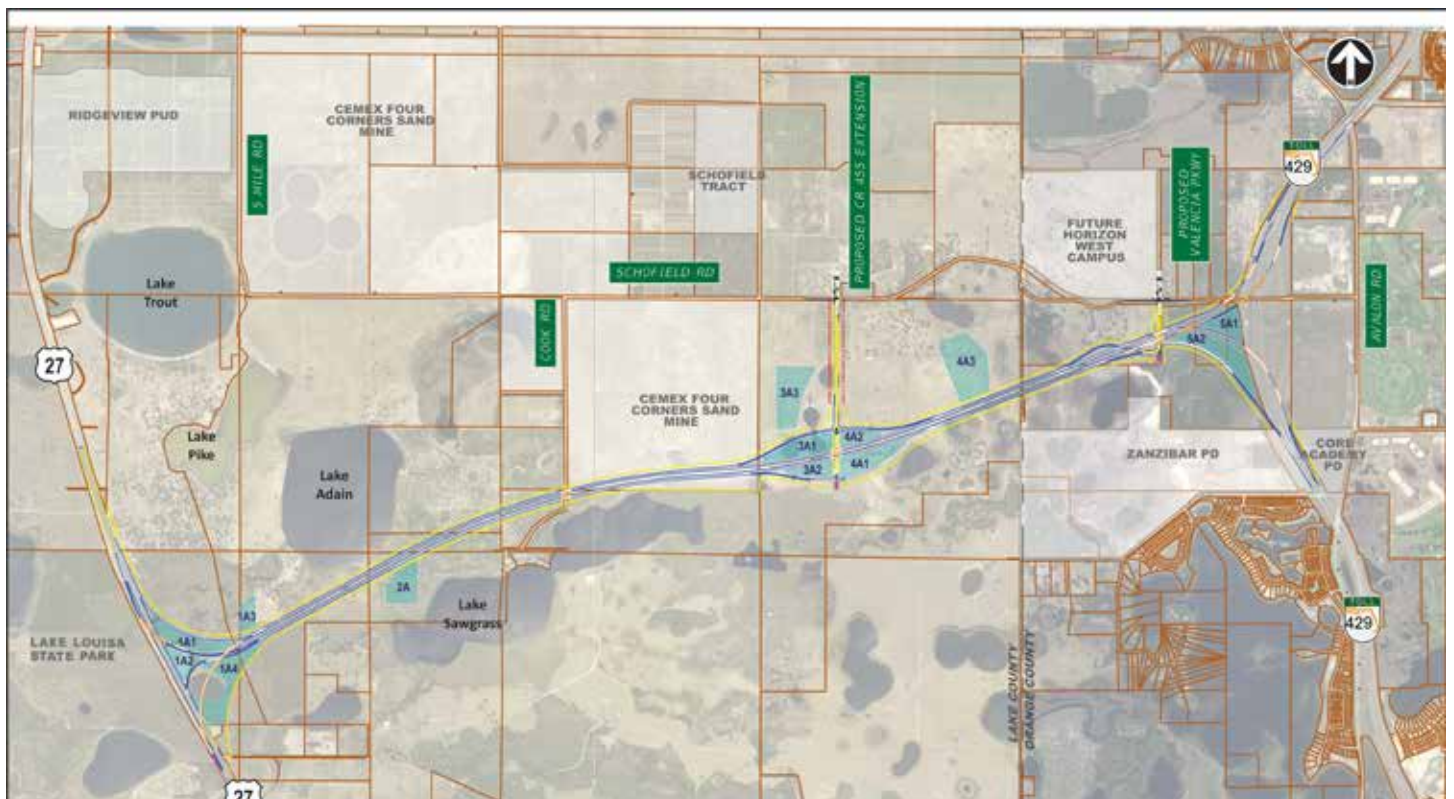
While the WWAP offers the ability for non-contiguous property owners to pursue a joint Master PUD, the likely outcome of this policy will result in employment uses being distributed throughout the Wellness Way area. During the current stakeholder engagement process, many landowners expressed concern about meeting the minimum size for a Master PUD, and the requirement for

employment/non-residential uses where market conditions do not and will not likely ever support those uses. A re-visiting of this requirement could provide a more rational implementation of the WWAP.

THE LAKE-ORANGE CONNECTOR

During the development of the original WWAP, the exact location of the Lake-Orange Connector Expressway was unknown. The Central Florida Expressway Authority (CFX) has approved the alignment and has funded the design of the roadway. The establishment of the final alignment and the advancement of its funding are significant events in the creation of highly attractive future employment centers.

The current WWAP envisions a concentration in the Town Center District, and the balance of employment occurring throughout the +/- 15,000-acre Wellness Way planning area. The introduction of the Lake-Orange Connector into the development plan for Wellness Way creates a new dynamic for the location of future employment land uses. In lieu of encouraging the disbursement of future employment, the opportunity exists to concentrate employment a two key centers of activity – 1) the area around the intersection of Wellness Way and US 27, and 2) the new planned interchange of the Lake-Orange Connector and County Road 455.



▲ Planned alignment of Lake-Orange Connector (CFX)

JOBS TO HOUSEHOLD RATIO

The original WWAP envisioned that employment would be located in Job Hubs in a distributed, and ‘conventional’ manner – in buildings designed for commercial, service, and industrial activities. The existing WWAP establishes the fundamental principle of requiring land for non-residential uses be set aside in each proposed development to insure that Wellness Way would contain a balance between employment and housing. However, the effects of COVID-19 and the resulting pandemic have revealed the weaknesses of the traditional view of employment – where it’s located and what sectors will thrive. As a result, the place of employment for many non-essential workers has shifted away from remote locations and into the home. This undermines the original assumptions built into the existing WWAP.

The work-at-home component of the American workforce is not a new phenomenon. There has been a steady increase in home-based employment beginning as far back as 2010. The American Community Survey (ACS) conducted by the US Census Bureau measures the percentage of the US economy composed of employment at home.

A comparison of new development throughout the region shows two trends that impact planning assumptions for Wellness Way. First, the actual number of total jobs filled per dwelling unit is significantly less than the number required in the original WWAP. Among three comparable development areas, the ACS reports an average jobs-to-dwelling unit ratio of 1.26 (Census Bureau, 2018). This is 20% lower than the original WWAP requirement of 1.60. In addition, nearly 10% of jobs are held by those working at home. This proportion has steadily increased since 2010.



| Area | Total DU | Workers (Jobs) | | | Jobs / DU | | |
|----------------------|----------|----------------|-------|----------|-----------|------|----------|
| | | Total | Home | External | Total | Home | External |
| East Clermont | 4,049 | 4,642 | 355 | 4,287 | 1.15 | 0.09 | 1.06 |
| East Hancock Road | 2,749 | 3,425 | 398 | 3,027 | 1.23 | 0.14 | 1.08 |
| Central Horizon West | 5,594 | 7,572 | 694 | 6,878 | 1.35 | 0.12 | 1.23 |
| Total | 12,437 | 15,639 | 1,447 | 14,192 | 1.26 | 0.12 | 1.14 |

Table 1 - Jobs to Dwelling Units in Area Neighborhoods

Source: American Community Survey, 2020

The combination of these trends means that the number of “external” jobs for each dwelling unit is around 1.14.

These trends were in motion prior to the onset of the COVID-19 pandemic, which has had a profound effect on the nature of employment worldwide.

In following recent events and trends, an uncertainty exists regarding the future nature of employment, more specifically how, when and where it may occur. The impact of the current pandemic has driven many jobs that once were located in employment buildings into a home-based setting. Identifying a new approach to measuring employment is warranted, including acknowledging the existence of W-2 (salaried) and 1099 (contract) workers in a home-based environment. Many experts believe that a significant percentage of the population can exist in a productive work-from-home environment, thereby saving significant dollars in corporate overhead while also increasing the quality of life for the workforce.

Sixty-two percent of employed Americans are now or have worked from home during the Covid-19 pandemic (Friedman, 2020). The future of employment and where it will primarily be located is uncertain. Until there is a permanent solution to the Covid-19 pandemic, employment in the home will certainly remain. A recent Gallup survey found that three in five workers who have worked at home during the pandemic would prefer to continue to work at home after all health-related restrictions are lifted (Brenan, 2020).

The assumptions built into the development of the WWAP did not, and could not, anticipate the implications of a pandemic and the quick evolution in societal norms as it pertains to work environments. The Gallup poll of U.S. workers combined with an already existing non-traditional employment base at home could be a significant ‘sea change’ in the physical manifestation of employment in our culture. If true, then the land use projections for employment in “typical”, commercial and office environments has to be re-imagined.

The implication of these trends for Wellness Way means that the jobs-to-housing ratio originally envisioned for the WWAP should be revised to reflect a more realistic assumption. The updated ratio used for this Implementation Plan is 1.26 and is reflected in the proposed change to pertinent the Comprehensive Plan policy.

REVISITING THE DEVELOPMENT PROGRAM

In order to recognize the shifting factors that will influence the location for non-residential uses – the changing nature of employment and the location of the Lake-Orange Connector, a revised development and land allocation program was developed. The detailed tables showing the existing and proposed development and land allocation programs are included in Appendix 2. The following is a summary of the proposed program:

| Area | Program Allocation | |
|------------------------------|--|----------------------------------|
| | Non-Residential Program @ Minimum FAR (SF) | Maximum Residential Program (DU) |
| Existing WWAP | 11,099,724 | 15,066 |
| Proposed Implementation Plan | 8,821,633 | 19,377 |
| Difference | (2,278,091) | 4,311 |

Table 2 - Proposed Minimum Non-Residential and Maximum Residential Program

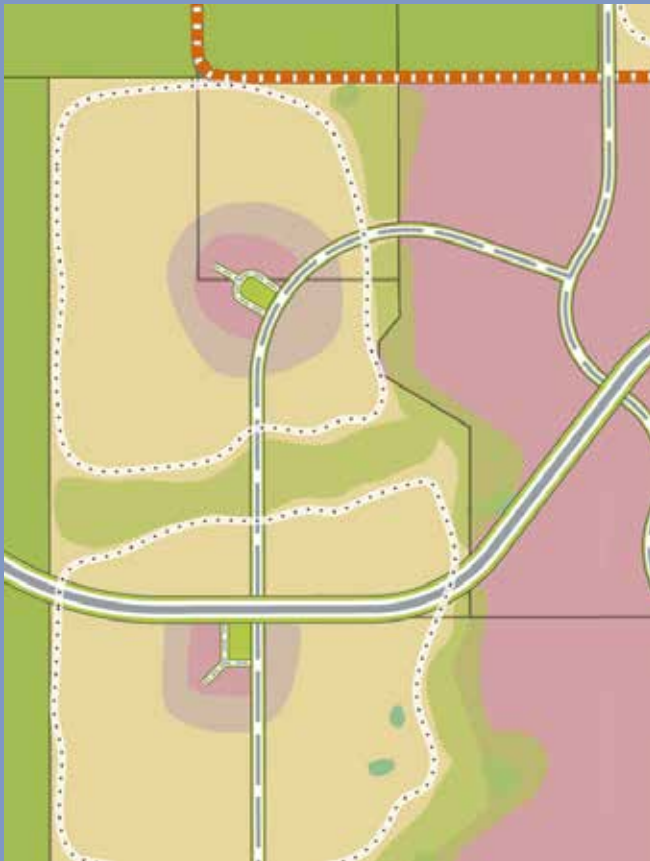
Source: Levey Consulting and GAI Consultants, 2020

***A detailed breakdown of these proposed allocations is included in Appendix 2.**

UPDATED LAND USE AND TRANSPORTATION PLAN

URBAN DESIGN AND COMMUNITY CHARACTER

The building blocks of urban design in Wellness Way are Centers, Residential areas, and Open Space, all connected by a robust livable transportation network.



Components of Urban Form in Wellness Way

Center: place with employment as a central purpose, with ancillary residential and service uses.

Residential: Neighborhoods organized around a single standard pedestrian-shed of about ½-mile diameter - center of the neighborhood should have an important traffic intersection associated with a civic or commercial use with higher density housing.

Open Space: Connective organizing structure for community - these should link the park system to Centers and the larger network of Wellness and Green Spaces.

Framework Roadways: Major connections to the regional network feeding Centers

Neighborhood Connectors: Livable street network joining neighborhoods

Residential Areas

Residential development will be organized in the form of neighborhoods. A neighborhood generally means the area defined by a single standard pedestrian-shed of about ½-mile diameter. The physical center of the neighborhood should have an important traffic intersection associated with a civic or commercial use. The edges of the neighborhood should be designed to blend into an adjacent neighborhood or district without buffer.

Housing in these areas is intended to be “human scale”. Residences should not overly dominate streets, but should foster diversity in design, and maintain a consistent community character. Houses front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

Alternative housing forms, such as small-lot single family, bungalow single family, townhomes, small-scale apartments, and accessory dwelling units (“granny flats”) that provide a diversity of housing opportunities are encouraged. This will allow people with a range of different ages and incomes to live in the neighborhood of their choice as a diverse community.

Higher residential densities should generally be located adjacent to a Center in order to serve as a transition between the higher densities and intensities of the Center and the relatively lower densities of the neighborhoods.

Neighborhoods are pedestrian and bicycle friendly, and should be sized so that dwellings are generally within a maximum five-minute walk of a Center or a neighborhood park.

Centers

Centers are places with employment as a central purpose, with ancillary residential and service uses. These uses are organized around a ‘block structure’ providing for vehicular, pedestrian and bicycle access in and between blocks. Bicycle and pedestrian facilities will be found along all major roadways and into and through Centers to promote access from all residential use areas.

As the most intensely developed areas in the community, Centers are encouraged to have a wide variety of building types. Centers in neighborhoods could have civic or small-scale commercial or office uses. The Wellness Way/US 27 Center could have single and multi-tenant retail, office and services buildings that support regional employment of varying types while also serving the community level retail and services for surrounding neighborhoods. The CR455 Center may see similar uses, but could also include large scale logistics, distribution, and similar facilities to

facilitate development as a logistics hub for manufacturing and distribution facilities within the context of the broader regional transportation framework.

Residential uses should be integrated into the overall design of Centers, and the edges of all Centers should be designed to transition to adjacent development based on the character of the adjoining uses.

Open Space

The definition of open space, wellness space and green space remain as defined in the existing WWAP. Open Space is meant to provide an amenity to the community and will be designed to promote public access. A significant amount of open space and natural protected areas will tie together the Residential Areas and Centers in Wellness Way. The natural protected areas include wetlands and water bodies. Open space is divided into two separate categories, Wellness Space and Green Space, with each type allowing different uses.

Wellness Space includes land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area, land area open to public access and gathering places, permeable stormwater areas enhanced as amenities, parks, and open water bodies completely surrounded by uninterrupted Wellness Space.

Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, or protection of vegetative communities or wildlife habitat, including land preserved for conservation



▲ View of CONSERV Rapid Infiltration Basin site in Wellness Way

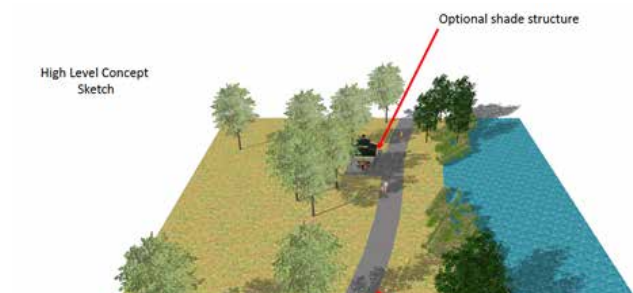
purposes. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna.

CONSERV

The CONSERV lands represent a resource that could have public benefit use beyond its reclaimed water storage and disposal benefits. During this planning process a dialogue has started with the City of Orlando and Orange County, the joint owners of CONSERV, about limited public access for trail use. The graphics below indicate the intended character of the public access rights sought from CONSERV.

CONSERV has been working with certain property owners for a 'land swap' to consolidate their holdings in a configuration that better serves the needs of their operations. The lands owned by CONSERV represent an opportunity to allow limited public access to designated portions of the property that don't interfere with present or future Conserve operations. Public access to these lands would enhance the quality of the built environment in the City of Clermont and south Lake County.

The City of Clermont and Lake County are desirous of exploring a plan with Conserve for portions of the Conserve lands that would create an appropriate level of public access, under a set of operating principles that address issues such as type of access, improvements, costs, hours of operation, liability, and other issues necessary to satisfy the concerns of the City, County, and CONSERV.



▲ Potential trail character in CONSERV

TRANSPORTATION

Complete streets are a guiding principle for the organization and design of the entire Wellness Way community. This principle supports the most efficient and effective means to maximize access to different methods of movement within and between neighborhoods, wellness spaces, workplaces and commercial centers.

The Wellness Way Roadway Network identifies the major framework roadways within Wellness Way which establish the basic structure for mobility within the community. The roadway network should be thought of as two distinct, but interconnected network elements. These two network elements are the Primary Roadway Network and the Neighborhood Street System.

The design of new neighborhoods in Wellness Way is intended to achieve mobility options and connectivity elements within and between neighborhoods. This will be accomplished by ensuring:

- Local streets that form an interconnected network of automobile, bicycle, and pedestrian routes providing direct connections to local destinations.
- Local streets that provide for both intra- and inter-neighborhood connections and thus knit neighborhoods together, not form barriers between them.
- Local streets are both public ways and neighborhood amenities. They shall have continuous sidewalks, bikeways (where appropriate), street trees, and other amenities that support the pedestrian.
- In order to provide continuous circulation systems for pedestrians, bicyclists and automobiles, unconnected streets such as cul-de-sacs, T-turnarounds, and dead ends shall be used only as a last resort. In places where an unconnected street may be desirable or cannot be avoided due to the configuration of developable land, pedestrian and bicycle connectivity shall be provided via through-connections designed into the fabric of the community, wherever practicable.



▲ Hypothetical section of a primary roadway

Primary Roadway Network

The Primary Roadway Network is the system of regional level multimodal roadways that is generally consistent with the Wellness Way Road Network shown in Figure 3. It is the primary means of delivering transportation capacity to the Wellness Way planning area.

Neighborhood Connectors

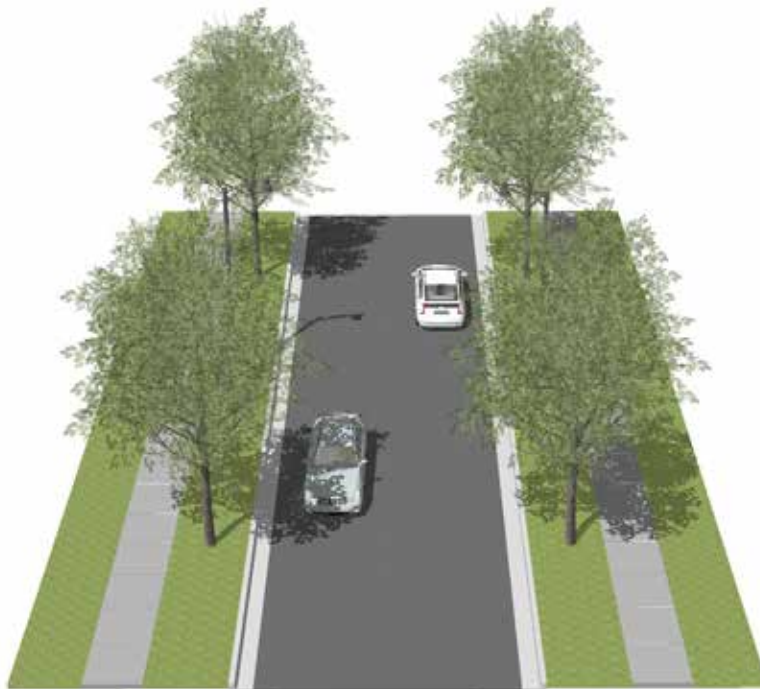
Neighborhood Connectors are intended to be complete streets, designed to accommodate the needs of adjacent users as well as the movement through the interior of a Residential area or Center. They serve many functions beyond transportation, including community structure, identity and pride, utilities, stormwater management, access to private property, connection to the parks, open space and trail system, and a place for social interaction.



▲ Hypothetical section of a Neighborhood Connector

Local Streets

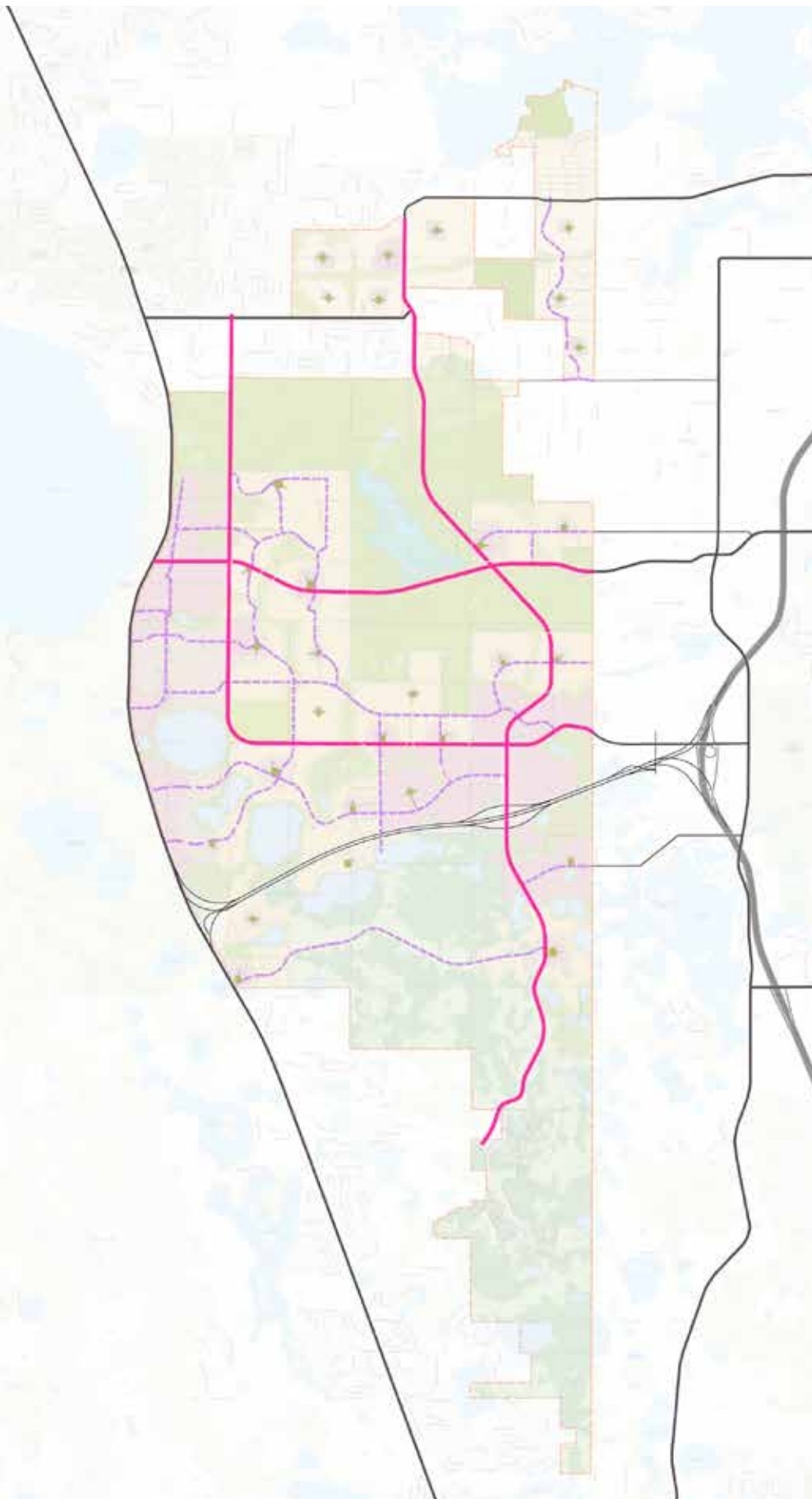
Local streets are also intended to be complete streets, designed to provide access to homes and businesses. They, too, serve many functions beyond transportation, including community structure, identity and pride, utilities, stormwater management, access to private property, connection to the parks, open space and trail system, and a place for social interaction.



▲ Hypothetical section of a Local Street

Figure 3: Wellness Way Road Network

- [—] Primary Roadways
- [---] Neighborhood Connectors



PARK/OPEN SPACE/TRAILS

Wellness Way will be a compact urban mixed-use community supported by a diverse mix of uses that provides necessary employment, commercial, housing and lifestyle opportunities for current and future residents of Wellness Way. The park system will support this by including parks of varied size, programming, and design that supports a rich mix of land uses that combine to create active, lively neighborhoods and enhance the quality of life for residents of Wellness Way. These parks should be designed and located in a way that creates livable and sustainable places that improve with time. The parks should be linked with wetlands and lake edges that create a significant network of functional open spaces. Finally, there should be an ample supply of parks whose frequent use is encouraged through proper placement, connectivity, and design.

The public realm - parks, plazas, conservation lands, trails, greenways, and public streets - are essential to a high quality of life. The benefits of a well-planned system of parks include increased property values, community identity, improved community aesthetics, opportunities for recreation and socializing, protection of natural resources, and multi-modal transportation linkages. Parks are used by residents, employees, and the general public for many different functions, requiring a range of sizes and types.

All parks are connected to each other by a network of sidewalks, trails, and streets. These spaces should be integrated into the fabric of the community along with other public infrastructure systems such as streets, utilities, and stormwater drainage. Therefore, a multitude of parks of different size and character is better than a small number of larger parks. Different aspects of each park fall along a spectrum:

- design ranging from formal to informal
- use ranging from active to passive
- activities ranging from planned and structured to spontaneous and unstructured
- sizes ranging from tiny to expansive
- single- to multiple-purpose
- settings ranging from urban to rural
- orientation of the intended users ranging from the local community to the general public
- frequency ranging from daily activities to annual events
- stormwater design ranging from structured to naturalistic
- park shapes and proportions ranging from rectangular to curvy to linear



▲ Parks linked with wetlands and lake edges to create a significant network of functional open spaces is a key driver of community character in Wellness Way.

Wellness Ridgeway

The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and destinations such as parks and schools within Residential areas and employment and commercial areas in Centers. The Network is made up of four types of trails:

- **Trunk Trails** are the main system of trails located within the right of way of the Primary Roadway Network and Neighborhood Connectors. They are generally at least 14' wide.
- **Neighborhood Trails** are a finer-grain system of trails connecting to Trunk Trails that are intended to connect destinations within neighborhoods and centers to parks and other places of activity. Neighborhood Trails are generally 12' wide. They may be located within street right-of-way or within park or open space tracts.
- **The Clay Road** is a unique roadway in Wellness Way that has attracted local athletes and visiting users from the U.S and internationally. The rolling terrain and soft material make it ideal for runners of all levels. Because of its unique attributes, development adjacent to the Clay Road should limit its access points and the volume of traffic that would impact the roadway. Continued long term use by runners should be protected from undue conflicts from vehicular traffic. Development adjacent to the Clay Road needs to provide trail access to the Clay Road via the internal neighborhood trail system.
- **CONSERV Trails** are a potential series of paths connecting within and through CONSERV.



▲ Hypothetical section of a Trunk Trail



▲ Hypothetical section of a Neighborhood Trail



▲ Existing Clay Road

IMPLEMENTATION FRAMEWORKS

DEVELOPMENT DISTRICT FRAMEWORK

In order to implement the built form concepts of this plan, a revised set of Development Districts are recommended. These Districts link the desired elements of the patterns of Neighborhoods, Centers, and Open Space with the natural and emerging built context of the community. The recommended Districts are as follows:

Neighborhood - intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts.

US 27 - intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces.

Multi-Use - intended to be the primary concentration of employment and non-residential uses in Wellness Way. The Multi-Use L District is intended to facilitate the development of logistics-based sites proximate to the expressway system, while the Multi-Use W District is envisioned as the major concentration of jobs along US 27.

Conservation Subdivision - intended to promote a balance between carefully designed residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that characterize the area.

Wellness Way North - intended to carry forward the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage for the area north of CONSERV.

CONSERV - intended to recognize the public ownership nature of the land holding permitting public facilities and encouraging public access as an open space amenity.

| Recommended Land Allocation | Neighborhood | US 27 | Multi-Use | Conservation Subdivision | Wellness Way North | CONSERV |
|-----------------------------|--------------|--------------|--------------|--------------------------|--------------------------|------------|
| Open Space | At least 30% | At least 30% | At least 30% | At least 50% | Maintain WWAP Allocation | Open Space |
| Center | 5 - 10% | 15 - 40% | 20 - 70% | Up to 5% | | |
| Residential | 60 - 65% | Up to 55% | Up to 50% | 60 - 65% | | |

Table 3 - Recommended Land Allocation Ratios

Source: Levey Consulting and GAI Consultants, 2020

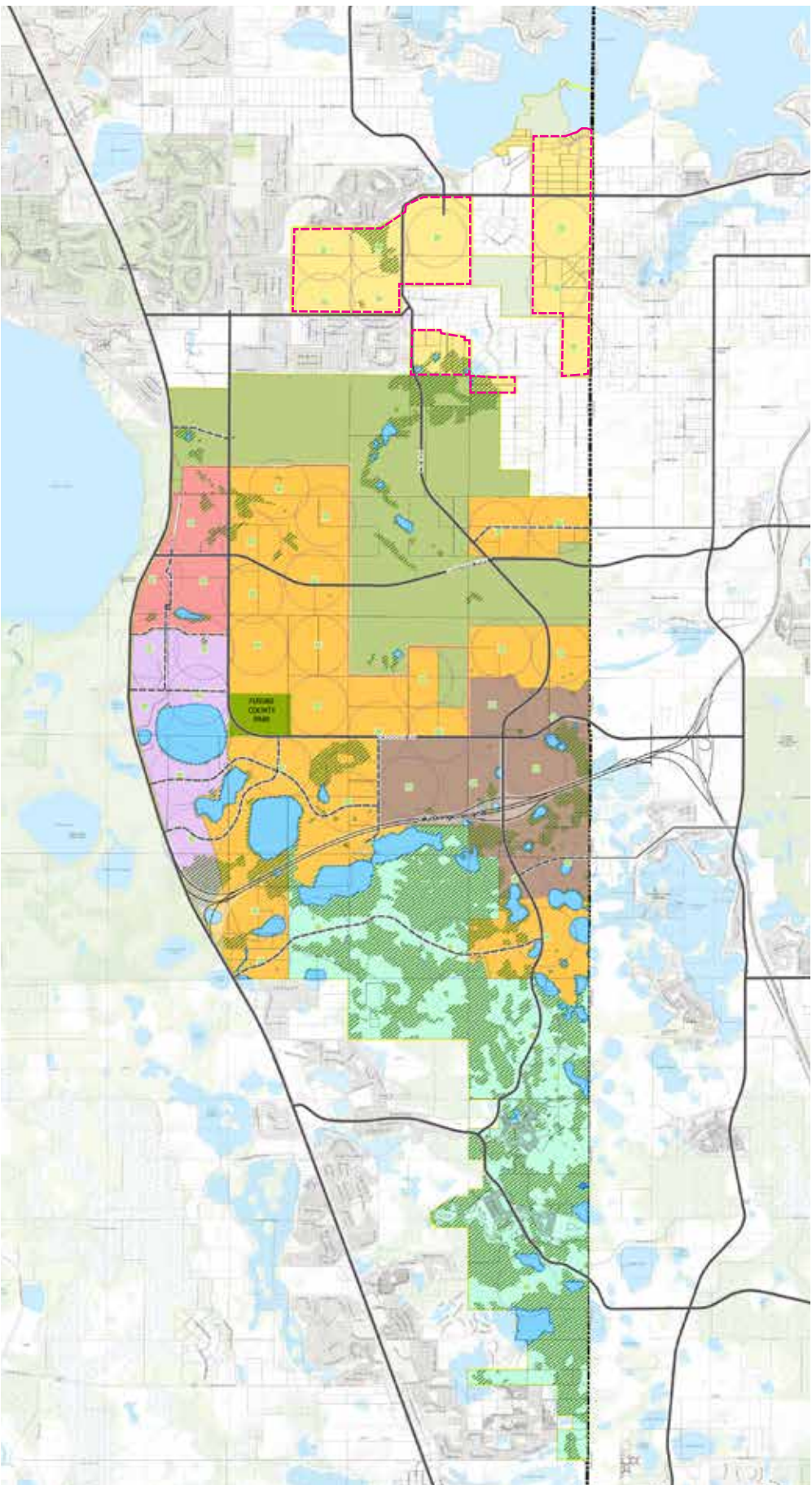


Figure 4: Wellness Way Development District Framework

- Neighborhood District
- US 27 District
- Multi Use W District
- Multi Use L District
- Conservation Subdivision District
- Wellness Way North District
- CONSERV District
- Waterbodies
- Wetlands
- Primary Roadway Network
- Secondary Roadway Network
- Clay Road (Preserved)
- County Park
- Conceptual Neighborhood Form

TRANSPORTATION/MOBILITY FRAMEWORK

The overall mobility strategy for Wellness Way is established in Objective I-8.3 of the adopted Lake County Comprehensive Plan:

Development within the WWUSA area shall be managed to reduce vehicle trips, minimize vehicle trip lengths, and reduce vehicle miles travelled through the encouragement of clustered mixed-use development and the internal capture of trips and through the development of an interconnected, transportation network. The proposed arterial roadways as generally depicted on the Future Land Use Map make up the primary roadway network. Final primary roadway alignments and additional connections may be determined in the PUD process.

The objective establishes two important principles – 1) reducing vehicle trips and trip lengths through mixed use development, and 2) an interconnected transportation network. These principles are carried forward in this implementation plan and are enhanced by virtue of the revised development framework.

Transportation and Mixed-Use Development

The original Wellness Way development framework sought to distribute jobs throughout the planning area. This concept is proposed to be modified with the creation of the Multi-Use and US 27 Districts, which allow for a higher concentration of employment at areas where the highest concentration of infrastructure is planned to support the higher intensity land uses. The proposed WW framework reduces the obligation for employment land uses in the Neighborhood District. Overall, the original planned program and mix of housing and employment land uses has not been significantly altered from the original planning concept.

Interconnected Transportation Network

The planned Transportation Network is a system of hierarchical facilities and travel modes. At the highest level are limited and controlled access highways. These include US 27 and the planned Lake-Orange Connector Expressway (The “Connector”). During the entitlement of Project Olympus, the FDOT made it clear that development in Wellness Way could not only use capacity on US 27 but had to create alternative corridors to the east and north early in the development process. As a result, the concept of the Wellness Way Roadway Network was further refined and is discussed below.

At the time of the original Wellness Way adoption, the location of the Connector was unknown. Now that the alignment has been approved and the Central Florida Expressway Authority (CFX) has let design contracts, this implementation plan reflects the impact of this new limited access corridor on the revised development framework. The implications of the Connector are significant. The corridor location and planned interchange at County Road

455 Extension presents a unique economic development opportunity that supports the updated development framework.

Wellness Way Roadway Network

The primary system of mobility in Wellness Way is the Primary Roadway Network as established by policy in the Lake County Comprehensive Plan:

Policy I-8.3.1 Primary Roadway Network

System-wide transportation capacity within the WWUSA area shall be achieved through the design and development of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway, pedestrian, bicycle, transit and alternative vehicular components. Planned Unit Developments (PUD) within the WWUSA shall be generally consistent with the primary roadway network identified on the Framework Map. Any deviations from the number and location of primary roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban Service Area’s network. Deviations to a significant extent are possible to protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

In 2019, the Lake County adopted Resolution 2019- XXX in support of the City of Clermont’s entitlement of Project Olympus and the South Lake Crossings PUD. In that resolution, Lake County set out which roadway corridors would be considered as the Wellness Way Primary Roadway Network. These corridors include the following:

- a. Wellness Way from US 27 to the Orange County line;
- b. Hancock Road from Wellness Way to Hartwood Marsh Road;
- c. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County line; and
- d. CR 455 Extension from Hartwood Marsh Road to Schofield Road.

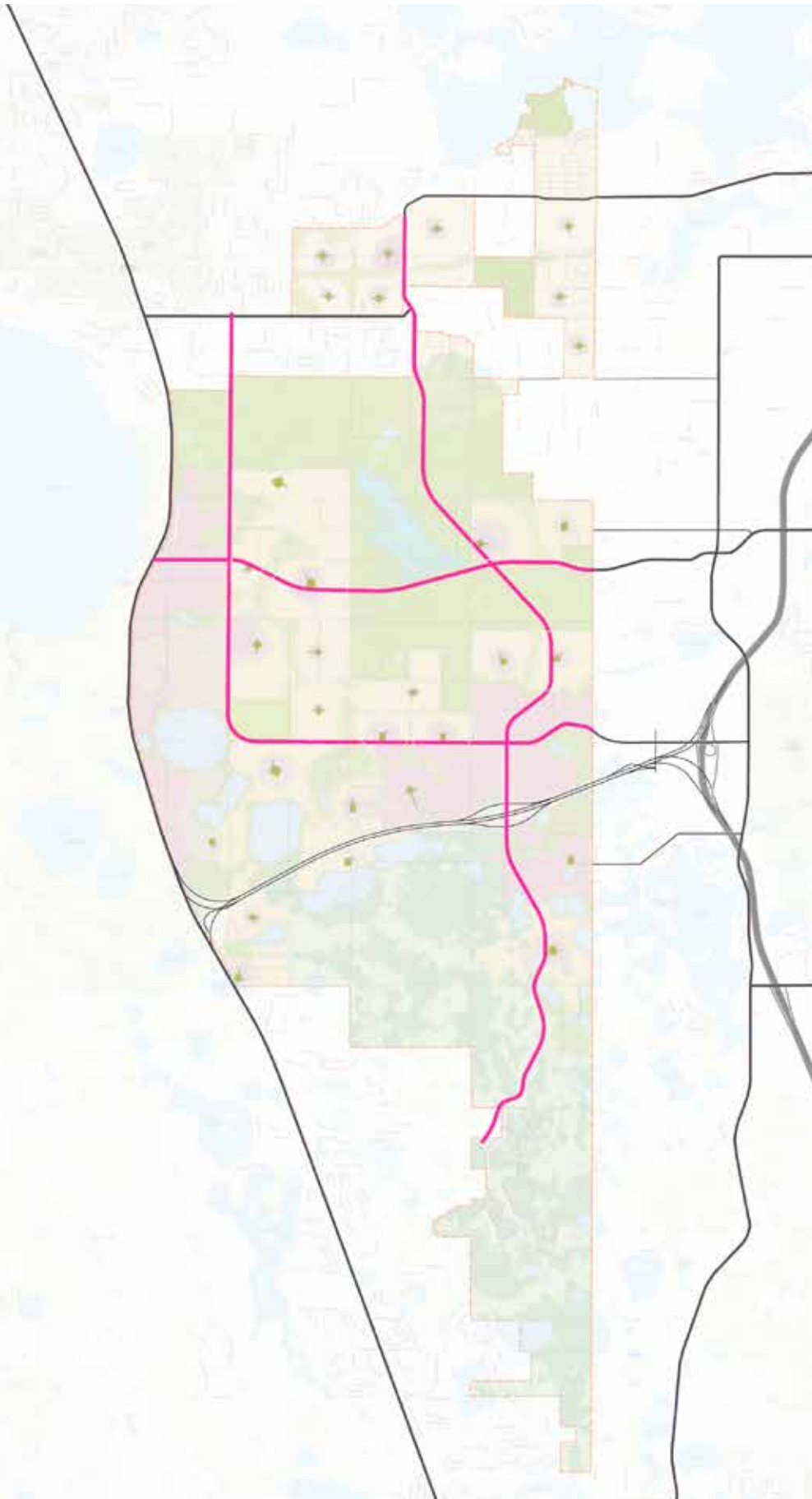
Subsequent to the establishment of these corridors, the analysis for this Implementation Plan uncovered the need to extend item (d) the CR 455 Extension south of the Lake Orange Connector to Sawgrass Bay Boulevard.

Implementation of the Roadway Network

The initial delivery of the Primary Roadway Network is largely the responsibility of private landowners. While Lake County has conducted a PD & E study for the extension of CR 455 to Schofield Road. Efforts are being made to gain the cooperation of landowners via agreements on alignment and dedication of rights-of-way and easements. The other roadway corridors (a through d above) will require cooperation with landowners and developers to design, permit and construct the roadways.

Figure 5: Wellness Way Transportation Framework

[—] Primary Roadways



K-12 EDUCATION FACILITIES FRAMEWORK

An analysis of the financial capacity of County roadway impact fees for this area was conducted to determine whether the roadway network could be constructed with revenues from the planned development in the area.

The key to early success in Wellness Way requires that roadways be constructed early before significant volume of development occurs, and that the roadways provide access to the external network. Failure to do so will load initial traffic solely onto US 27. Developing connectivity of Wellness Way from US 27 to SR 429 in Orange County is the highest priority. Second in importance is connecting Hancock Road from Wellness Way to Hartwood Marsh Road. Table 3 shows the estimated costs to deliver two lanes of connectivity on these two roadways.

The network included in Table 4 can largely be funded through Transportation Impact Fee Agreements that reward developers credits for design, permitting and construction of roadway segments undertaken by the private sector. An examination of Lake County transportation impact fee revenues confirms that sufficient revenue exists to construct the first two lanes of the network. In addition, the improvement of Wellness way to Hancock Road and the improvement of Schofield Road from Wellness Way to the Orange County line is the responsibility of Cemex pursuant to a 2017 agreement with Lake County.

The success of a program like this where the roadway network is constructed by the private sector must be enforced at the time of development approval. Every project within Wellness Way must be obligated to pay their proportional share cost of the roadway network via a Transportation Impact Fee agreement with Lake County. It is imperative that projects that will be constructed in phases be obligated to make proportionate share payments or construct improvements by each phase. Allowing multi-phase projects to proceed without requiring payments or improvements by phase will result in the failure to provide roadway infrastructure commensurate with the impacts of development.

The success of Wellness Way as a location for higher quality residential neighborhoods is contingent upon many factors. The timely construction of new K-12 schools is key to successful development of Wellness Way.

The Lake County School Board provided an overall impact analysis of the adopted Wellness Way Area Plan program. That analysis is contained in Appendix 3. The impact provided by the School Board is shown in Table 5.

As a result of the findings in the Table 5, the resulting demand for new K-12 facilities is based on the complete buildout of the maximum density permitted under the currently adopted residential entitlement. Assuming that no active adult/age restricted communities are developed within Wellness Way, the buildout program would require:

- 2 Elementary and/or K-8 Schools (or combination of both)
- 1 Middle School
- 1 High School

As a result of the findings in the Table 6, the resulting demand for new K-12 facilities is based on the complete buildout of the maximum density permitted under the updated plan residential entitlement. Assuming that no active adult/age restricted communities are developed within Wellness Way, the buildout program would require one additional Elementary School:

- 3 Elementary and/or K-8 Schools (or combination of both)
- 1 Middle School
- 1 High School

The timing of school facility development is dependent on the timing of residential development within Wellness Way. There are existing land use ownership patterns and existing uses that will like delay residential development for a considerable period of time. These include the active mine in Wellness Way North and the proposed Cemex mine along Schofield Road. In addition, the current ownership

Preliminary Planning Level Construction Cost Estimates

| Segment | Roadway | Segment | Length (Feet) | Estimated Length (Miles) | Construction Type | Construction Cost Per Mile | Construction Cost Estimate |
|---|--------------|--|---------------|--------------------------|--|----------------------------|----------------------------|
| A | Wellness Way | US 27 to Hancock Road | 3300 | 0.61 | Widen (to the inside) to a 4 lane divided urban | \$ 2,930,000 | \$ 1,787,300 |
| B | Wellness Way | Hancock Road to Karr-Residential Property Line | 5900 | 1.12 | New Construction, 2 lane urban (future four lane) | \$ 3,675,000 | \$ 4,106,534 |
| C | Wellness Way | Karr-Residential Property Line to County Line | 11750 | 2.23 | New Construction, undivided 2-lane rural road with 4' paved shoulder | \$ 2,240,000 | \$ 4,984,848 |
| D | Hancock Road | Karr-Swap North Property Line to Wellness Way | 3900 | 0.74 | New Construction, 2 lane urban (future four lane) | \$ 3,675,000 | \$ 2,714,489 |
| E | Hancock Road | Fuqua South Property Line to Karr-Swap North Property Line | 3500 | 0.66 | New Construction, undivided 2-lane rural road with 4' paved shoulder | \$ 2,240,000 | \$ 1,484,848 |
| Estimates Construction Cost Subtotal | | | | | | \$ 15,078,020 | |
| ROW (Segments C and E) | | | | | | - | \$ 1,100,000 |
| Contingency | | | | | | 10% | \$ 1,507,802 |
| Design | | | | | | 12% | \$ 1,809,362 |
| Construction Engineering Inspection | | | | | | 10% | \$ 1,658,582 |
| Estimated Cost | | | | | | \$ | 21,153,766 |

Table 4 - Preliminary Planning Level Construction Cost Estimates

Source: VHB, 2020

(Arnold) of a large portion of the Conservation Subdivision District is not pursuing active development and is desirous of keeping the land in agricultural use. While these three land holdings are less likely to result in near term active residential development, they can always transition to residential development. For long term school planning purposes, these lands are likely to develop later in the twenty-year planning period rather than sooner.

Another factor to be considered is that there is a high likelihood that new age-restricted, active adult communities will emerge as a component of the projected development program.

A twenty-year residential absorption plan was developed and is included as Appendix 4. This model assumes the activation of the most likely properties and provides the School Board and property owners a template for the

most immediate demands on school capacity. It assumes ten percent of the developed units will be age-restricted/active adult. The result of the model calls for the impacts from Wellness Way residential development. If the impact of newly occupied dwelling units begins in 2023, then the model shows that a K-8 school would be fully occupied by 2033. However, school capacity planning doesn't exist in a vacuum and isn't limited to artificial planning boundaries like Wellness Way. The School Board has existing capacity issues in the vicinity and the impacts of new residential development in Wellness Way will confound those issues. This is especially true at the high school level. Given the lead time in securing adequate land and capital improvement program funding, the detailed planning for the first K-8 and high school facilities should begin well ahead of the impacts of the projected new development.

| | SF-DU | MF-DU | MH-DU | | SF Impact | MF Impact | Total Students |
|--------------------|-------|-------|-------|-----------------|-----------|-----------|----------------|
| | | | | New DU Proposed | 12,944 | 3,236 | |
| Student Generation | 0.350 | 0.282 | 0.185 | Students | 4,530 | 913 | 5,443 |
| Elementary | 0.157 | 0.153 | 0.095 | | 2,032 | 495 | 2,527 |
| Middle | 0.079 | 0.061 | 0.044 | | 1,023 | 197 | 1,220 |
| High | 0.114 | 0.068 | 0.046 | | 1,476 | 220 | 1,696 |

Table 5 - School Impact Analysis Original WWAP (16,180 Units)

Source: Lake County School Board, 2020

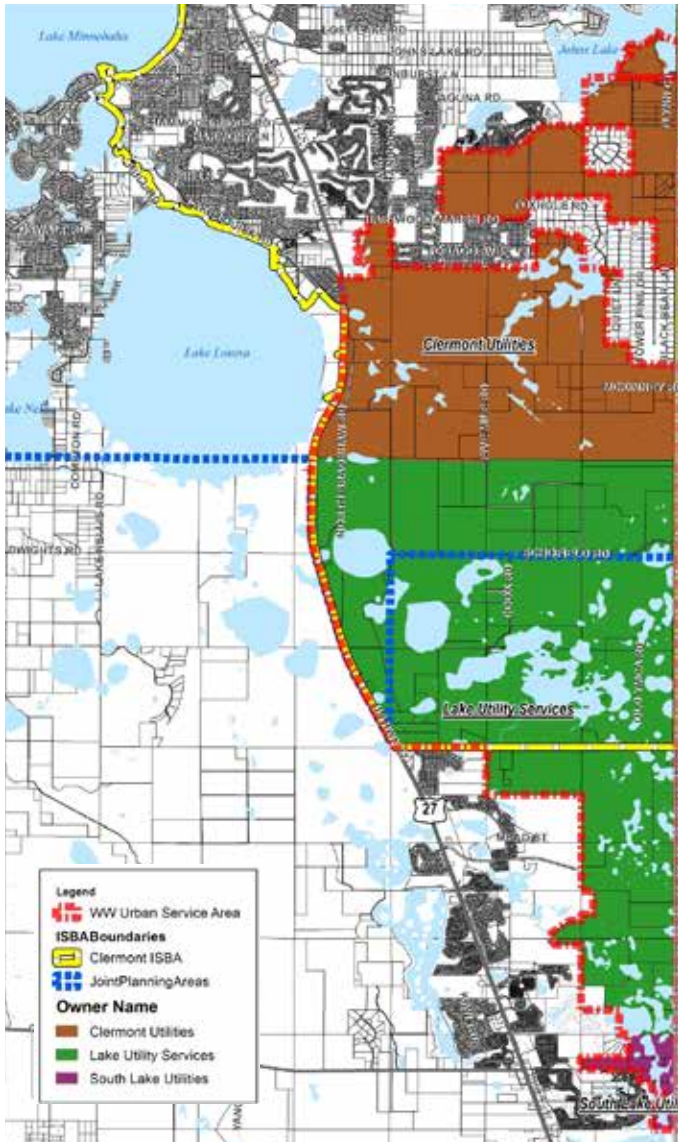
| | SF-DU | MF-DU | MH-DU | | SF Impact | MF Impact | Total Students |
|--------------------|-------|-------|-------|-----------------|-----------|-----------|----------------|
| | | | | New DU Proposed | 15,501 | 3,875 | |
| Student Generation | 0.350 | 0.282 | 0.185 | Students | 5,425 | 1,093 | 6,518 |
| Elementary | 0.157 | 0.153 | 0.095 | | 2,434 | 593 | 3,027 |
| Middle | 0.079 | 0.061 | 0.044 | | 1,225 | 236 | 1,461 |
| High | 0.114 | 0.068 | 0.046 | | 1,767 | 264 | 2,031 |

Table 6 - School Impact Analysis for Updated Plan (19,376 Units)

Source: Lake County School Board, 2020

WATER/WASTEWATER & RECLAIMED WATER UTILITY EXTENSIONS FRAMEWORK

The Wellness Way area is served by three separate water, wastewater and reclaimed water systems – City of Clermont, Lake Utility Services, Inc.(LUSI), and Southlake Utilities. For all practical purposes, two of these systems will be significant providers in the Wellness Way Planning Area. The original WWAP focused on system and resource capacity. The emphasis in this implementation plan is the facilitating the extension of collection and distribution lines within the respective service areas. Large portions of the planning area are remote and removed from any existing facilities.



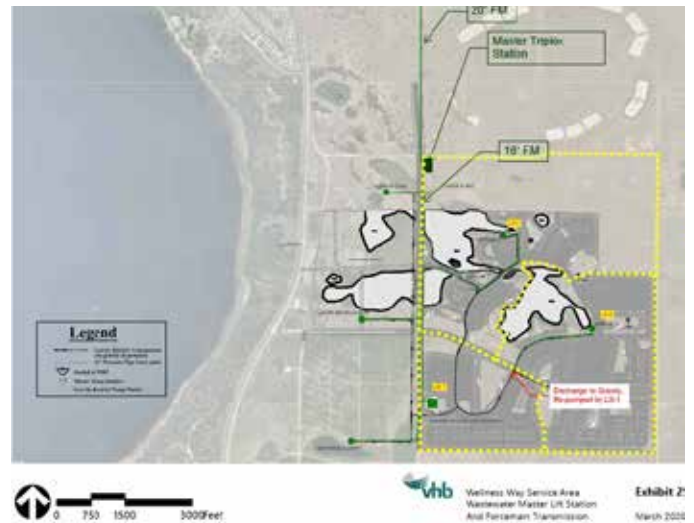
▲ Wellness Way Utility Providers

City of Clermont

The City of Clermont has master planned their service territory. There are no collection and distribution facilities south of Hartwood Marsh Road. The opportunity to activate the Multi-Use W District and its planned employment is dependent upon the expansion of distribution and collection lines. A utility agreement exists between the City of Clermont and Project Olympus. However, the developer has not taken any steps to proceed under the provisions of the agreement.

The developer of the South Lake Crossings PUD has been negotiating with the City on the extension of collection and distribution facilities to serve the Hancock Road corridor as shown below. To date, no agreement has been reached on cost allocation and construction scheduling.

A preliminary cost allocation methodology has been established for the various property owners within the western portion of the City of Clermont service area, as shown in Appendix 5. This methodology would serve as the basis for cost sharing using the total ERU/% of ERU approach. The \$ costs will change as the overall project costs change.



▲ Master Lift Station (VHB)

LUSI

The Multi-Use L District lies within the LUSI service territory. To date, no utility master plan has been produced by LUSI for the eastern portion of the service area. LUSI has facilities in the US 27 corridor and residential development is underway with US 27 frontage.

Potable Water

LUSI has been evaluating the long-term needs for utility planning for the Wellness Way corridor to determine the treatment capacity requirements. The utility has modeled the development program and integrated it into their long-range plans for potable water supply utilizing the main pipeline along US 27. This has allowed service to be provided to the earlier developments that front US 27.

An additional water treatment facility has long been planned for this area including new lower Floridan wells which would be permitted with the renewal of the Utility's Consumptive Use Permit (CUP) in 2024. The CUP capacity is projected to be exceeded around the time the CUP will expire in 2024. Commencement of the CUP renewal should begin in 2022. The St. Johns River Water Management District will likely only allow the CUP to be extended in 7-10-year increments so there will be several iterations of the process during the development of Wellness Way. The utility has the treatment capacity permitted through FDEP to provide water for over ten years and the revision to the water supply withdrawal quantities in the CUP renewal will allow that growth.

Wastewater

LUSI has completed a generalized capacity analysis for the area and believes it can expand existing treatment facilities to meet the long-term needs. The existing system treatment capacity is less than 60% used and will have available capacity through 2030 with a goal to start developing expansion planning around 2024 depending on development pressures. In lieu of building out the existing capacity in the US 27 corridor, a new facility within the Wellness Way area is an option. Development of additional capacity generally takes 2-3 years to complete, so this can proceed without impeding development. The existing collection system lies within a congested right-of-way in US 27 and a new treatment plant closer to end users would likely be a more efficient approach to service delivery.

Co-located Water and Wastewater Facility

LUSI has expressed an interest in developing a co-located utility facility within the eastern portion of their service area. The area is sufficiently large to provide flexible options for an ultimate configuration and much of this infrastructure will be dependent on the siting of a new wastewater facility. A site of approximately 20 acres would be needed for such a facility. Property owners (Karr, Kahlert and/or Roper) are encouraged to approach the utility to begin the planning for this utility facility. This is especially important to be done as Central Florida Expressway Authority (CFX) designs and acquires right-of-way for the Lake-Orange Connector. Siting a new regional potable water treatment facility in the Wellness Way area is critical but planning and design cannot be completed until land is allocated for the purpose. At current growth rates and depending on how Wellness Way develops LUSI is not projecting a need to construct a new potable water treatment facility for 5-10 years. The design and development of additional treatment capacity typically takes 2-3 years. However, with the opening of the CR 455 and Lake-Orange Connector interchange in 2025, it would be prudent for landowners to engage the utility now regarding the 20-acre facility siting.

TECHNOLOGY/TELECOM STRATEGY

Knowledge is the engine of an innovation economy. Data is its fuel. The capacity to transmit and share that data is essential to building an environment that will attract new industries in the innovation economy and achieve the vision of Wellness Way. (Levey, 2018) Corporate site selectors now consider high-speed broadband as an essential service similar to wet utilities. It often can be the differentiator between competitive sites.

Ensuring that cost-effective high-speed broadband capacity is provided to every new development, commercial, industrial or residential, is essential for a successful economic development strategy in Wellness Way. Without that infrastructure provided early in the evolution of Wellness Way, the area will not be competitive in the regional economy.

Given the effects of the COVID-19 – moving many workers from traditional workplaces into their homes –

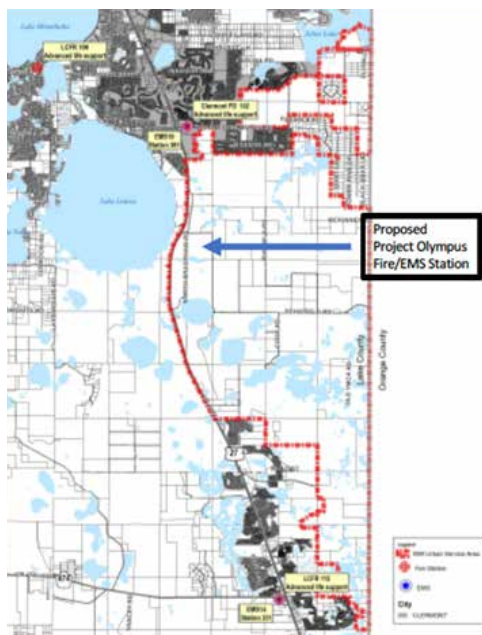
highlights how important high speed broadband service has been and will be to sustaining economic activity. It is estimated that 56% of the U.S. workforce holds jobs that are compatible with remote work. The longer people are required to work remotely, the greater the adoption of remote work will be once the current pandemic is resolved. (Lister, 2020). This has significant implications for Wellness Way as the location of future employment increases the significance of the home as a workplace.

The City of Clermont requires fiber-optic conduit to be provided in major roadway rights-of-way for the City's public safety communications purposes. This is a good policy that ensures the City's telecom network grows as the City grows. However, the need for wider purposed broadband is an essential component of economic development. The implementing development regulations for Wellness Way should require high-speed broad band infrastructure delivered to each busines and residence in Wellness Way.

PUBLIC SAFETY FRAMEWORK

The Wellness Way area is served by Lake County Fire Rescue facilities to the south and City of Clermont Fire Department services from the north. The City has annexed two initial projects – South Lake Crossings PUD and the Olympus Sports and Entertainment PUD. During the annexation process, the City required the designation of a fire/EMS facility within the Olympus project.

Given the location of the proposed Olympus public safety facility, it is highly recommended that the City of Clermont and Lake County explore a shared facility or a contract for service arrangement. This would be an opportunity for both governments to deliver public safety services in an efficient and effective manner.



▲ Proposed Project Olympus Fire/EMS Station

ECONOMIC DEVELOPMENT INCENTIVES

The existing Wellness Way Area Plan identifies targeted industries that are anticipated to be attracted to the area. Policy I-8.1.2 sets out the list of industry sectors as follows:

- A. Ag-Tech
- B. Eco-tourism and Agri-tourism
- C. Education and Health Services
- D. Human Performance, Sports Medicine and Sports Training
- E. Leisure and Hospitality
- F. Manufacturing
- G. Medical and bio-medical
- H. Professional and Business Services
- I. Research Facilities
- J. Retail Trade
- K. Transportation, Trade and Utilities

It should be noted that the targeted industry list is not intended to limit consideration of incentives to just the list above. The County's approach is broad based and focuses on the quality of employment, salary levels, and the size of the private investment.

Lake County recently updated its economic development incentive program to expand eligible companies based on a combination of number of jobs created and initial capital investment. See Table 7.

| TIER | Number of Qualifying Jobs | Minimum Capital Investment |
|------|---------------------------|----------------------------|
| 1 | 10 | \$1 Million |
| 2 | 25 | \$10 Million |
| 3 | 100 | \$10 Million |

Table 7 - Lake County Economic Development Incentive Program

Source: Lake County Ordinance 2020-49

During the Stakeholder process, a more focused understanding of the economic potential of Wellness Way emerged. The establishment of the two Multi-Use Districts in the recommended amendments to the Lake County Comprehensive Plan reflect this better understanding of the future location of employment.

The eastern Multi-Use District centered on US 27 and the future Wellness Way is where the proposed Olympus Sports and Entertainment project is located. This project envisions the area emerging as a mixed use, health and wellness-based center, with clinical health care and supporting activities as the focus of the District.

The western Multi-Use District is centered on the future interchange of County Road 455 and the Lake Orange Connector. During the Stakeholder process, this area emerged as a potential major regional center for logistics and distribution.

As Lake County and the City of Clermont collaboratively execute on the Wellness Way plan, these two areas should be the focus of their economic development and recruitment efforts.

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APPENDIX 1: LIST OF STAKEHOLDERS

2020 Wellness Way Stakeholder Roster

| Last Name | First Name | Organization | Phone | Email |
|-------------|-------------|----------------------------------|-------------------|--|
| Bauerle | Kurt | HHBZL | 407.843.0404 | kurt@hhbzflorida.com |
| Baker III | John | Lake Louisa LLC | | JohnBaker3@frpdev.com |
| Balliet | Adam | Barton Malow Company | 407.223.9592 | adam.balliet@bartonmalow.com |
| Bonifay | Cecelia | Akerman | | cecelia.bonifay@akerman.com |
| Boyd | Scott | McKinnon Corp | 407.509.9030 | scottboyd.orange@gmail.com |
| Bromfield | Damien | CMS | 407-450-4341 | Damienbromfield@gmail.com |
| Brunson | Stoney | City of Clermont | | sbrunson@clermontfl.org |
| Carroll | Michael | Olympus | 407.754.6945 | mjc@olympusorlando.com |
| Carroll Jr. | Mike | Olympus | 407.319.2098 | mike@olympusorlando.com |
| Caruso | Jimmy | Pineloch Management Corp | 407.859.3550 | jimmyjr@pineloch.com |
| Cascone | Christian | Imagine Schools | | Christian.Cascone@imagineschools.org |
| Chapin | Roger | | | rchapin32804@gmail.com |
| Chicone | Jerry | | | jerrychicone@icloud.com |
| Clonts | Rex | Clonts Groves | 407-468-1242 | wrcclonts@yahoo.com |
| Cole | Jeff | Lake County BCC | 352-343-9888 | jcole@lakecountyfl.gov |
| Cooper | Levar | Lake County BCC | 352-227-9609 | lcooper@lakecountyfl.gov |
| Davila | CJ | FGBC | | cdavila@floridagreenbuilding.org |
| Davis | Susan | SJRWMD | | sdavis@sjrwmd.com |
| Deen | Kathryn | City of Clermont | 352.241.7345 | kdeen@clermontfl.org |
| Deneen | Valerie | Keller Williams | 407.760.6024 | valdeneen@gmail.com |
| Dorris | Rhea | Kimley Horn | 407-761-4229 | rhea.dorris@kimley-horn.com |
| Dougherty | Chris | S&ME | 407-975-1273 | cdougherty@smeinc.com |
| Drury | Blake | GAI Consultants | 407-423-8398 | b.drury@gaiconsultants.com |
| Earhardt | Jeff | Lake County Public Works | 352-253-6009 | jeahart@lakecountyfl.gov |
| Emerson | Jenna | Cemex | 863-397-8910 | jennar.emerson@cemex.com |
| Garcia | Tracy | Elevate Lake | 352 742-3925 | tgarcia@lakecountyfl.gov |
| Germana | Christopher | Germana Engineering & Associates | 352-242-9329 | cgermana@germanaengineering.com |
| Gongre | Bryan | UI Water | 866-842-8432x1360 | bkgongre@uiwater.com |
| Gonzales | Rick | Roper Trust | 407.256.8213 | RichardGonzalez@live.com |
| Gray | Darren | City of Clermont | 352-241-7358 | dgray@clermontfl.org |
| Gugliotti | Ben | Lake County Water Authority | 352.616.4885 | bgugliotti@lcwa.org |
| Hall | Mital | USGBC/EcoPreserve | 407.595.7096 | mital@ecopreserve.net |

| | | | | |
|-------------|-----------|---------------------------|---------------------|--|
| Hall | Jim | Hall Design | 407-257-9235 | jimhall@halldsi.com |
| Haoffpauir | Rebecca | HHBZL | | rebecca@HHBZLflorida.com |
| Hayes | Brad | Woodard & Curran | 352-516-4397 | bhayes@woodardcurran.com |
| Henschel | Curt | City of Clermont | 352.241.7308 | chenschel@clermontfl.org |
| Hensley | Nancy | Land Owner | 407.864.6257 | h.nancy777@yahoo.com |
| Hill | Lisa | Southern Hill Farms | 407.947.4080 | hlongfarm@aol.com |
| Holston | Bob | Holston Development | 407.481.0002 | hodev@yahoo.com |
| Irwin | Deirdre | SJRWMD | 386.546.8451 | dirwin@sirwmd.com |
| Jackson | Lance | Lennar Homes | 407-506-6763 | lance.jackson@lennar.com |
| Janiszewski | Michele | Lake County BCC | 352.742.3926 x 9774 | mjaniszewski@lakecountyfl.gov |
| Jefferson | Lisa | Akerman | 407-419-8540 | lisa.jefferson@akerman.com |
| Jimenez | Rafael | Cemex | 407-310-9655 | rafaele.jimenez@cemex.com |
| Kahlert | Herb | Karl Corp | 561.718.5569 | herb@karlcorp.com |
| Kahlert | Hans | Karl Corp | 407-929-5230 | hck@karlcorp.com |
| Karr | Jim | Southlake Crossings | 407.257.6866 | landminus@aol.com |
| Karr | TJ | Horizon Land | 407-491-3629 | tj@horizonlandfl.com |
| Kennard | Andrea | Lake County BCC | 352-343-9850 | akennard@lakecountyfl.gov |
| Kilsheimer | Joe | Kilsheimer & Associates | 407-719-6686 | joe.kilsheimer@gmail.com |
| Kinzler | James | Kinzler Consulting | 352.241.7357 | JKinzler.KinzConsulting@gmail.com |
| Kolbjornsen | Travis J. | Barton Malow Company | 954.931.2020 | travis.kolbjornsen@bartonmalow.com |
| Kramer | George | SM & E | | gkramer@smeinc.com |
| Kruse | John | City of Clermont | 352-241-7309 | jekruse@clermontfl.org |
| Kulczar | Todd | Barton Malow Company | 407.484.8127 | Todd.Kulczar@BartonMalow.com |
| Leamed | Jason | FDOT | | Jason.learned@dot.state.fl.us |
| Lauritsen | Jason | Florida Wildlife Corridor | 239-229-8170 | jason@floridawildlifecorridor.org |
| Lavalley | Helen | Lake County Schools | 352.253.6694 | lavalleyh@lake.k12.fl.us |
| Levey | Richard | Levey Consulting, LLC | 407-408-4442 | rlevey@leveyconsulting.com |
| Litvany | Mike | Hickory Groves | 321-239-3260 | mlitvany@aol.com |
| Logan | Gregg | RCL Co. | 407.541-4859 | glogan@rclco.com |
| Lopez | Edgar | HHBZL | 407-843-0132 | edgar@hhbzflorida.com |
| Lynch | Seth | Lake County Public Works | 352-253-9052 | slynch@lakecountyfl.gov |
| Maiworm | James | City of Clermont | | jmaiworm@clermontfl.org |
| Matulka | Brandon | LCBCC | 352.742.3926 | bmatulka@lakecountyfl.gov |
| McClendon | Tim | Lake County BCC | 352.343.9372 | tmccclendon@lakecountyfl.gov |
| McDonald | Mark | Lennar Homes | | Mark.McDonald@lennar.com |

| | | | | |
|-------------|--------|----------------------------|----------------|--|
| McNeil | Geoff | AGMCI Design | 407. 622. 9094 | gmcneill@agmcidesign.com |
| Mott | James | Cemex | 863-422-1171 | jamesd.mott@cemex.com |
| Mouncey | Tracey | Cemex | 863-602-9333 | tracymouncey@gmail.com |
| Nicholas | Brock | Lennar Homes | 407-586-4007 | Brock.Nicholas@lennar.com |
| O'Keefe | Dan | Shutts | 407.423.3200 | dto@shutts.com |
| Parks | Sean | Lake County BCC | 352-343-9850 | Sparks@lakecountyfl.gov |
| Piper | Chuck | | 407.908.6987 | chuckpiper@cfl.rr.com |
| Pottinger | John | Mc Craney Property Company | 407-437-0392 | jpottinger@mccraneyproperty.com |
| Prowell | John | VHB | 407.893.4764 | jprowell@vhb.com |
| Randall | Kelly | Lake Co. School | 352.253.6698 | randallk@lake.k12.fl.us |
| Rich | Wayne | Nelson Mullins | 407.616.7474 | wayne.rich@nelsonmullins.com |
| Romano | Steve | Kimley Horn | 321-239-5958 | steve.romano@kimley-horn.com |
| Roper | Jimmy | Roper Trust | 407-399-1037 | jjimmyroper57@gmail.com |
| Roper | Tony | Roper Trust | 407-493-1656 | roperrealestate@aol.com |
| Rybarczyk | Debra | City of Clermont | 352-241-7358 | drybarczyk@clermontfl.org |
| Sanfratello | Ray | City of Clermont | | rsanfratello@clermontfl.org |
| Schneider | Fred | LCPW | 352.253.6040 | fschneider@lakecountyfl.gov |
| Shams | Steve | SRD Engineers | 386-943-5421 | steve.shams@dot.state.fl.us |
| Smith | Kellie | FDOT | | Kellie.Smith@dot.state.fl.us |
| Sowell | Elesa | Shutts | 407-423-3200 | esowell@shutts.com |
| Snyder | Ben | Hanover Homes | 407.702.9226 | bsnyder@hcpland.com |
| Stone | Alexa | EcoPreserve | 407-276-1764 | alexa@ecopreserve.net |
| Templin Ray | Lisa | HBA of Lake Sumter | 321.662.8171 | exec@lakesumterhba.com |
| Tinsley | Marcie | Karl Corp | 561.436.1438 | marcie@cleswpb.com |
| Wheeler | Brian | GGI- Tapestry | | bwheeler@ggi-tapestry.com |
| Whitehouse | Daniel | Whitehouse Cooper | | dwhitehouse@whitehouse-cooper.com |
| Williamson | Tina | FDOT | | tina.williamson@dot.state.fl.us |

APPENDIX 2: SUMMARY OF PROPOSED PROGRAM

1) Scenario District Standards Summary

Multi-Use District

| | | |
|---------------------------|---------|------------|
| Open Space | Minimum | 30% |
| Centers (Non-res and Res) | Minimum | 20% |
| Residential | Maximum | 50% |
| <hr/> | | |
| Residential Density | Maximum | 8.00 DU/Ac |
| Non-Residential FAR | Minimum | 0.30 |

US 27 District

| | | |
|---------------------------|---------|------------|
| Open Space | Minimum | 30% |
| Centers (Non-res and Res) | Minimum | 15% |
| Residential | Maximum | 55% |
| <hr/> | | |
| Residential Density | Maximum | 5.75 DU/Ac |
| Non-Residential FAR | Minimum | 0.30 |

Neighborhood

| | | |
|---------------------------|---------|------------|
| Open Space | Minimum | 30% |
| Centers (Non-res and Res) | Minimum | 5% |
| Residential | Maximum | 65% |
| <hr/> | | |
| Residential Density | Maximum | 3.60 DU/Ac |
| Non-Residential FAR | Minimum | 0.30 |

Conservation Development

| | | |
|---------------------------|---------|------------|
| Open Space | Minimum | 50% |
| Centers (Non-res and Res) | Minimum | 0% |
| Residential | Maximum | 50% |
| <hr/> | | |
| Residential Density | Maximum | 2.70 DU/Ac |
| Non-Residential FAR | Minimum | 0.00 |

Wellness Way North

Maintain existing Wellness Way entitlements

| Jobs/Square Foot | | Target Multiplier | |
|------------------|-----|----------------------|---------------|
| MUC | 300 | Job:DU | 1.14 |
| US 27 | 400 | Balance | 1543 |
| N'hood | 400 | | |
| | | <i>Total Jobs</i> | <i>24,415</i> |
| | | <i>Home Jobs</i> | <i>2,325</i> |
| | | <i>External Jobs</i> | <i>22,090</i> |

2) Draft Scenario Program Summary

| Project | Net Buildable Area (Acres) | Land Allocation | | | Program Allocation | |
|---------------------------------------|----------------------------|----------------------------|-------------------------|-----------------------------|----------------------------------|------------------------------------|
| | | Minimum Open Space (Acres) | Minimum Centers (Acres) | Maximum Residential (Acres) | Non-Res Program @ Min FAR (s.f.) | Maximum Residential Program (d.u.) |
| Arnold | 57.3 | 24.8 | 1.0 | 31.6 | 12,695 | 97 |
| Austin | 61.9 | 30.9 | - | 30.9 | - | 84 |
| Bradshaw | 280.9 | 84.3 | 38.3 | 158.3 | 501,017 | 857 |
| Butler | 38.8 | 11.6 | 1.9 | 25.2 | 25,357 | 91 |
| Catherine E Ross Groves | 153.9 | 46.2 | 7.7 | 100.0 | 100,561 | 360 |
| Centerlake Properties | 643.8 | 193.2 | 64.4 | 386.3 | 695,356 | 1,030 |
| Chicone | 254.7 | 76.4 | 12.7 | 165.5 | 166,405 | 596 |
| Clonts North | 53.4 | 16.0 | 10.7 | 26.7 | 139,581 | 214 |
| Clonts South | 180.7 | 54.2 | 27.1 | 99.4 | 354,184 | 571 |
| Clyatt | 4.7 | 2.4 | - | 2.4 | - | 6 |
| CRA-MAR | 110.4 | 33.1 | 5.5 | 71.8 | 72,130 | 258 |
| Etchart | 8.5 | 4.3 | - | 4.3 | - | 12 |
| Fabry | 49.3 | 14.8 | 2.5 | 32.0 | 32,203 | 115 |
| Hanover | 151.1 | 45.3 | 22.7 | 83.1 | 296,134 | 478 |
| Hickory Groves | 404.3 | 121.3 | 48.5 | 234.5 | 633,234 | 1,259 |
| JJR | 830.5 | 393.5 | 5.5 | 431.6 | 71,267 | 1,229 |
| Karl Corp (Davidson Harvest) | 371.5 | 111.4 | 74.3 | 185.7 | 970,841 | 1,486 |
| Karl Corp (Edwards Harbor) | 124.1 | 37.2 | 16.8 | 70.1 | 219,191 | 407 |
| Karl Corp (Gordon Tender) | 28.2 | 8.5 | 1.4 | 18.3 | 18,407 | 66 |
| Karl Corp (Island Tree LLC) | 37.9 | 11.4 | 1.9 | 24.6 | 24,748 | 89 |
| Karl Corp (JJW) | 3.7 | 1.1 | 0.7 | 1.9 | 9,710 | 15 |
| Lake Louisa LLC | 1,167.3 | 350.2 | 108.7 | 708.5 | 1,420,011 | 3,288 |
| Long Family Farms | 118.0 | 35.4 | 5.9 | 76.7 | 77,133 | 276 |
| McKinnon Groves | 359.4 | 107.8 | 35.9 | 215.6 | 523,624 | 665 |
| Olympus | 226.7 | 68.0 | 45.3 | 113.4 | 592,629 | 907 |
| Roper | 461.5 | 138.4 | 53.3 | 269.7 | 696,810 | 1,415 |
| Shell Pond | 16.7 | 5.0 | 3.3 | 8.4 | 43,647 | 67 |
| Showcase of Citrus | 19.9 | 6.0 | 1.0 | 12.9 | 12,980 | 46 |
| South Lake Crossings I | 548.7 | 164.6 | 27.4 | 356.7 | 358,540 | 1,284 |
| South Lake Crossings II | 387.3 | 116.2 | 19.4 | 251.7 | 253,413 | 907 |
| South Lake Crossings III | 133.2 | 40.0 | 24.8 | 68.4 | 323,686 | 512 |
| South Lake Crossings I (Future) | 240.7 | 72.2 | 19.6 | 148.9 | 256,218 | 647 |
| Violette | 6.1 | 1.8 | 0.3 | 3.9 | 3,971 | 14 |
| Acreage South of Serenoa | 248.5 | 124.3 | - | 124.3 | - | 336 |
| Serenoa (Developed) | - | - | - | - | - | - |
| Northern Lots and Subdivisions | 305.1 | 91.5 | 30.5 | 183.0 | 368,600 | 505 |
| Public Owners | 2,823.5 | - | - | - | - | - |
| CFX Right of Way | (240.1) | (72.0) | (34.6) | (133.5) | (452,651) | (810) |
| | 10,672.1 | 2,571.2 | 684.4 | 4,592.9 | 8,821,633 | 19,377 |

3) Current WWAP Program Summary

| Project | Net Buildable Area (Acres) | Land Allocation | | | Program Allocation | |
|---------------------------------------|----------------------------|----------------------------|-------------------------|-----------------------------|----------------------------------|------------------------------------|
| | | Minimum Open Space (Acres) | Minimum Centers (Acres) | Maximum Residential (Acres) | Non-Res Program @ Min FAR (s.f.) | Maximum Residential Program (d.u.) |
| Arnold | 57.3 | 17.2 | 5.7 | 34.4 | 57,070 | 87 |
| Austin | 61.9 | 18.6 | 6.2 | 37.1 | 46,987 | 84 |
| Bradshaw | 280.9 | 84.3 | 34.1 | 162.5 | 495,126 | 606 |
| Butler | 38.8 | 11.6 | 3.9 | 23.3 | 29,470 | 52 |
| Catherine E Ross Groves | 153.9 | 46.2 | 15.4 | 92.3 | 203,179 | 271 |
| Centerlake Properties | 643.8 | 193.2 | 64.4 | 386.3 | 695,356 | 1,030 |
| Chicone | 254.7 | 76.4 | 25.5 | 152.8 | 193,394 | 344 |
| Clonts North | 53.4 | 16.0 | 5.3 | 32.0 | 77,805 | 99 |
| Clonts South | 180.7 | 54.2 | 45.2 | 81.3 | 650,475 | 723 |
| Clyatt | 4.7 | 1.4 | 0.5 | 2.8 | 3,588 | 6 |
| CRA-MAR | 110.4 | 33.1 | 11.0 | 66.2 | 143,644 | 193 |
| Etchart | 8.5 | 2.6 | 0.9 | 5.1 | 12,452 | 16 |
| Fabry | 49.3 | 14.8 | 4.9 | 29.6 | 37,426 | 67 |
| Hanover | 151.1 | 45.3 | 37.8 | 68.0 | 543,864 | 604 |
| Hickory Groves | 404.3 | 121.3 | 40.4 | 242.6 | 374,159 | 594 |
| JJR | 830.5 | 249.2 | 83.1 | 498.3 | 706,761 | 1,176 |
| Karl Corp (Davidson Harvest) | 371.5 | 111.4 | 37.1 | 222.9 | 541,167 | 687 |
| Karl Corp (Edwards Harbor) | 124.1 | 37.2 | 12.4 | 74.5 | 118,771 | 185 |
| Karl Corp (Gordon Tender) | 28.2 | 8.5 | 2.8 | 16.9 | 40,148 | 52 |
| Karl Corp (Island Tree LLC) | 37.9 | 11.4 | 3.8 | 22.7 | 40,906 | 61 |
| Karl Corp (JJW) | 3.7 | 1.1 | 0.4 | 2.2 | 5,412 | 7 |
| Lake Louisa LLC | 1,167.3 | 350.2 | 116.7 | 700.4 | 1,500,329 | 2,027 |
| Long Family Farms | 118.0 | 35.4 | 11.8 | 70.8 | 127,492 | 189 |
| McKinnon Groves | 359.4 | 107.8 | 35.9 | 215.6 | 523,624 | 665 |
| Olympus | 226.7 | 68.0 | 32.1 | 126.6 | 465,267 | 555 |
| Roper | 461.5 | 138.4 | 46.1 | 276.9 | 672,324 | 854 |
| Shell Pond | 16.7 | 5.0 | 1.7 | 10.0 | 24,330 | 31 |
| Showcase of Citrus | 19.9 | 6.0 | 2.0 | 11.9 | 28,942 | 37 |
| South Lake Crossings I | 548.7 | 164.6 | 54.9 | 329.2 | 799,432 | 1,015 |
| South Lake Crossings II | 387.3 | 116.2 | 38.7 | 232.4 | 564,252 | 717 |
| South Lake Crossings III | 133.2 | 40.0 | 13.3 | 79.9 | 194,007 | 246 |
| South Lake Crossings I (Future) | 240.7 | 72.2 | 24.1 | 144.4 | 129,775 | 165 |
| Violette | 6.1 | 1.8 | 0.6 | 3.6 | 4,615 | 8 |
| Acreage South of Serenoa | 248.5 | 74.6 | 24.9 | 149.1 | 188,726 | 336 |
| Serenoa (Developed) | - | - | - | - | - | - |
| Northern Lots and Subdivisions | 305.1 | 91.5 | 30.5 | 183.1 | 368,590 | 506 |
| Public Owners | 2,823.5 | 847.0 | 283.1 | 1,693.4 | 490,857 | 715 |
| CFX Right of Way | | | <i>Not Applicable</i> | | | |
| | 10,912.3 | 3,273.7 | 1,157.2 | 6,481.5 | 11,099,724 | 15,006 |

4) Scenario to Current Comparison (Scenario minus Current)

| Project | Net Buildable Area (Acres) | Land Allocation | | | Program Allocation | |
|---------------------------------------|----------------------------|----------------------------|-------------------------|-----------------------------|----------------------------------|------------------------------------|
| | | Minimum Open Space (Acres) | Minimum Centers (Acres) | Maximum Residential (Acres) | Non-Res Program @ Min FAR (s.f.) | Maximum Residential Program (d.u.) |
| Arnold | - | 7.6 | (4.8) | (2.8) | (44,375) | 10 |
| Austin | - | 12.4 | (6.2) | (6.2) | (46,987) | - |
| Bradshaw | - | - | 4.2 | (4.2) | 5,891 | 251 |
| Butler | - | - | (1.9) | 1.9 | (4,113) | 38 |
| Catherine E Ross Groves | - | - | (7.7) | 7.7 | (102,618) | 89 |
| Centerlake Properties | - | - | - | - | - | - |
| Chicone | - | - | (12.7) | 12.7 | (26,989) | 252 |
| Clonts North | - | - | 5.3 | (5.3) | 61,776 | 115 |
| Clonts South | - | - | (18.1) | 18.1 | (296,291) | (151) |
| Clyatt | - | 0.9 | (0.5) | (0.5) | (3,588) | - |
| CRA-MAR | - | - | (5.5) | 5.5 | (71,514) | 65 |
| Etchart | - | 1.7 | (0.9) | (0.9) | (12,452) | (4) |
| Fabry | - | - | (2.5) | 2.5 | (5,223) | 49 |
| Hanover | - | - | (15.1) | 15.1 | (247,730) | (127) |
| Hickory Groves | - | - | 8.0 | (8.0) | 259,074 | 665 |
| JJRR | - | 144.3 | (77.6) | (66.7) | (635,494) | 53 |
| Karl Corp (Davidson Harvest) | - | - | 37.1 | (37.1) | 429,674 | 799 |
| Karl Corp (Edwards Harbor) | - | - | 4.4 | (4.4) | 100,419 | 222 |
| Karl Corp (Gordon Tender) | - | - | (1.4) | 1.4 | (21,741) | 14 |
| Karl Corp (Island Tree LLC) | - | - | (1.9) | 1.9 | (16,158) | 28 |
| Karl Corp (JJW) | - | - | 0.4 | (0.4) | 4,297 | 8 |
| Lake Louisa LLC | - | - | (8.1) | 8.1 | (80,318) | 1,261 |
| Long Family Farms | - | - | (5.9) | 5.9 | (50,359) | 87 |
| McKinnon Groves | - | - | - | - | - | - |
| Olympus | - | - | 13.2 | (13.2) | 127,362 | 352 |
| Roper | - | - | 7.2 | (7.2) | 24,486 | 561 |
| Shell Pond | - | - | 1.7 | (1.7) | 19,317 | 36 |
| Showcase of Citrus | - | - | (1.0) | 1.0 | (15,962) | 10 |
| South Lake Crossings I | - | - | (27.4) | 27.4 | (440,891) | 269 |
| South Lake Crossings II | - | - | (19.3) | 19.3 | (310,839) | 190 |
| South Lake Crossings III | - | - | 11.5 | (11.5) | 129,678 | 266 |
| South Lake Crossings I (Future) | - | - | (4.5) | 4.5 | 126,443 | 482 |
| Violette | - | - | (0.3) | 0.3 | (644) | 6 |
| Acreage South of Serenoa | - | 49.7 | (24.9) | (24.9) | (188,726) | - |
| Serenoa (Developed) | - | - | - | - | - | - |
| Northern Lots and Subdivisions | - | - | - | - | - | - |
| Public Owners | - | (847.0) | (283.1) | (1,693.4) | (490,857) | (715) |
| CFX Right of Way | - | | <i>Not Applicable</i> | | | |
| | - | (630.4) | (438.1) | (1,755.1) | (1,825,440) | 5,182 |



**Wellness Way Area Plan
School Capacity Needs Analysis**

The intent of the Wellness Way Area Plan (WWAP) 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 Wellness Way (WW) Sector Plan and proposed transportation improvements are expected to bring significant housing development to the area that will affect the school district’s long-term enrollment. These improvements include major east west roads – Wellness Way and the CFX East-West Connector. Schofield Road will be improved and extended to the Orange County line.

The initial WW area plan proposed a maximum of 16,180 dwelling units. (12,944 SF and 3,236) Based on this number of dwelling units the district would need three elementary schools, one middle school, and one high school to serve the students generated by the Wellness Way area.

The analysis is provided in the following table:

| | SF-DU | MF-DU | MH-DU | | SF Impact | MF Impact | Total Students |
|--------------------|-------------|-------------|-------------|-----------------|-----------|-----------|----------------|
| | | | | New DU Proposed | 12,944 | 3,236 | |
| Student Generation | .350 | .282 | .185 | Students | 4,530 | 913 | 5,443 |
| Elementary | .157 | .153 | .095 | | 2,032 | 495 | 2,527 |
| Middle | .079 | .061 | .044 | | 1,023 | 197 | 1,220 |
| High | .114 | .068 | .046 | | 1,476 | 220 | 1,696 |

An additional analysis was completed using the total of the maximum densities in the WWAP Worksheet provided at the Stakeholders January 22, 2020 meeting. The maximum density resulted in the need for two elementary schools and/or K-8 schools or a combination of both, one middle school and a high school to serve the WW area.

| SF Impacts |
|------------------------------|
| 13,090 dwelling units |
| 4,582 Total Students |
| 2,055 Elementary |
| 1,034 Middle |
| 1,492 High |

The Wellness Way Area Plan has evolved with the implementation of the goals and guidelines. The guidelines included total maximum residential units of 19,377 units. This increased density results in the need for one additional elementary school and/or K-8 school or a combination of both to serve the WW area.

| SF Impacts |
|-----------------------|
| 19,377 dwelling units |
| 6,782 Total Students |
| 3,042 Elementary |
| 1,531 Middle |
| 2,209 High |

It is understood that the maximum densities proposed will fluctuate as the Wellness Way Area develops. However, it should also be noted that the Wellness Way Area is located in school concurrency service area(CSA) #14. There are active residential developments, proceeding through the final stages of development. The majority of these projects have reserved school capacity. Currently there are approximately twelve (12) projects outside the Wellness Way Plan area to the south. These projects total 5,300 units estimated to generate 1,726 students.

The District’s capital projects that have been planned may address a portion of the WWAP’s impact but were not planned to address the overall Wellness Way Area projects. Currently the School District does not have the necessary school sites to serve the needs of WWAP and is actively searching for acceptable sites.

The standard property size by school level and the associated school capacities are indicated in the table below.

| | Acres | Student Capacity |
|------------|-------|-------------------------------|
| Elementary | 20-30 | 800-950 |
| Middle | 40 | 1000-1274 |
| High | 60-80 | 1800-2300 |
| K-8 | 35-40 | 1200 (800 elem/400 middle) |

The attached Wellness Way Conceptual Framework map reflects the preferred locations for the various school types. These are preferred locations only and subject to change. There are varying factors or criteria that would dictate the location of a school, including but not limited to, size of proposed site, the availability of infrastructure such as utilities and roads, environmental constraints, existing or proposed charter/private school locations, etc.

At this time, there are no public school sites located within the Wellness Way Plan area. The School District will continue to work with the property owners and developers in order to provide the necessary public school facilities to serve Wellness Way.

APPENDIX 4: SCHOOL IMPACT TABLE

Numbers shown in red indicate timing of need for new schools.

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
|-------------------------|-------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|
| SF | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| MF | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |
| Total DU's | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Cumulative Total - DU's | 500 | 1000 | 1500 | 2000 | 2500 | 3000 | 3500 | 4000 | 4500 | 5000 | 5500 | 6250 | 7000 | 7750 | 8500 | 9250 | 10000 | 10750 |
| Elem | SF - Annual | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 94 | 94 | 94 | 94 | 94 | 94 | 94 |
| | SF - Cum | 63 | 126 | 189 | 252 | 315 | 378 | 441 | 504 | 567 | 630 | 787 | 881 | 975 | 1069 | 1163 | 1257 | 1351 |
| | MF - Annual | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 23 | 23 | 23 | 23 | 23 | 23 | 23 |
| | MF - Cum | 15 | 30 | 45 | 60 | 75 | 90 | 105 | 120 | 135 | 150 | 188 | 211 | 234 | 257 | 280 | 303 | 326 |
| | Total | 78 | 156 | 234 | 312 | 390 | 468 | 546 | 624 | 702 | 858 | 975 | 1092 | 1209 | 1326 | 1443 | 1560 | 1677 |
| Middle | SF - Annual | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 47 | 47 | 47 | 47 | 47 | 47 | 47 |
| | SF - Cum | 32 | 64 | 96 | 128 | 160 | 192 | 224 | 256 | 288 | 352 | 399 | 446 | 493 | 540 | 587 | 634 | 681 |
| | MF - Annual | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| | MF - Cum | 6 | 12 | 18 | 24 | 30 | 36 | 42 | 48 | 54 | 66 | 75 | 84 | 93 | 102 | 111 | 120 | 129 |
| | Total | 38 | 76 | 114 | 152 | 190 | 228 | 266 | 304 | 342 | 418 | 474 | 530 | 586 | 642 | 698 | 754 | 810 |
| HS | SF - Annual | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 68 | 68 | 68 | 68 | 68 | 68 | 68 |
| | SF - Cum | 46 | 92 | 138 | 184 | 230 | 276 | 322 | 368 | 414 | 506 | 574 | 642 | 710 | 778 | 846 | 914 | 982 |
| | MF - Annual | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| | MF - Cum | 7 | 14 | 21 | 28 | 35 | 42 | 49 | 56 | 63 | 77 | 87 | 97 | 107 | 117 | 127 | 137 | 147 |
| | Total | 53 | 106 | 159 | 212 | 265 | 318 | 371 | 424 | 477 | 583 | 661 | 739 | 817 | 895 | 973 | 1051 | 1129 |

APPENDIX 5: PRELIMINARY COST ALLOCATION

| Wastewater Flow Summary | | | | | | | | | | | | |
|-------------------------|----------------------------------|---|---------|--------------|--------------|--------|---------------------|---------------|--------------|-------------|--|--|
| No. | Development | LandUse | Unit | Quantity | ERC Factor | ERCs | Flow Rate (GPD/ERC) | ADF (GPD) | ADF (GPM) | PHF (GPM) | | |
| 1 | Bradshaw North | Retail | SF | 32,800 | 0.5/1000sf | 16.4 | 175 | 2,870 | 2.0 | 6.0 | | |
| | | Hotel | Room | 140 | 0.5/room | 70 | 175 | 12,250 | 8.5 | 25.5 | | |
| | | Subtotal | | | | | | 15,120 | 10.5 | 31.5 | | |
| 2 | Karr - Conserve Swap | Single Family | DUs | 700 | 1 | 700 | 175 | 122,500 | 85.1 | 255.2 | | |
| | | Office | SF | 150,000 | 0.334/1000sf | 50.1 | 175 | 8,768 | 6.1 | 18.3 | | |
| | | Retail | SF | 150,000 | 0.5/1000sf | 75 | 175 | 13,125 | 9.1 | 27.3 | | |
| | Subtotal | | | | | | 144,393 | 100.3 | 300.8 | | | |
| 3 | Clonts | Multi Family | DUs | 600 | 0.83 | 498 | 175 | 87,150 | 60.5 | 181.6 | | |
| | | Office | SF | 76,000 | 0.334/1000sf | 25.384 | 175 | 4,442 | 3.1 | 9.3 | | |
| | | Retail | SF | 76,000 | 0.5/1000sf | 38 | 175 | 6,650 | 4.6 | 13.9 | | |
| | Subtotal | | | | | | 98,242 | 68.2 | 204.7 | | | |
| 4 | Karr-Lennar | Townhome | DUs | 1,550 | 1 | 1550 | 175 | 271,250 | 188.4 | 565.1 | | |
| | | Single family | DUs | 300 | 1 | 300 | 175 | 52,500 | 36.5 | 109.4 | | |
| | | Amenity | No. | 3 | 2 | 6 | 175 | 1,050 | 0.7 | 2.2 | | |
| | Retail | SF | 300,000 | 0.5/1000sf | 150 | 175 | 26,250 | 18.2 | 54.7 | | | |
| | Office | SF | 500,000 | 0.334/1000sf | 167 | 175 | 29,225 | 20.3 | 60.9 | | | |
| | Subtotal | | | | | | 380,275 | 264.1 | 792.2 | | | |
| 5 | Olympus (City Service Area Only) | Build-out Demand provided by GGI Tapestry | | | | | | | | | | |
| | | Workforce Housing (Multi-Family) | DUs | 180 | 0.83 | 149.4 | 175 | 26,145 | 18.2 | 54.5 | | |
| | | Transferred Housing from Lake Util. Office (Fire Station) | DUs | 250 | 0.83 | 207.5 | 175 | 36,313 | 25.2 | 75.7 | | |
| | Subtotal | | | | | | 606 | 0.4 | 1.3 | | | |
| | Subtotal | | | | | | 292,033 | 202.8 | 608.4 | | | |
| | TOTAL | | | | | | 930,063 | 646 | 1,938 | | | |

\$ 8,540,000
2% \$ 138,834.50
16% \$ 1,325,837.37
11% \$ 902,077.19
41% \$ 3,491,752.03
31% \$ 2,681,498.91
100% \$ 8,540,000.00

| Potable Water Demand Summary | | | | | | | | | | | | |
|------------------------------|----------------------------------|---|---------|--------------|--------------|-------|---------------------|---------------|--------------|-----------|--|--|
| No. | Development | LandUse | Unit | Quantity | ERC Factor | ERCs | Flow Rate (GPD/ERC) | ADF (GPD) | ADF (GPM) | PHF (GPM) | | |
| 1 | Bradshaw North | Retail | SF | 32,800 | 0.5/1000sf | 16.4 | 382 | 6,265 | 4 | 15 | | |
| | | Hotel | Room | 140 | 0.5/room | 70 | 382 | 26,740 | 19 | 65 | | |
| | | Subtotal | | | | | | 33,005 | 23 | 46 | | |
| 2 | Karr - Conserve Swap | Single Family | DUs | 700 | 1 | 700 | 382 | 267,400 | 186 | 650 | | |
| | | Office | SF | 150,000 | 0.334/1000sf | 50.1 | 382 | 19,138 | 13 | 47 | | |
| | | Retail | SF | 150,000 | 0.5/1000sf | 75 | 382 | 28,650 | 20 | 70 | | |
| | Subtotal | | | | | | 315,188 | 219 | 438 | | | |
| 3 | Clonts | Multi Family | DUs | 600 | 0.83 | 498 | 382 | 190,236 | 132 | 462 | | |
| | | Office | SF | 76,000 | 0.334/1000sf | 25.4 | 382 | 9,697 | 7 | 24 | | |
| | | Retail | SF | 76,000 | 0.5/1000sf | 38 | 382 | 14,516 | 10 | 35 | | |
| | Subtotal | | | | | | 214,449 | 149 | 298 | | | |
| 4 | Karr-Lennar | Townhome | DUs | 1,550 | 1 | 1550 | 382 | 592,100 | 411 | 822 | | |
| | | Single family | DUs | 300 | 1 | 300 | 382 | 114,600 | 80 | 159 | | |
| | | Amenity | No. | 3 | 2 | 6 | 382 | 2,292 | 2 | 3 | | |
| | Retail | SF | 300,000 | 0.5/1000sf | 150 | 382 | 57,300 | 40 | 139 | | | |
| | Office | SF | 500,000 | 0.334/1000sf | 167 | 382 | 63,794 | 44 | 89 | | | |
| | Subtotal | | | | | | 830,086 | 576 | 2,018 | | | |
| 5 | Olympus (City Service Area Only) | Build-out Demand provided by GGI Tapestry | | | | | | | | | | |
| | | Workforce Housing (Multi-Family) | DUs | 180 | 0.83 | 149.4 | 382 | 57,071 | 40 | 79 | | |
| | | Transferred Housing from Lake Util. Office (Fire Station) | DUs | 250 | 0.83 | 207.5 | 382 | 79,265 | 55 | 110 | | |
| | Subtotal | | | | | | 1,324 | 1 | 3 | | | |
| | Subtotal | | | | | | 637,466 | 443 | 885 | | | |
| | TOTAL | | | | | | 2,030,194 | 1,410 | 2,820 | | | |

ORDINANCE 2022 – ____
FLU-21-09-1
WELLNESS WAY AREA PLAN AMENDMENTS

1 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING**
2 **THE FUTURE LAND USE MAP TO ESTABLISH NEW FUTURE LAND USE CATEGORIES WITHIN THE**
3 **WELLNESS WAY AREA PLAN; AMENDING TABLE FLUE 2 ENTITLED ‘FUTURE LAND USE CATEGORIES**
4 **TABLE,’ TO REMOVE AND REPLACE THE DEVELOPMENT STANDARDS FOR THE FUTURE LAND USE**
5 **CATEGORIES WITHIN THE WELLNESS WAY AREA PLAN; AMENDING “GOAL I-8 WELLNESS WAY AREA**
6 **PLAN” AND SUBSEQUENT OBJECTIVES AND POLICIES; PROVIDING FOR PUBLICATION AS REQUIRED BY**
7 **SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN**
8 **EFFECTIVE DATE.**

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

12 **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County Commissioners of
13 Lake County to “prepare and enforce comprehensive plans for the development of the county”; and

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

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

19 **WHEREAS**, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan became effective; and

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

26 **WHEREAS**, on the 1st day of September 2021, this Ordinance was heard at a public hearing before the Lake County
27 Planning & Zoning Board in its capacity as the Local Planning Agency; and

28 **WHEREAS**, on the 5th day of January 2022, this Ordinance was heard at a public hearing before the Lake County
29 Board of County Commissioners for approval to transmit to the state planning agency and other reviewing agencies; and

30 **WHEREAS**, on the 3rd day of May 2022, this Ordinance was heard at a public hearing before the Lake County Board
31 of County Commissioners for adoption; and

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

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

35
36 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan Future
37 Land Use Map is hereby amended to change the Future Land Use Category for property depicted in Exhibit “A,”
38 attached and incorporated in this Ordinance, from Wellness Way 1, Wellness Way 2, Wellness Way 3, Wellness Way
39 4, and Town Center to Neighborhood, US 27, Multi Use W, Multi Use L, Conservation Subdivision, CONSERV, and
40 Wellness Way North Future Land Use Category.

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2
3

Section 2. Comprehensive Plan Text Amendment. The Lake County 2030 Comprehensive Plan, Table FLUE 2 entitled 'Future Land Use Categories Table,' shall be amended to read as follows:

| FUTURE LAND USE CATEGORY | DENSITY (1) | F.A.R. (INTENSITY) | I.S.R | OPEN SPACE | BUILDING HEIGHT (2)(5) |
|--|---|---------------------------|--------------|-------------------|--------------------------------------|
| Urban Low Density | 4 d.u./1 acre | 0.25 to 0.35 | 0.60 | 25% | Note (3) |
| Urban Medium Density | 7 d.u./1 acre | 0.35 to 0.50 | 0.70 | 20% | Note (3) |
| Urban High Density | Min. 4 d.u./1 acre Max 12 d.u./1 acre | 2.0 | 0.80 | 10% | Note (3) |
| Bella Collina | 866 d.u. | 500,000 s.f. | 0.60 | 25% | Note (3) |
| Bella Collina Helipad/Open Space | 0.60 acre | N/A | 0.60 | 25% | N/A |
| Summer Bay (351 acres) (9) | 2,040 d.u. | Note (7) | NS | NS | Note (3) |
| Cagan Crossings (728.5 acres)(4) | 8,000 d.u. | 700,000 s.f. | NS | 44% | Note (3) |
| Regional Office | 1 multi-family du per 10,000 sq. ft. of commercial space (Note (6)) | 3.0 | 0.75 | 15% | Note (3) |
| Regional Commercial | 1 multi-family du per 10,000 sq. ft. of commercial space (Note (6)) | 3.0 | 0.75 | 15% | Note (3) |
| Industrial | NS | 1.0 | 0.80 | NS | Note (3) |
| Public Service Facilities & Infrastructure | 1 caretaker unit per parcel | 1.0 | 0.80 | NS | Note (3) |
| Mt. Plymouth-Sorrento Main Street | 5.5 d.u./1 acre | 0.30 | 0.60 | 20% to 25% | "see Mt. Plymouth-Sorrento Policies" |
| Mt. Plymouth - Sorrento Neighborhood | 2 d.u./1 acre | 0.20 to 0.30 | 0.30 | 30% to 50% | "see Mt. Plymouth-Sorrento Policies" |
| Rural | 1 d.u./5 acres | NS | 0.20 0.30 | Min. 35% | Note (3) |
| Rural Transition | 1 d.u./5 acres 1 d.u./3 acres 1 d.u./1 acre | NS | 0.30 0.50 | 35% to 50% | Note (3) |
| Recreation | NS | 0.10 | 0.50 | NS | Note (3) |

| FUTURE LAND USE CATEGORY | DENSITY (1) | F.A.R. (INTENSITY) | I.S.R | OPEN SPACE | BUILDING HEIGHT (2)(5) |
|--|--|-----------------------------------|-------------------|-----------------------|---------------------------------------|
| Conservation (11) | NS | NS | 0.10 | 90% | Note (3) |
| Planned Unit Development | Note (12) | Note (12) | Note (12) | Note (12) | Note (12) |
| Hansen | 1 d.u. | NS | 0.35 | NS | 40 ft. |
| APPLICABLE ONLY IN THE WEKIVA RIVER PROTECTION AREA | | | | | |
| A-1-40 Sending Area (Sending Area Number One) | 1 d.u./40 acres 1 d.u./10 acres | NS | 0.20 to 0.30 | Min. 50% | Note (3) |
| A-1-20 Sending Area (Sending Area Number Two) | 1 d.u./20 acres 1 d.u./5 acres | NS | 0.20 to 0.30 | Min. 50% | Note (3) |
| A-1-20 Receiving Area (Receiving Area Number One) | 1 d.u./20 acres 1 d.u./5 acres 1 d.u./1 acre | NS | 0.20 to 0.30 | Min. 50% | Note (3) |
| Mt. Plymouth Sorrento Receiving Area (Receiving Area Number Two) | 5.5 d.u./1 acre | 0.30 | 0.60 | 20% to 25% | Note (3) |
| APPLICABLE ONLY IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN | | | | | |
| Green Swamp Ridge | 4 d.u./1 acre | 0.25 to 0.35 | 0.45 Note (14) | 40% | 40 ft. |
| Green Swamp Rural | 1 d.u./5 acres | NS | 0.20 to 0.30 | Min. 60% | 40 ft. |
| Green Swamp Rural Conservation | 1 d.u./10 acres | NS | 0.20 | Min. 80% | 40 ft. |
| Green Swamp Core Conservation | 1 d.u./20 acres | NS | 0.10 | Min. 90% | 40 ft. |
| South Lake Regional Park | NS | 0.35 | 0.45 | 40% | 40 ft. |
| Green Swamp Interlachen (10) | 35 d.u. | NS | NS | Min. 60% | 40 ft. |
| Yacht Club at Lake Susan | 15 d.u. | Note (13) | 0.30 | Note (13) | Note (13) |
| Green Swamp Rubin Groves | 6 d.u. / 1 acre | 65,000 SF | 0.45 | Min 30% | 40 ft. |
| FUTURE LAND USE CATEGORY | CAPACITY(8) | M.A.F.A.R. (INTENSITY) | I.S.R (7) | OPEN SPACE | BUILDING HEIGHT (7) |
| APPLICABLE ONLY IN THE WELLNESS WAY AREA PLAN | | | | | |
| Town Center | 4 d.u./1 acre | 0.30 | NS | Min. 30% | NS |
| Wellness Way 1 | 1.85 d.u./1 acre | 0.25 | NS | Min. 30% | NS |
| Wellness Way 2 | 1.6 d.u./1 acre | 0.20 | NS | Min. 30% | NS |
| Wellness Way 3 | 1.35 d.u./1 acre | 0.15 | NS | Min. 30% | NS |
| Wellness Way 4 | 0 d.u./1 acre | N/A | NS | Min 30% | NS |

| FUTURE LAND USE CATEGORY | CAPACITY(8) | M.A.F.A.R. (INTENSITY) | I.S.R (7) | OPEN SPACE | BUILDING HEIGHT (7) |
|---------------------------------|---------------------------|-------------------------------|------------------|-------------------|----------------------------|
| <u>Neighborhood</u> | <u>3.6 d.u. / 1 acre</u> | <u>0.30</u> | <u>NS</u> | <u>Min. 30%</u> | <u>NS</u> |
| <u>US 27</u> | <u>5.75 d.u. / 1 acre</u> | <u>0.25</u> | <u>NS</u> | <u>Min. 30%</u> | <u>NS</u> |
| <u>Multi-Use (W & L)</u> | <u>8.00 d.u. / 1 acre</u> | <u>0.20</u> | <u>NS</u> | <u>Min. 30%</u> | <u>NS</u> |
| <u>Conservation Subdivision</u> | <u>2.70 d.u. / 1 acre</u> | <u>NS</u> | <u>NS</u> | <u>Min. 50%</u> | <u>NS</u> |
| <u>Wellness Way North 1</u> | <u>3.08 d.u. / 1 acre</u> | <u>0.33</u> | <u>NS</u> | <u>Min. 30%</u> | <u>NS</u> |
| <u>Wellness Way North 2</u> | <u>2.67 d.u. / 1 acre</u> | <u>0.25</u> | <u>NS</u> | <u>Min. 30%</u> | <u>NS</u> |
| <u>Wellness Way North 3</u> | <u>2.25 d.u. / 1 acre</u> | <u>0.17</u> | <u>NS</u> | <u>Min. 30%</u> | <u>NS</u> |
| <u>Conserv II</u> | <u>NS</u> | <u>NS</u> | <u>NS</u> | <u>Min. 30%</u> | <u>NS</u> |

1 ABBREVIATIONS: F.A.R =Floor Area Ratio I.S.R =Impervious Surface Ratio
2 NS = Not Specified d.u. = Dwelling Unit Min. = Minimum
3 ft. = Feet s.f. = Square Feet
4 M.A.F.A.R.= Minimum **Average** Floor Area Ratio

5 NOTES:

6 Should there be any discrepancy between entries in this summary table and the more detailed text of the
7 Comprehensive Plan, the text of the Goals, Objectives, and Policies shall control.

8 All density and intensity standards refer to Net Density or Net Buildable Area, which excludes wetlands and water
9 bodies.

10 Please refer to the specific policies pertaining to each Future Land Use Category for details on allowed density,
11 Floor Area Ratio, Impervious Surface Area, and open space requirements.

- 12 (1) Within all residential Future Land Use categories, additional dwelling units may be built within the net
13 buildable area of a parcel based upon a transfer from wetland areas. Please refer to Policy I-1.2.4 Calculation
14 of Residential Densities for details.
- 15 (2) Building heights in the Ferndale Community and the Ferndale Center District are limited to three (3) habitable
16 stories. Building heights are limited to 35 feet within the Pinecastle Military Operations Area.
- 17 (3) Refer to Building Heights within Future Land Use Categories Policy (Policy I-1.2.3).
- 18 (4) Applies only to the Cagan Crossings FQD as recorded in OR Book 2470, Page 815.
- 19 (5) Height limitations do not apply to structural appurtenances such as spires, steeples, chimneys, radio towers,
20 antennae, or similar structures in residential areas, unless otherwise addressed specifically in the Land
21 Development Regulations. Height limitations do not apply to silos, windmills, water towers, or similar
22 structures in agricultural areas. Height limitations do apply to mechanical systems and screening walls,
23 parapets or other roof treatments on commercial buildings.

- 1 (6) The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of
2 gross leasable area of commercial space and the allowed FAR shall not be applied to such residential areas.
3 Residential uses are excluded on parcels in this category located within Mount Dora joint planning area first
4 authorized by the Board of County Commissioners on September 28, 2004.
- 5 (7) Refer to Policy I-8.7.3, Determined at the Master Planned Unit Development (PUD).
- 6 (8) Refer to Policy I-8.2.1.1 and I-8.2.1.2, for Minimum to Maximum Density and Maximum Capacity of
7 Dwelling Units (d.u.) per Net Acre.
- 8 (9) Applies only to the Summer Bay DRI as described in Policy I-1.3.13 Summer Bay Future Land Use Category.
- 9 (10) Refer to Policy 1-4.2.6 Green Swamp Interlachen Future Land Use Category for development criteria specific
10 for this Future Land Use Category.
- 11 (11) The ISR and Open Space requirements established for the Conservation Future Land Use Category only
12 apply to properties lawfully developed with existing single family dwellings.
- 13 (12) Development standards for the Planned Unit Development Future Land Use Category shall be established
14 within each respective development order. pursuant to Objective 1-7.14. Planned Unit Development Future
15 Land Use Series and supporting policies.
- 16 (13) Refer to Policy 1-1.3.12 Yacht Club at Lake Susan Future Land Use Category for development criteria
17 specific for this Future Land Use Category.
- 18 (14) The maximum ISR shall be 0.60 for parcels with pre-existing commercial zoning prior to adoption of the 2030
19 Comprehensive Plan.
- 20

21 **Section 3. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, GOAL I-8
22 "Wellness Way Area Plan" and subsequent Objectives and Policies shall be repealed and replaced with the Goal, Objectives,
23 and Policies established in Exhibit B.

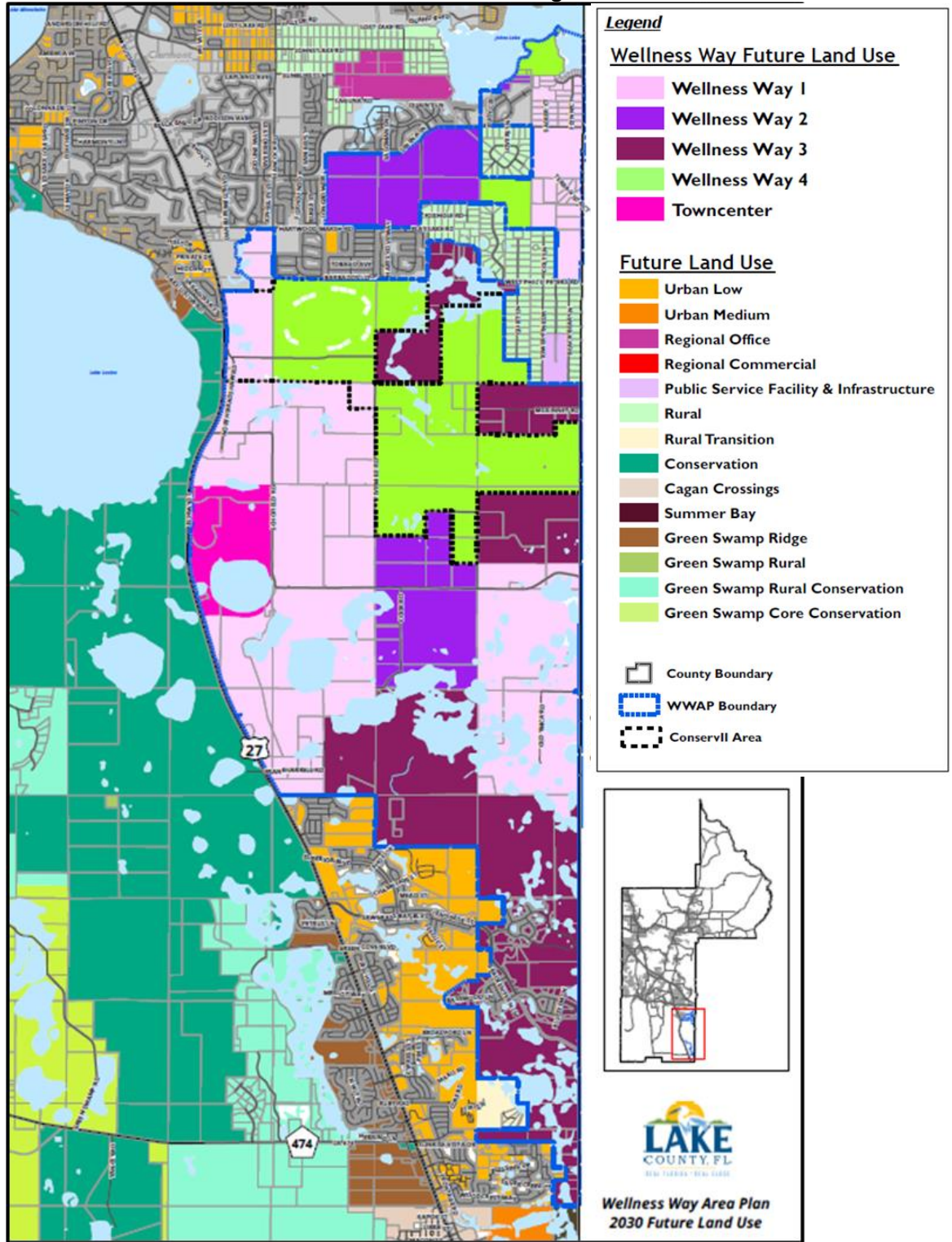
24 **Section 4. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184, Florida
25 Statutes.

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

34

1
2

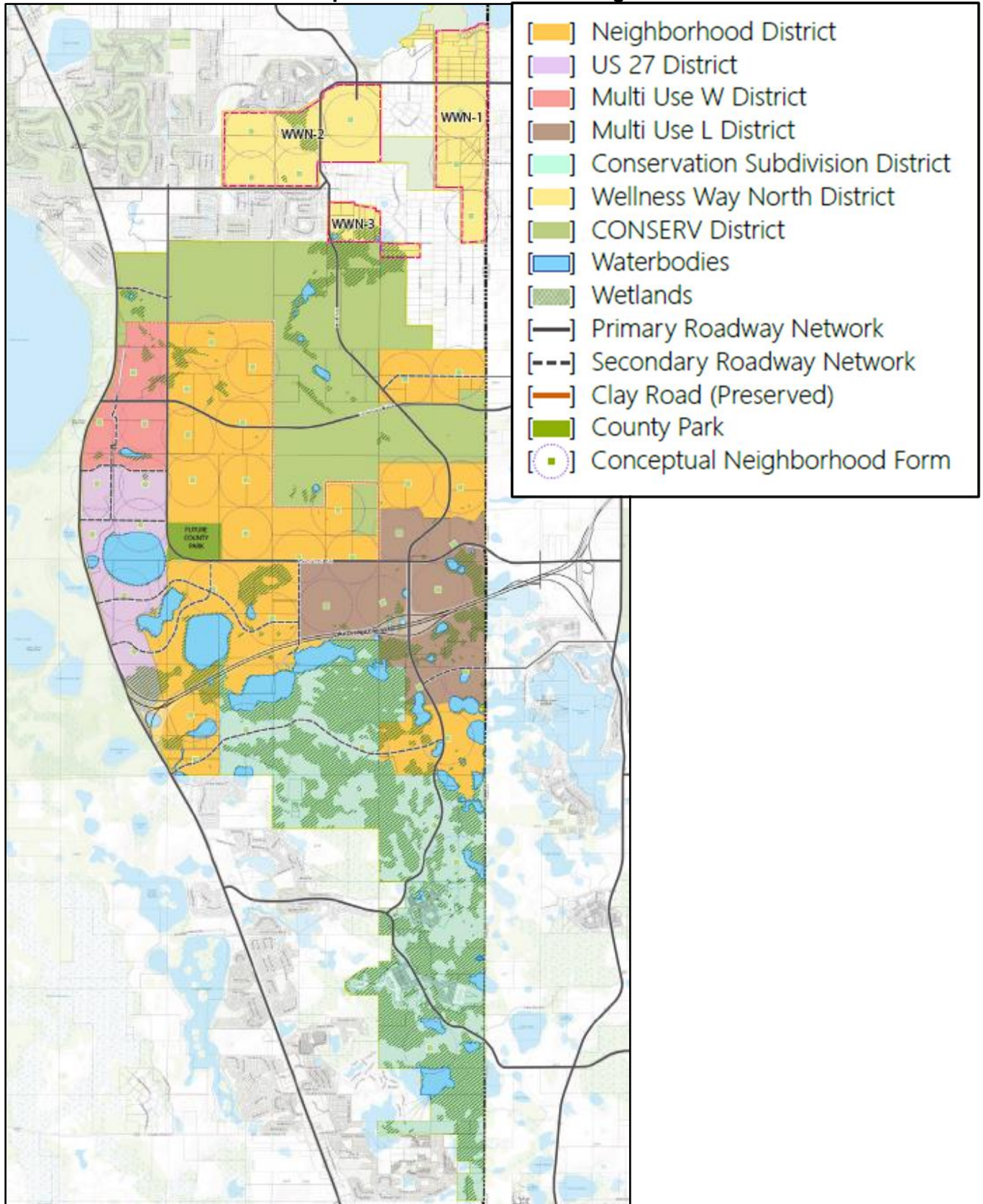
Exhibit "A" – Future Land Use Map Amendment (2 Pages). Previous Future Land Use Categories.



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5

1

Adopted Future Land Use Categories.



2

1 **Exhibit “B” – Goal I-8 “Wellness Way Area Plan”**

2

3 **GOAL I-8 WELLNESS WAY AREA PLAN**

4

5 The intent of the Wellness Way Area Plan, which is an Urban Service Area under Section 163.3164(50), Florida
6 Statutes (2015) (hereinafter, "WWUSA"), is to create a long-term master plan for the South Lake region which
7 promotes significant economic development while encouraging fiscally efficient and well-balanced development
8 patterns that minimize environmental impacts and leverage existing resources.

9

10 The following Objectives and Policies shall govern the WWUSA as depicted on the Future Land Use Map. In the
11 event that these Goals, Objectives or Policies present either an express (direct) or implied (indirect) conflict with the
12 Goals, Objectives and Policies that appear elsewhere in the comprehensive plan, the provision elsewhere in the
13 comprehensive plan that is in direct or indirect conflict with a Wellness Way Goal, Objective or Policy shall not apply
14 to the WWUSA area. All Goals, Objectives and Policies in the Lake County Comprehensive Plan that do not directly
15 or indirectly conflict with this Goal and associated Objectives and Policies shall apply to the WWUSA area depicted
16 on the Future Land Use Map.

17

18 The primary intent of the Urban Service Area is to effectuate positive change for the following initiatives:

- 19 • Job creation and economic development
 - 20 • Regional transportation connectivity
 - 21 • Creation of the wellness corridor/recreation/open space network
 - 22 • Promotion of recreation and healthy living
 - 23 • Water smart approaches
 - 24 • Preservation of scenic resources including topography
 - 25 • Health and wellness community development
- 26

27 To achieve these initiatives in the Urban Service Area these Goals, Objectives and Policies (GOPs) specifically
28 address the unique conditions of Wellness Way. It is paramount for these GOPs to be flexible for the long term horizon
29 of development in Wellness Way. Further, to provide predictability within the Urban Service Area, there are seven (7)
30 future land use categories (FLUC) as described below:

- 31 A. Multi Use L
- 32 B. Multi Use W
- 33 B. US 27
- 34 C. Neighborhood
- 35 D. Wellness Way North
- 36 E. Conservation Subdivision
- 37 F. Water Conserv II

38 These seven future land use categories are depicted on the Future Land Use Map. The Map will also identify the five
39 proposed arterial roadways that make up the primary roadway network. Final primary roadway alignments may be
40 determined in the Planned Unit Development (PUD) process or through an independent alignment study.

41

42 The WWUSA is based upon providing sufficient land area to achieve a target of 1.25 to 1 jobs-to-housing ratio. The
43 plan will also require significant open space set asides within each PUD to ensure internal open space connectivity
44 as well as connectivity to Lake Louisa State Park, Orange County and the City of Clermont. While locations of the

1 Future Land Use Categories are provided by the Urban Service Area and the Future Land Use Map, the decisions
2 on where specific land uses occur is defined by the Framework Map at the next required planning step; the PUD.

3
4 **OBJECTIVE I-8.1 ECONOMIC DEVELOPMENT**

5
6 Through the WWUSA, Lake County shall develop a comprehensive economic development and branding strategy
7 that achieves a target jobs-to-housing ratio within the WWUSA by focusing on growth and retention of target industries
8 and the complimentary land uses and infrastructure needed to support them.

9
10 **Policy I-8.1.1 Jobs-to-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides**

11 Lake County shall seek to achieve a target jobs-to-housing ratio of 1.25 jobs per one (1) dwelling unit (1.25:1) within
12 the WWUSA area. The target jobs-to-housing ratio will be achieved by ensuring a minimum volume of employment
13 generating non-residential uses can be accommodated within the planning area. The County shall analyze each PUD
14 submittal to ensure the PUD reserves an adequate amount of land for employment uses to achieve the desired
15 volume of non-residential square footage that will produce the targeted ratio for the overall Wellness Way planning
16 area.

17 To ensure that an adequate volume of land is set aside to accommodate the required non-residential square footage,
18 a FLUC specific minimum FAR (as shown in Policy 1-8.2.1.2) is applied to the nonresidential square footage
19 requirement. All PUDs are required to set aside enough acreage, as calculated above, to accommodate the required
20 non-residential square footage at the minimum average FAR.

21
22 Land use types that can be counted towards the non-residential square footage requirements include traditional, job-
23 generating commercial, office and industrial uses (where appropriate), as well as other job-generating land uses,
24 such as secondary education facilities, hotels, technical schools and hospitals/medical.

25
26 **Policy I-8.1.2 Target Industries**

27 Non-residential employment development within the WWUSA shall target but are not limited to a broad base of
28 industry sectors. This will allow for a diverse and dynamic range of economic development and job growth
29 opportunities. Target industries may include:

- 30 A. Ag-Tech
- 31 B. Eco-tourism and Agri-tourism
- 32 C. Education and Health Services
- 33 D. Human Performance, Sports Medicine and Sports Training
- 34 E. Leisure and Hospitality
- 35 F. Manufacturing
- 36 G. Medical and bio-medical
- 37 H. Professional and Business Services
- 38 I. Research Facilities
- 39 J. Retail Trade
- 40 K. Transportation, Trade and Utilities

41
42 **Policy I-8.1.3 Technology Infrastructure**

43 Key to the success of the WWUSA will be the application of an advanced technology infrastructure network. PUDs
44 within the WWUSA shall include an analysis of technology infrastructure to determine if the most current and

1 innovative technologies are being utilized. PUDs shall identify technology infrastructure corridors and shall develop a
2 strategy for ensuring the long term viability of the technology infrastructure network.

3
4 **Policy I-8.1.4 Energy Conservation**

5 A primary component to the WWUSA will be the use of alternative energy sources to promote economic development.
6 The use of sustainable energy generation will attract businesses and foster the proliferation of green technology.
7 Alternative energy resources should be encouraged as a power source for residential and non-residential
8 development alike. PUD's should demonstrate how alternative energy sources will be incorporated into the
9 development when economically feasible.

10
11 **Policy I-8.1.5 Economic Development Incentives**

12 Within 12 months of adoption of the WWUSA, Lake County shall develop a program intended to attract and retain
13 target industries within the WWUSA area. This program may include financial incentives, expedited permitting and
14 review processes, flexibility in development standards and marketing/branding initiatives.

15
16 **OBJECTIVE I-8.2 LAND USE, HIERARCHY OF PLACE AND WELLNESS CORRIDORS**

17
18 The intent of the Urban Service Area is to create a fiscally efficient development pattern through a diversity of land
19 uses and locally appropriate urban form. The Urban Service Area shall promote land use densities, intensities and
20 mixed uses that integrate and support alternative transportation modes, decrease trip lengths, and promote internal
21 capture. The Framework Map shall guide the relationships of land use, transportation, Wellness Space and is
22 intended to provide a hierarchy of place within each PUD.

23
24 **Policy I-8.2.1 Future Land Use Categories**

25 The following five future land use categories, as depicted on the Future Land Use Map, shall be unique to the WWUSA
26 and are intended to provide for a broad range of compatible and complimentary uses including employment, housing,
27 recreation, agriculture and conservation uses as follows:

- 28
- 29 A. The **Multi-Use FLUC** is intended to be the primary concentration of employment and non-residential uses in
30 Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the
31 intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics
32 and distribution, occurs at the planned County Road 455 and the Lake-Orange Connector expressway.
 - 33
 - 34 B. The **US 27 FLUC** is intended to support moderate density residential, commercial, and employment uses
35 that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The
36 District is not intended to create a conventional 'strip commercial' frontage along US 27.
 - 37
 - 38 C. The **Neighborhood FLUC** is intended to support lower density neighborhood development outside the
39 boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts.
40 This is the largest district and requires flexibility in design to accommodate neighborhood and housing types
41 for many market segments.
 - 42
 - 43 D. The **Conservation Subdivision FLUC** is intended to promote a balance between carefully designed
44 residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that
45 characterize the area. Recognition of wildlife corridors is central to the purpose of the District.

- 1
- 2 E. The **Wellness Way North FLUC** is intended to implement the existing Wellness Way Area Plan allocation of
- 3 low density residential with the required minimum of non-residential/employment square footage.
- 4
- 5 F. The **Water Conserv II FLUC** is intended to recognize the public ownership nature of the land holding and as
- 6 such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support
- 7 facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.
- 8

9 **Policy I-8.2.1.1 Future land Use Categories Capacity Allocation**

10 Development potential within the WWUSA shall be determined utilizing the "Maximum Capacity Allocation Table."
 11 The capacity calculations provided in the "Maximum Capacity Allocation Table" determine the maximum number of
 12 residential units that can be constructed within a PUD, and the minimum amount of non-residential acreage that must
 13 be set aside within the PUD. Regardless of the actual buildable densities and intensities (see Policy 1-8.2.1.2 for
 14 density and intensity calculations), the MAXIMUM number of residential units within a PUD cannot exceed the
 15 capacity calculations provided in the "Maximum Capacity Allocation Table." Similarly, the set asides for non-
 16 residential uses cannot fall below the MINIMUM capacity determined utilizing the "Maximum Capacity Allocation
 17 Table." "Capacity" is calculated utilizing "net acres" (gross acres minus wetland acres minus water body acres).

18 All net acreage within Wellness Way shall be allocated to one of three categories according to the table below:

- 19
- 20
- 21 1. Open Space: Lands comprising the Wellness Space and Green Space areas
- 22 2. Center: Area for required non-residential uses and associated residential uses
- 23 3. Residential: Area of residential uses
- 24

| Future Land Use Category | Open Space Minimum | Residential Maximum | Center Minimum |
|--------------------------|--------------------|---------------------|----------------|
| Neighborhood | 30% | 65% | 5% |
| US 27 | 30% | 55% | 15% |
| Multi-Use | 30% | 50% | 20% |
| Conservation Subdivision | 50% | 50% | N/A |
| Wellness Way North 1 | 30% | 60% | 10% |
| Wellness Way North 1 | 30% | 60% | 10% |
| Wellness Way North 1 | 30% | 60% | 10% |

25

26 Each upland acre regardless of tier designation shall receive an allocation of residential capacity and be required to

27 set aside non-residential acreage according to the figures provided below, with the exception of existing PUDs, which

28 maintain their current entitlements until such time as a PUD is approved.

29

| Future Land Use Category | Maximum Capacity / Net Residential Acre | Minimum FAR / Net Non-Residential Acre |
|--------------------------|---|--|
| Neighborhood | 3.60 (d.u)* | 0.30 |
| US 27 | 5.75 (d.u)* | 0.25 |
| Multi-Use | 8.00 (d.u) | 0.20 |

| | | |
|--------------------------|------------|------|
| Conservation Subdivision | 2.70 (d.u) | 0.00 |
| Wellness Way North 1 | 3.08 (d.u) | 0.33 |
| Wellness Way North 1 | 2.67 (d.u) | 0.25 |
| Wellness Way North 1 | 2.25 (d.u) | 0.17 |

*The maximum capacity for the Neighborhood District may be enhanced up to 20%, using one or more of the following:

1. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including, but not limited to:
 - a. Public parks
 - b. Public open space
 - c. Public trail system
 - d. Water Conserv II trail system
 - e. Bike/pedestrian bridge over US 27
 - f. Any other contribution to public infrastructure and/or public facilities
2. Transfer of density from Conservation Subdivision District or Wellness Way North District via a Final Master PUD.

Any proposed enhancement to the maximum capacity of the Neighborhood District is not a right granted by this policy but must be proffered at the time of consideration of the Master PUD. The proposed maximum capacity enhancement shall be evaluated based on achieving the Goal and Objectives of the Wellness Way Area Plan.

Example Residential Capacity and Non-Residential Acreage Set-Aside Calculation: A proposed PUD contains 500 net acres (gross acres minus wetland acres minus water body acres) within the Neighborhood District and 250 net acres within the Multi-Use District. The Neighborhood District FLUC allows a Residential land allocation of up to 65% and requires a Center land allocation of at least 5%. The Multi-Use District FLUC allows a Residential land allocation of up to 50% and requires a Center land allocation of at least 20%. The Neighborhood District FLUC allows a density of 3.60 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre. The Multi-Use District FLUC allows a density of 8.00 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre.

Step 1: Land Allocation Calculation

- Neighborhood District
 - Residential Maximum: 500 net acres * 65% Residential = 325 acres
 - Center Minimum: 500 net acres * 5% Center = 25 acres
 - Open Space Minimum: 500 net acres * 30% Open Space = 150 acres
- Multi-Use District
 - Residential Maximum: 250 net acres * 50% Residential = 125 acres
 - Center Minimum: 250 net acres * 20% Center = 50 acres
 - Open Space Minimum: 250 net acres * 30% Open Space = 75 acres
- Total Land Allocation
 - Residential Maximum: 450 acres

- 1 ○ Center Minimum: 75 acres
- 2 ○ Open Space Minimum: 225 acres

3 Step 2: Maximum Density Calculation

- 4 • Neighborhood District: 500 net acres * 65% Residential * 3.6 du/ac = 1,170 dwelling units
- 5 • Multi-Use District: 250 net acres * 50% Residential * 8.0 du/ac = 1,000 dwelling units
- 6 • Total Dwelling Units: 2,170

8 Step 3: Minimum Non-Residential Calculation

- 9 • Neighborhood District: 500 net acres * 5% Center * 0.30 FAR = 326,700 sf
- 10 • Multi-Use District: 250 net acres * 20% Center * 0.30 FAR = 653,400 sf
- 11 • Total Minimum Non-Residential Program = 980,100 sf

13 **Policy I-8.2.1.2 Future land Use Categories Density and Intensity Calculations**

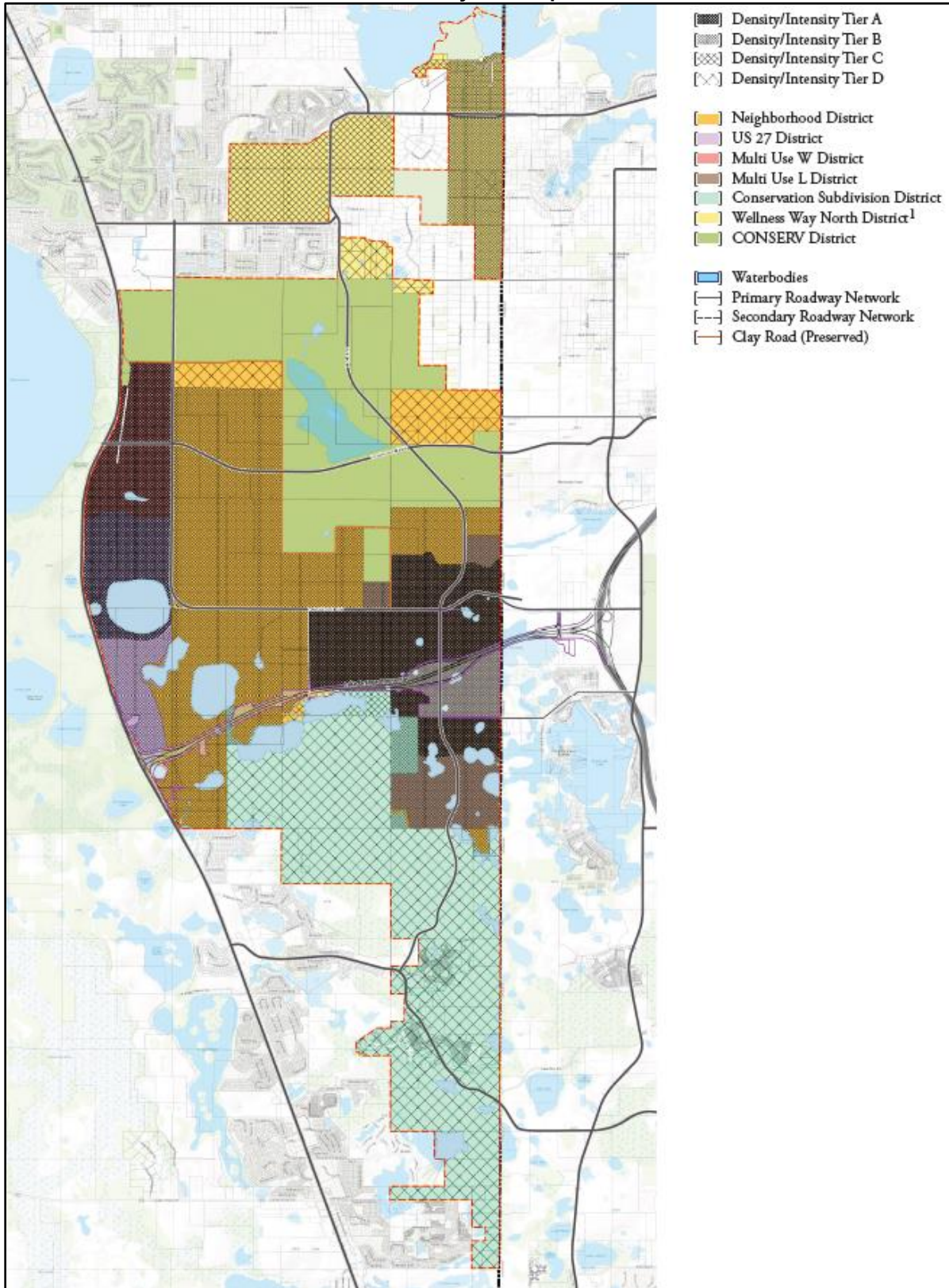
14 Within the WWUSA, density and intensity calculations provide guidelines for the construction of residential units and
 15 non-residential square footage. Density and intensity calculations do not determine the total number of residential
 16 units and non-residential square footage allowed; those calculations are referred to as "capacity" and are provided in
 17 Policy I-8.2.1.1. Densities and intensities are calculated utilizing "net buildable acres" (Gross acres minus wetland
 18 acres minus water body acres minus designated open space, see Policy I-8.2.5. for open space guidelines) within
 19 the building footprint for that land use type (residential vs. non-residential). The total number of residential units within
 20 a PUD cannot exceed the maximum residential capacity calculation as indicated in Policy I-8.2.1.1 (This does not
 21 include potential right-of-way density bonuses (Policy I-8.8.1). The minimum and maximum net density and intensity
 22 for any development site within a PUD is set by the following table and map:
 23
 24

Future Land Use Category Density/Intensity Tier Summary Table

| Density / Intensity Tier | Minimum Density / Net Buildable Acre | Maximum Density / Net Buildable Acre | Minimum Average FAR | Maximum Average FAR |
|--------------------------|--------------------------------------|--------------------------------------|---------------------|---------------------|
| Tier A | 6.00 (d.u) | 25.00 (d.u) | 0.25 | 2.00 |
| Tier B | 3.00 (d.u) | 20.00 (d.u) | 0.25 | 2.00 |
| Tier C | 2.50 (d.u) | 15.00(d.u) | 0.15 | 2.00 |
| Tier D | 2.00 (d.u) | 10.00 (d.u) | 0.15 | 2.00 |

1

Density Tier Map



2

1 **Policy I-8.2.1.3 Location and Timing of Non-Residential Construction**

2 Land areas set aside for the purposes of non-residential uses will be termed Centers. Non-residential development
3 must occur within a Center. Centers may have a mix of non-residential and residential uses. In these cases, the
4 residential uses must be built concurrently or after the construction of the non-residential uses. All Centers shall be
5 appropriately placed in commercially viable locations located along an arterial or collector road.
6

7 **Policy I-8.2.2 Urban Form Guiding Principles**

8 WWUSA is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within WWUSA are
9 intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Urban
10 Service Area Goals, Objectives and Policies establish urban form guiding principles as follows:

- 11 A. The overall community is intended to include a mix of uses that integrate residential, non-residential and
12 open space networks. The overall Framework Plan and standards were developed to ensure the desired
13 percentage distribution of uses within Wellness Way.
- 14 B. An interconnected Wellness/Green Corridor network including a trail system to reach destinations within
15 WWUSA such as Centers, schools, parks as well as neighborhoods.
- 16 C. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
- 17 D. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced
18 pedestrian environments).
- 19 E. A green strategy considering a balance of development, preservation, energy, conservation and water
20 conservation.
- 21 F. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness
22 Corridor network for each school.
- 23 G. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as
24 the center of the neighborhood to create neighborhood identity and place.
- 25 H. Allow interim and/or permanent agricultural uses.
- 26 I. All development will adhere to dark sky standards.

27 These guiding principles shall be specifically demonstrated in all PUDs.
28

29 **Policy I-8.2.3 Pedestrian Orientation**

30 Design decisions must be oriented to the pedestrian scale. This begins at the Urban Service Area level, and is
31 documented in the Design Guidelines and Standards that implement this plan which must be incorporated in the development
32 standards for each PUD zoning and culminates at the detailed design level with the specifications for complete street
33 design.
34

35 **Policy I-8.2.4 Wellness Corridors**

36 Wellness Corridor (WC) networks connect communities, Multi-use Districts, Centers, neighborhoods and destinations
37 together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

- 38 A. Community farms and gardens
- 39 B. Wetlands
- 40 C. Water bodies
- 41 D. Preserved uplands
- 42 E. Trails, pedestrian ways and bikeways

- 1 F. Viewsheds and scenic resources
- 2 G. Cultural and environmental resources
- 3 H. Parks/recreation facilities for active and passive use
- 4 I. Stormwater management facilities

5

6 **Policy I-8.2.5 Open Space**

7 The WWUSA will preserve a significant amount of land area in the form of open space and natural protected areas.
8 The natural protected areas include wetlands and water bodies. Open space will be divided into two separate
9 categories, Wellness Space and Green Space, with each type allowing different uses.

10 Wellness Space includes land area that remains minimally developed, such as trails and boardwalks, as part of a
11 natural resource preserve or active/passive recreation area. Wellness Space also includes land area open to public
12 access and gathering places, such as parks, piazzas, plazas and urban squares. Wellness Space may include
13 permeable storm water areas if enhanced as amenities using native vegetation. Open water bodies, completely
14 surrounded by uninterrupted Wellness Space, may also be counted as Wellness Space.

15 Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including
16 areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water,
17 or protection of vegetative communities or wildlife habitat and shall include land preserved for conservation purposes.
18 Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna. Active
19 recreation is prohibited in Green Space; passive recreation is allowed in Green Space.

20 PUD's in all WWUSA FLUCs will identify and reserve 20% of the net acres as Wellness Space and 10% of the net
21 acres as Green Space. Wetlands and water bodies cannot be counted towards a PUD's Wellness Space or Green
22 Space allocation, with the exception of water bodies that are completely surrounded by uninterrupted Wellness Space,
23 in which case, up to 25% of the water body may be counted towards the Open Space requirement. A 50-foot wide
24 continuous upland buffer is required around all wetlands and waterbodies counted towards Open Space.

25 Open Space is meant to provide an amenity to the community and should be designed to promote public access.
26 Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, boarding the
27 perimeter of a PUD, being used solely as a buffer, shall be discouraged. All open space calculations shall be
28 determined during the PUD review process and shall be phased consistent with development.

29

30 **Policy I-8.2.6 Conservation Lands**

31 The determination of areas most suitable for permanent preservation shall occur during the preparation of a Planned
32 Unit Development (PUD). The permanent preservation of suitable areas through recordation of conservation
33 easements, consistent with Section 704.06, Florida Statutes, as amended, shall correspond with each development
34 phase or stage. Once an area is placed in permanent preservation, either through easement or acquisition, the Future
35 Land Use Map designation of that area may be amended to Conservation.

36

37 **Policy I-8.2.7 Trout Lake Wellness Trail**

38 All properties having frontage on Trout Lake shall as part of the Wellness Space requirements, provide at least a
39 50' wide corridor and multi-use trail adjacent to the lake edge for a publicly accessible trail.

40

1 **OBJECTIVE I-8.3 MOBILITY**

2
3 Development within the WWUSA area shall be managed to reduce vehicle trips, minimize vehicle trip lengths, and
4 reduce vehicle miles travelled through the encouragement of clustered mixed-use development and the internal
5 capture of trips and through the development of an interconnected, transportation network. The proposed arterial
6 roadways as generally depicted on the Future Land Use Map make up the primary roadway network. Final primary
7 roadway alignments and additional connections may be determined in the PUD process.
8

9 **Policy I-8.3.1 Primary Roadway Network**

10 System-wide transportation capacity within the WWUSA area shall be achieved through the design and development
11 of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway,
12 pedestrian, bicycle, transit and alternative vehicular components.
13

14 Planned Unit Developments (PUD) within the WWUSA shall be generally consistent with the primary roadway network
15 identified on the Framework Map and as listed below. Any deviations from the number and location of primary
16 roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban
17 Service Area's network. Deviations to a significant extent as possible to protect environmentally sensitive lands so
18 long as the continuity of the network and each of the multimodal features for that facility are maintained.
19

20 **Primary Roadway Network**

- 21 A. Wellness Way from US 27 to the Orange County Line
 - 22 B. Hancock Road from Wellness Way to Hartwood Marsh Road
 - 23 C. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
 - 24 D. CR 455 Extension from Hartwood Marsh Road to Sawgrass Bay Boulevard
- 25

26 Each PUD shall be required to assess its proportionate share of roadway impacts to the Primary Roadway Network,
27 as well as impacts to US 27 and Hartwood Marsh Road. The findings of this assessment shall be used as the basis
28 for mitigating transportation impacts in a Roadway/Transportation Impact Fee Credit Agreement with Lake County.
29

30 **Policy I-8.3.2 Roadway Network**

31 Thoroughfares within the WWUSA shall be designed to accommodate pedestrians, bicycles, transit, freight, and
32 motor vehicles within a circulation network with the allocation of right-of-way provided for in the PUD approval
33 process. To assist with the design of future roadways and ensure that these facilities consider all modes of
34 transportation, typical complete street cross-sections shall be established in the Land Development Regulations, and
35 shall be used to guide the design of proposed facilities during the PUD process.
36

37 **Policy I-8.3.3 Pedestrian Facilities**

38 Through a complementary relationship between transportation, land use and urban design, development within the
39 WWUSA shall support walking as an important part of daily travel. Design and construction of transportation facilities
40 and land uses within the Urban Service Area shall give highest priority to walking as a basic and efficient mode of
41 transportation and may include the following:
42

- 1 a. Appropriately sized and obstruction-free sidewalks connecting residential neighborhoods to employment
- 2 districts, retail areas, parks and schools;
- 3 b. Well designed and highly-visible crosswalks which ensure pedestrian safety in areas where conflicts with
- 4 vehicular traffic may occur;
- 5 c. The use of streetscapes that offer a safe and inviting environment for pedestrians especially by providing
- 6 shade, amenities and buffering from vehicular traffic; and/or,
- 7 d. Pedestrian oriented design of buildings adjacent to sidewalks including, minimal front setbacks, entrances
- 8 that provide direct access from the public sidewalk, maximum first floor opacity standards, and the placement
- 9 of vehicular use areas to the back or side of buildings.
- 10 e. Provision of Wellness Corridors with multi-use paths and trails.

11
12 **Policy I-8.3.4 Bicycle Facilities**

13 PUDs within the WWUSA shall include a safe and continuous bicycle network that encourages cycling as both a
14 means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with the
15 Multi-Use Districts, Centers, neighborhoods, parks and schools. These facilities may include:

- 16
- 17 A. Shared lane markings;
- 18 B. Designated bike lanes;
- 19 C. Separated bike facilities or “cycle tracks”; and/or,
- 20 D. Multi-use paths and trails.

21
22 **Policy I-8.3.5 The ‘Wellness Ridgeway’**

23 The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within
24 and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and
25 destinations such as parks and schools within Residential areas and employment and commercial areas in Centers.
26 The Network is made up of four types of trails:

- 27 A. Trunk Trail
- 28 B. Neighborhood Trail
- 29 C. Clay Road
- 30 D. Water Conserv II Trail

31
32 The implementing Design Guidelines and Standards shall establish design criteria for each type of trail. The Wellness
33 Ridgeway is a component part of the overall Wellness Corridor Network.

34
35 **Policy I-8.3.6 Transit**

36 Centers located on arterial and collector roads offer the future opportunity for the Regional Transit Authority to
37 consider providing transit service to and between Multi-use Districts, Centers and other regional destinations.

38
39 **Policy I-8.3.7 External Trip Reduction**

40 PUDs within the WWUSA shall introduce measures that produce a reduction in net external trips. A variety of options
41 and innovative techniques to meet this goal shall be included in the PUD including Wellness Corridors, complete
42 streets, a pedestrian oriented design emphasis and the possible inclusion of future transit service.

1 **Policy I-8.3.8 Level of Service**

2 The minimum roadway level of service standard within the WWUSA shall be "E" except for US 27 which shall remain
3 at LOS "D."

4 **Policy I-8.3.9 Multimodal Street Design Standards**

5 Lake County shall establish design standards to ensure streets are safe, convenient and appealing for all modes of
6 travel, including automobiles, trucks, bicycles and pedestrians and possible future bus service. Strategies shall
7 include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage
8 or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent
9 with the planned functions of the roadway.

10

11 **Policy I-8.3.10 Connectivity**

12 To promote communities that are physically connected to each other and to foster community and connectedness
13 beyond the development, all PUDs shall include sub-arterial streets stubbed to the boundary of the development in
14 all cardinal directions unless physically constrained by natural or other features. Development plans within a PUD
15 shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street
16 connections shall be made between adjacent development regardless of the parent development and adjacent land
17 uses in order to continue the interconnected street network.

18 Lake County shall coordinate the interconnection of the roadway network with Orange County roadways to the east.
19 Wellness Way, Schofield Road, Old YMCA Road, and Sawgrass Bay Blvd (to Flemings Road) are critical east-west
20 connections that would benefit both Counties.

21

22 **Policy I-8.3.11 Land Use**

23 The WWUSA land use densities, intensities and mixture of land uses integrate and support alternative transportation
24 modes, enhance multi-modal transportation, decrease trip lengths, and promote internal capture.

25

26 **OBJECTIVE I-8.4 NATURAL AND SCENIC RESOURCES**

27

28 The WWUSA area is home to many natural resources; the area consists of xeric uplands, wetlands and surface
29 waters, most notably Trout Lake, Adain Lake, Sawgrass Lake, and the Urban Service Area borders Johns Lake to
30 the north. The Planned Unit Developments (PUDs) shall provide for the conservation of significant natural, scenic
31 and cultural resources through the creation of an interconnected open space known as the WC network within the
32 WWUSA area. These resources and corridors shall be specifically demonstrated in the PUDs.

33

34 Lake County shall protect its natural resources in the WWUSA area through adoption of PUDs that promote the
35 preservation or conservation of environmentally sensitive lands to include habitats containing listed animal and plant
36 species. Natural resource protection shall be achieved through mechanisms such as buffer requirements, lower
37 allowable densities in environmentally sensitive areas, open space preservation requirements, removal of exotic
38 plant and animal species, maintenance of corridors, preservation of native vegetation, control of hydrological
39 characteristics, and through use of clustering to help minimize the effect of development. The permanent preservation
40 of suitable areas through recordation of conservation easements, consistent with Section 704.06, Florida Statutes,
41 as amended, shall correspond with each development phase or stage. Policy III-3.2.5, Native Vegetation, Habitat,
42 and Wildlife within Development Projects shall also be adhered to, and utilized when processing a PUD.

43

1 **Policy I-8.4.1 Identification of Environmentally Sensitive Areas**

2 The Wellness Way Future Land Use Map generally identifies areas of potential environmentally sensitive lands within
3 the Urban Service Area. The Conservation Land Map shall guide the preparation of subsequent PUDs and their
4 respective detailed identification of lands for permanent protection or preservation.

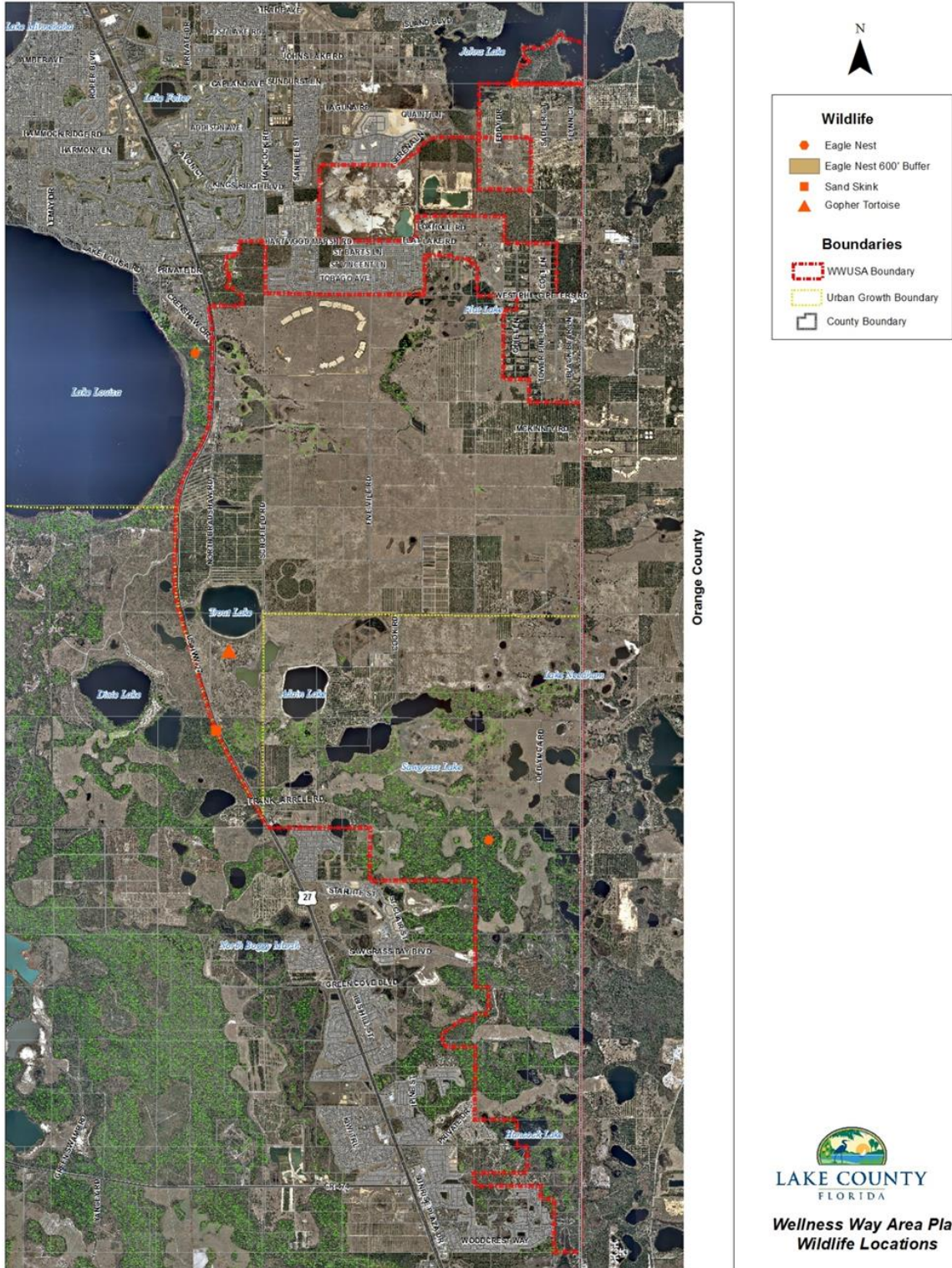
5
6 **Policy I-8.4.2 Identification and Preservation of Wetlands and Water Bodies**

7 Wetlands and water bodies shall be delineated during the PUD process. The types, values, functions, sizes,
8 conditions and locations of wetlands within the planning area, shall be determined through on site studies and field
9 verification as the primary data source conducted by qualified professionals in accordance with state and federal
10 regulations, guidelines and procedures. The existing wetland systems have several important functions, including
11 flow of water (lakes are connected by waterways and streams), and habitat for plants and wildlife. Wetland impacts
12 shall be carefully planned so as to avoid inordinate impacts to the wetlands system.

13
14 A mandatory minimum setback of 50 feet from all jurisdictional wetland lines shall be established in the PUDs, and
15 a minimum 50 foot wide buffer shall apply to all retained isolated and non-isolated wetlands, and rivers and streams,
16 except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum
17 width of 15 feet and average width of 50 feet shall be provided.

18
19 A Conservation Lands Map of the Wellness Way area is shown below:

1 There are no known species that occur in the area that require special management plans or planning considerations
 2 other than the gopher tortoise, a state-designated threatened species; the bald eagle, which is not currently listed as
 3 a threatened or endangered species; and sand skink, which are listed as federally-designated threatened. The Wildlife
 4 Resources Map, shown below, illustrates known wildlife occurrences within the area.
 5



6

1 Endangered and threatened species shall be afforded protection based on the regulatory requirements of
2 the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FWCC), and
3 the Florida Department of Environmental Protection.

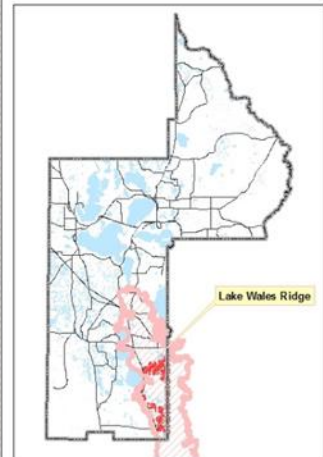
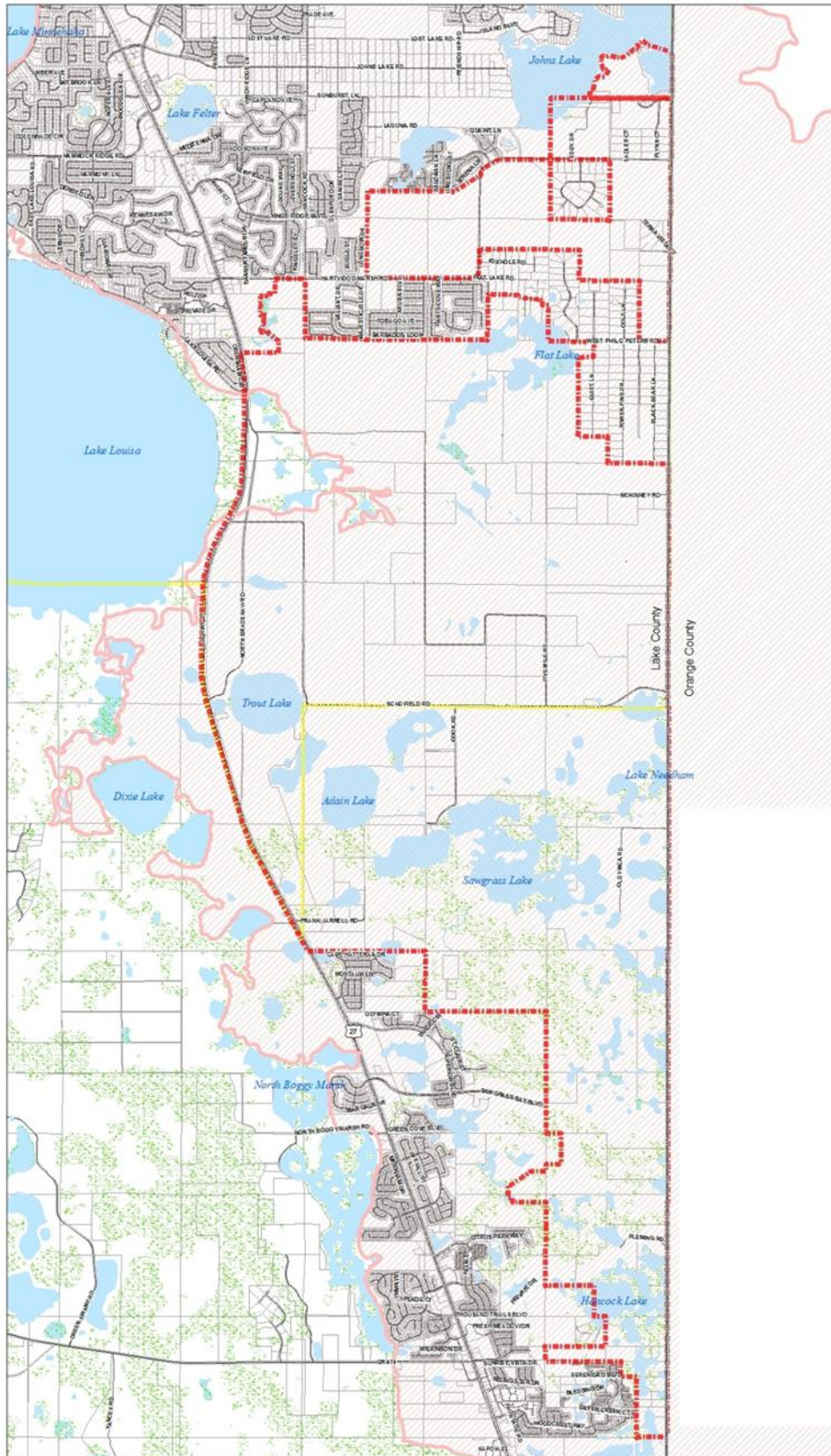
4 **Policy I-8.4.4 Lake Wales Ridge**

5 The Lake Wales Ridge follows the east side of US Highway 27 south from Lake Apopka through Polk County
6 and ending in Highlands County. The ridge consists of an ecosystem known as scrub and is currently home
7 to 53 rare, indigenous and endangered plant and animal species including the Florida scrub jay, sand skink,
8 and scrub mint. The planning area is located east of US Highway 27; the Lake Wales Ridge is illustrated on
9 the Lake Wales Ridge Map shown below.

10 Endangered and threatened species shall be afforded protection based on the regulatory requirements of
11 the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FWCC), and
12 the Florida Department of Environmental Protection.

13

14



Legend

-  Lake Wales Ridge
-  WWUSA Boundary
-  County Boundary
-  Urban Growth Boundary



1 **Policy I-8.4.5 Wildlife Data**

2 An applicant for a PUD shall submit baseline data consistent with the current survey protocols for all listed
3 species that may occur within the development area as well as accessible appropriate buffers as defined by
4 the listed species' survey protocols, prior to conducting detailed surveys. Guidance related to species-specific
5 survey protocols can be found in the *FWC's Florida Wildlife Conservation Guide*. Surveys shall be conducted
6 prior to clearing and construction in accordance with the survey protocols. The purpose of the baseline data
7 is to recognize the cumulative effects that development within the WWUSA is having on species diversity
8 and habitat over a period of time.

- 9 1. This survey shall be conducted in accordance with U.S. Fish and Wildlife Service (USFWS) or FWC
10 guidelines and methodologies by a person or firm that is knowledgeable and experienced in
11 conducting flora and fauna surveys for each potentially occurring listed species.
12 2. FWC's survey protocols and permitting guidelines for the gopher tortoise may be downloaded from
13 the FWC website.
14 3. This survey shall identify locations of breeding sites, nests, and burrows for listed wildlife species.
15 Nests and burrows shall be recorded with global positioning system (GPS) coordinates, identified on
16 an aerial photograph and submitted with the final listed species report. Locations should be physically
17 marked so that clearing and construction shall avoid impacting them.
18 4. This survey shall include an estimate of the acreage and percent cover of each existing vegetation
19 community that is contained within the Certified Site area to be impacted prior to land clearing and
20 construction activities using a geographic information system (GIS). Examples of such wildlife-based
21 habitat classification schemes include Florida's State Wildlife Action Plan¹ (FWC 2019) or the Natural
22 Communities Guide² (Florida Natural Areas Inventory 2010).

23 ¹ Florida Fish and Wildlife Conservation Commission (FWC). 2019. Florida's Wildlife Legacy Initiative:
24 Florida's State Wildlife Action Plan. Tallahassee, Florida.

25 ² Florida Natural Areas Inventory. 2010. Guide to the Natural Communities of Florida: 2010 edition. Florida
26 Natural Areas Inventory, Tallahassee, Florida.

27 **Policy I-8.4.6 Identification and Preservation of Xeric Uplands**

28 During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely
29 for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest
30 species diversity and minimizes extinction probabilities; small patches that are isolated are less likely to
31 preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as
32 relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within
33 the Urban Service Area and surrounding areas.

34 **Policy I-8.4.7 Creation of the Natural Components of the Wellness Corridor Network**

35 At build-out, the WWUSA area shall contain a large, interconnected WC network comprised of water bodies,
36 wetlands, open space, important upland habitats and publicly owned lands. This system shall serve to protect
37 environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for
38 significant passive recreation areas for the residents, employees and visitors.

39
40
41

1 *Native Vegetation within Corridors*

2 Non-native landscape species shall be prohibited within these corridors, with the exception of turf grass used
3 as road or yard stabilizer. Vegetation identified on the Florida Exotic Pest Plant Council's List of Invasive
4 Plant Species shall be prohibited.

5 *Movement of Wildlife Crossings*

6 Collaboration with the Florida Fish and Wildlife Conservation Commission (FWCC), the U.S. Fish and
7 Wildlife Service, and the Florida Department of Transportation shall be required to establish standards and
8 locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings
9 or corridors are of the appropriate size.

10 Each PUD shall be reviewed for consistency with this policy during the approval process.

11 **Policy I-8.4.8 Site Development Standards**

12 An applicant for a PUD shall be required to prepare a site development plan based on standards that promote
13 preservation of wildlife during development and promote the provision of usable habitat post-development.
14 Site development standards shall include, but are not limited to, monitoring, low-voltage lighting, berms, and
15 fencing. Post-development measures may include, but are not limited to, planting of native vegetation, low-
16 voltage lighting, berms, and fencing. The County shall also require that vegetative communities and wildlife
17 habitats be protected from adverse effects associated with development.

18 Applicants shall utilize FWC 's Florida Wildlife Conservation Guide to evaluate options to avoid or minimize
19 impacts to wildlife during the project design. The PUDs shall include provisions to require that development
20 preserve wetlands and portions of developable uplands containing designated species or rare upland
21 habitats. The permanent preservation of suitable areas through recordation of conservation easements,
22 consistent with Section 704.06, Florida Statutes, as amended, shall correspond with each development phase
23 or stage. The PUD shall ensure the protection of trees and native vegetation with a target of protecting 50%
24 of trees onsite. As appropriate, a tree replacement ratio may be implemented based on type and caliper.
25 Special consideration shall be given to rare upland habitats and designated species within ecologically
26 significant areas identified herein. The extent to which preservation of vegetative communities and wildlife
27 habitats shall be protected and incorporated into protected open space on a development site, shall be
28 determined during the PUD process.

29

30 **Policy I-8.4.9 Water Conservation Based Landscaping**

31 A significant amount of water resources are used for irrigation of landscaped spaces in traditional
32 developments. In recognition of the limited water resources available in South Lake County, developers in
33 the Wellness Way Urban Service Area shall base their landscaping plans on water conservation principles
34 and practices. The County may develop a landscape design handbook which provides examples of water
35 conserving landscape designs for commercial, residential and institutional developments as well as planted
36 right of way areas. The handbook designs will feature the use of Florida native, drought tolerant species that
37 require no irrigation once they have been established. The handbook will contain several design examples,
38 listing acceptable plants and providing plan view layouts and pictorial representations of each design concept.
39 Developers within the Wellness Way Urban Service Area shall utilize the handbook designs or shall propose
40 a landscape design that conforms with water conservation principles for review during the permitting process.
41 Exceptions may be granted for designs that receive irrigation solely from retained stormwater.

1 **Policy I-8.4.10 Regulation For Reclaimed Water Shall Be Enforced To Prevent Adverse Environmental**
2 **Impacts.**

3 The intent of the WWUSA is to require 100% of landscape irrigation be provided by re-use water. Another
4 type of non-potable water supply may be used for landscape irrigation if re-use water is not available to the
5 PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns
6 River Water Management District pursuant to Part II of Chapter 373, Florida Statutes.

7 Conservation programs, system interconnections and alternative water supply options such as reclaimed
8 water reuse and storage, shall occur when accessible. All development containing irrigated open space shall
9 be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the
10 development's boundary. Connection shall be made at the developer's cost.

11 **Policy I-8.4.11 Black Bear Protections**

12 The FWC has received 222 reports of human-bear conflicts within a 5-mile radius of the Wellness Way Area
13 since 2011. Florida black bears are frequent in this area which is within the Central Bear Management Unit
14 identified in the 2019 Bear Management Plan. Site designs for larger developments should locate
15 conservation areas along the borders of developed areas, to avoid encouraging bears to forage within
16 developed areas.

17 Homeowner's Associations are encouraged to provide residents with bear-resistant garbage cans as part of
18 their regular waste service and include provisions in their deed restrictions to require residents to take
19 measures to prevent attracting bears into the neighborhood.

20 **Policy I-8.4.12 Smoke Shed Awareness**

21 The proposed development project is within a smoke corridor that originates from the use of prescribed fire
22 as a management tool on Hilochee Wildlife Management Area, Lake Louisa State Park, and other
23 conservation lands within and near the Wellness Way Area. Prescribed fire is required to maintain many of
24 the natural upland communities that exist on these conservation areas and may be required to maintain
25 conservation areas established as part of the PUD process.

26 Deed restrictions shall be required for all new development within two miles of conservation lands within the
27 WWUSA to inform the future residents that prescribed burning is an acceptable practice for natural resource
28 management and that the area is within a smoke corridor.

29 **OBJECTIVE I-8.5 PUBLIC FACILITIES**

30
31 The County shall require that all development be consistent with the Capital Improvements Element and the
32 approved facility and service plans in order to discourage urban sprawl, meet adopted level of service
33 standards, and thereby minimize associated public costs.

34 **Policy I-8.5.1 Identification of Water Supplies**

35 All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape
36 irrigation, when available. The availability of, and requirement to connect to, Alternative Water Supplies,
37 including reclaimed water, will be determined during the PUD approval process unless the use of water from
38 other water sources is authorized by the St. Johns River Water Management District pursuant to Part II of
39 Chapter 373, Florida Statutes.

1 To ensure that the WWUSA’s water suppliers (i.e., City of Clermont, Lake Utility Services, and Southlake
2 Utilities) account for and meet the water needs of the WWUSA, the County will monitor, and participate as
3 necessary, in those water suppliers’ water supply planning related processes, such as water supply facility
4 work plans, consumptive use permits, and the South Lake Regional Water Initiative.

5 **Policy I-8.5.2 Potable and Re-use Water Facilities**

6 PUDs within the WWUSA shall include an analysis of potable and re-use water facilities, including sources,
7 treatment plants and delivery infrastructure, required to accommodate projected impacts and maintain the
8 County’s or utility provider’s adopted level of service (LOS) for such facilities. If it is determined that sites
9 and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed
10 prior to the issuance of building permits for development within the PUD.

11 **Policy I-8.5.3 Sanitary Sewer Facilities**

12 PUDs within the WWUSA shall include an analysis of sanitary sewer facilities, including treatment plants and
13 delivery infrastructure, required to accommodate projected impacts and maintain the County’s or utility
14 provider’s adopted level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way
15 is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance
16 of building permits for development within the PUD.

17 **Policy I-8.5.4 Solid Waste Facilities**

18 PUDs within the WWUSA shall include an analysis of solid waste impacts and, when necessary, mitigation
19 plans that ensure adequate capacity exists to accommodate proposed demand.

20 **Policy I-8.5.5 Parks and Trails Facilities**

21 All PUDs within the WWUSA shall include an analysis of parks and trails required to accommodate projected
22 impacts and maintain the County’s adopted level of service (LOS) for such facilities. If it is determined that
23 one or more publicly dedicated park sites within the proposed PUD are needed to accommodate projected
24 impacts, then conditions shall be provided within the PUD approval to ensure that those sites are conveyed
25 with the development of the phase of the project. The Framework Map and Design Guidelines and Standards
26 shall be used as a guide to provide parks and trails facilities within the WWUSA area.

27
28 Trails within a proposed PUD that serve as a component of the WWUSA’s multi-modal mobility system shall
29 be identified as part of the PUD process. Conditions for the conveyance of the right-of-way
30 required for such trails shall be established in the PUD approval.

31
32 **Policy I-8.5.6 Provision of Educational Facilities**

33 PUDs within the WWUSA shall include an analysis of impacts to public schools and, when necessary,
34 mitigation consistent with the policies and procedures identified in the 2030 Comprehensive Plan, Objective
35 VI-1.8 as amended. If it is determined that one or more school sites within the proposed PUD are needed to
36 accommodate projected impacts, then those sites shall be consistent with the PSFE’s School Facility Siting
37 objective and policies.

38 PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities
39 needed; include an amendment of the County’s Capital Improvements Element/Schedule and the Lake

1 County School Board’s five-year district facilities work plan to adopt the capacity projects which mitigate the
2 impacts on public school facilities, if required.

3 In addition to the PSFE’s school facility siting objective and policies, the public school siting provisions of
4 Section 1013.36, Florida Statutes, and the First Amended Interlocal Agreement between Lake County and
5 Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) be followed
6 when identifying and dedicating public school sites

7 Future school sites shall be suitable for development as a public school and have the ability to be served with
8 the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical
9 power, high-speed internet service and transportation facilities.

10 When it is not possible to avoid soil conditions on a public school site that would require remediation in order
11 to permit vertical construction, such remediation will be included in the applicant’s capital improvements plan
12 for mitigation of the impacts on public schools.

13 **Policy I-8.5.7 Provision of Law Enforcement, Fire Protection and Emergency Services**

14 All PUDs within the WWUSA shall include an analysis of law enforcement, fire protection and emergency
15 services impacts and shall include coordination with the agencies providing these services to determine if
16 facility sites are required within the PUD to ensure the provision of adequate public facilities and services.
17 If it is determined that land is needed to accommodate the siting of facilities required to address the impacts
18 of the proposed PUD, these lands shall be conveyed prior to the issuance of building permits for development
19 within the PUD.

20 Given the current location of existing Fire/EMS facilities of the City to the north and Lake County to the
21 South, Lake County should consider coordinating a joint City-County Fire/EMS facility in the center of
22 Wellness Way to provide the highest level of response times at the least cost to the community.

23

24 **Policy I-8.5.8 Conveyed Land Value**

25 In order to ensure that new development adequately pays for growth-related impacts, the Board of County
26 Commissioners shall have the authority to determine the valuation or date of valuation of property for the
27 purpose of impact fee credits for property deemed as a required adequate public facility beyond the needs
28 of WWUSA. The value will be agreed upon by both the County and the land owner or established by
29 appraisals by registered appraisers acceptable to both the County and land owner. The terms of this valuation
30 shall be incorporated into a developer’s agreement for a specific development.

31 **Policy I-8.5.9 Coordinated Development**

32 While there is separate property ownership within WWUSA, planning for development will occur in a
33 coordinated and comprehensive way. The initial extension of potable and non-potable water and sewer
34 service must be sized for the PUD with a Utilities Agreement and built infrastructure and conveyed lands are
35 eligible for reimbursement for excess capacity and land area beyond the need of the proposed development.
36 The Future Land Use Map will establish a general guide for connectivity. Primary Roadway alignments will
37 be set with the PUD process and/or a Roadway Agreement between participating property owners and built
38 infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond
39 the need of the proposed development. Roadway terminus to terminus alignments are required.

1 **Policy I-8.5.10 Concurrency Requirements**

2 The County shall ensure that public services and facilities are available concurrent with new development.
3 All development orders, permits, and agreements shall be subject to the adopted Concurrency Management
4 System consistent with the Capital Improvements Element of this Comprehensive Plan.

5 **Policy I-8.5.11 Electric Power Distribution**

6 All distribution lines for new development in Wellness Way shall be located underground.

7 **OBJECTIVE I-8.6 INTERGOVERNMENTAL COORDINATION**

8

9 Ensure continued coordination of development plans, infrastructure planning and development, approvals
10 and impacts with affected local governments and public agencies throughout the duration of the WWUSA.

11 **Policy I-8.6.1 Coordinated Review of Planned Unit Developments**

12 To provide for intergovernmental coordination, Lake County shall provide adjacent municipalities and
13 counties, a copy of applications for a Planned Unit Development (PUD). To ensure communication and
14 coordination are used to minimize any potential adverse impacts, these adjacent municipalities, counties,
15 other units of government and regulatory agencies shall have thirty (30) days to review and provide comments
16 to the County regarding the proposed PUD. This shall include, but not be limited to:

- 17 • City of Orlando
- 18 • City of Winter Garden
- 19 • Department of Economic Opportunity
- 20 • East Central Florida Regional Planning Council
- 21 • Florida Department of Education
- 22 • Florida Department of Environmental Protection
- 23 • Florida Department of Transportation
- 24 • Florida Fish and Wildlife Conservation Commission
- 25 • Florida Park Service (Lake Louisa)
- 26 • Florida's Turnpike Authority
- 27 • Lake County School Board
- 28 • Lake Sumter State College
- 29 • Lake Utility Services
- 30 • Lake-Sumter MPO
- 31 • Orange County
- 32 • Orlando-Orange County Expressway Authority
- 33 • Osceola County
- 34 • Polk County
- 35 • Reedy Creek Improvement District
- 36 • South Lake Utilities
- 37 • St. Johns River Water Management District
- 38 • The City of Clermont
- 39 • Valencia College
- 40 • Water Conserve II

41

1 **Policy I-8.6.2. Coordination with Florida Department of Transportation (FDOT)**

2 The County shall forward any transportation study or analysis received in the WWUSA to FDOT to review.
3 Staff shall work closely with FDOT when applications for PUDs are under review to ensure there are no
4 adverse impacts to state transportation facilities.
5

6 **OBJECTIVE I-8.7 URBAN SERVICE AREA IMPLEMENTATION**

7 Develop a straightforward, predictable and efficient process for the preparation, review and approval of
8 Planned Unit Developments (PUDs) and subsequent development approvals within the WWUSA area.

9 **Policy I-8.7.1 Master Planned Unit Developments (PUDs)**

10 Development within the WWUSA area shall be contingent upon the adoption of Planned Unit Developments
11 (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its
12 parts and establish consistency with principles and criteria contained within the Lake County Comprehensive
13 Plan and the Wellness Way Goals, Objectives and Policies. The PUD may only be approved after funding
14 agreements for infrastructure have been agreed upon by the participating parties.

15 Each PUD shall be evaluated to determine that adequate facilities and services are or will be available. Where
16 facilities or services are determined to be deficient, the developer(s) shall have the option of entering into a
17 funding agreement with Lake County and/or Lake County School Board to correct any deficiency and allow
18 development to proceed. All development in the PUD will be served by central sewer and water service. On-
19 site utilities may be used only where soil and water table conditions will permit their use, and where the
20 developer will install the necessary water and sewer lines (dry lines) to ultimately connect the development
21 to the central utility system; and the area is included in a capital improvement program.

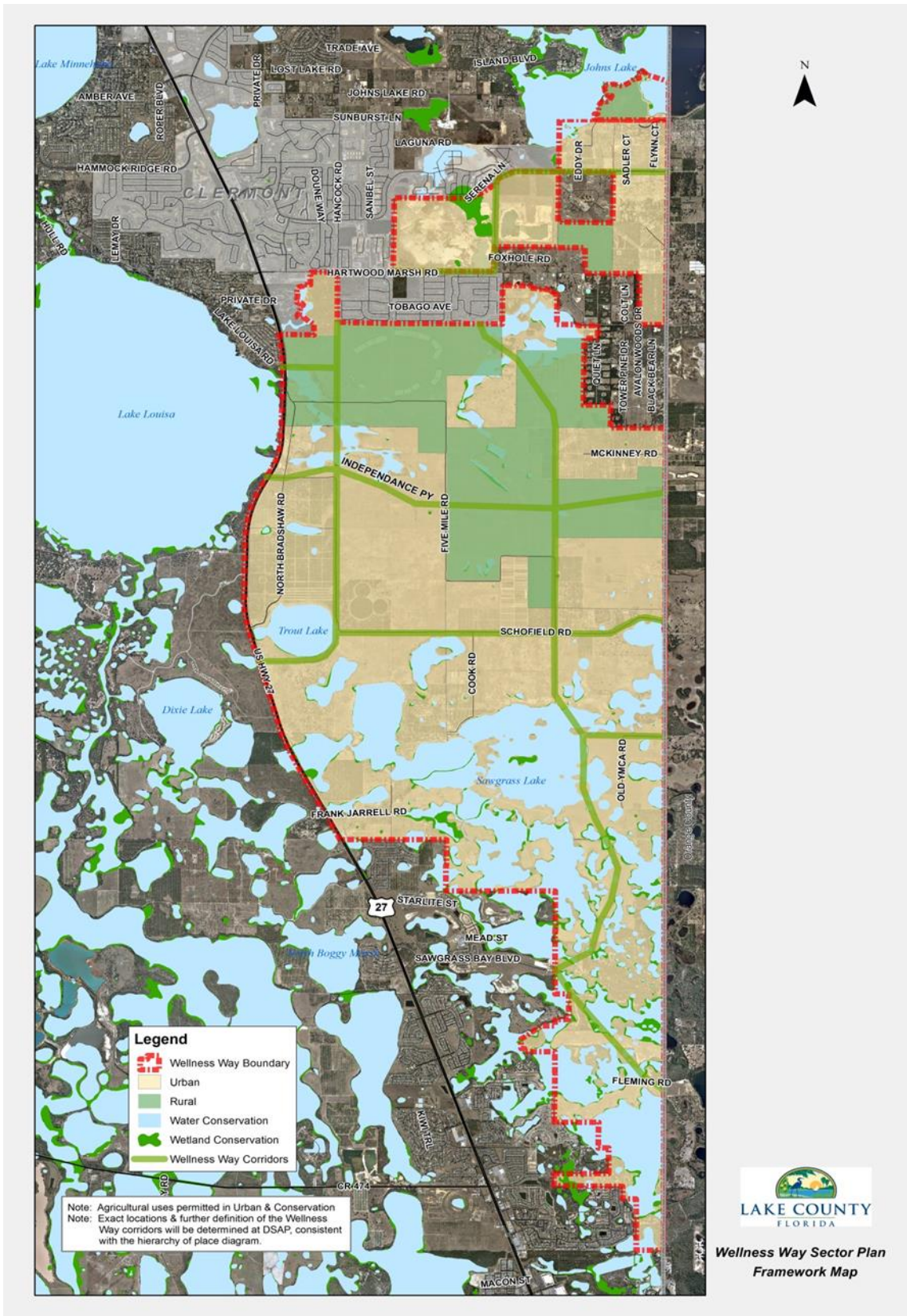
22 Until and unless a PUD is approved by the Lake County Board of County Commissioners, the property in the
23 WWUSA area shall maintain the existing zoning (e.g. A, R-1, CFD, PUD). All applications for development
24 approvals (i.e. lot splits, conditional use permits, variances, etc.) on any property within the WWUSA area
25 shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or
26 potential PUDs and compliance with the general principles of the Urban Service Area.

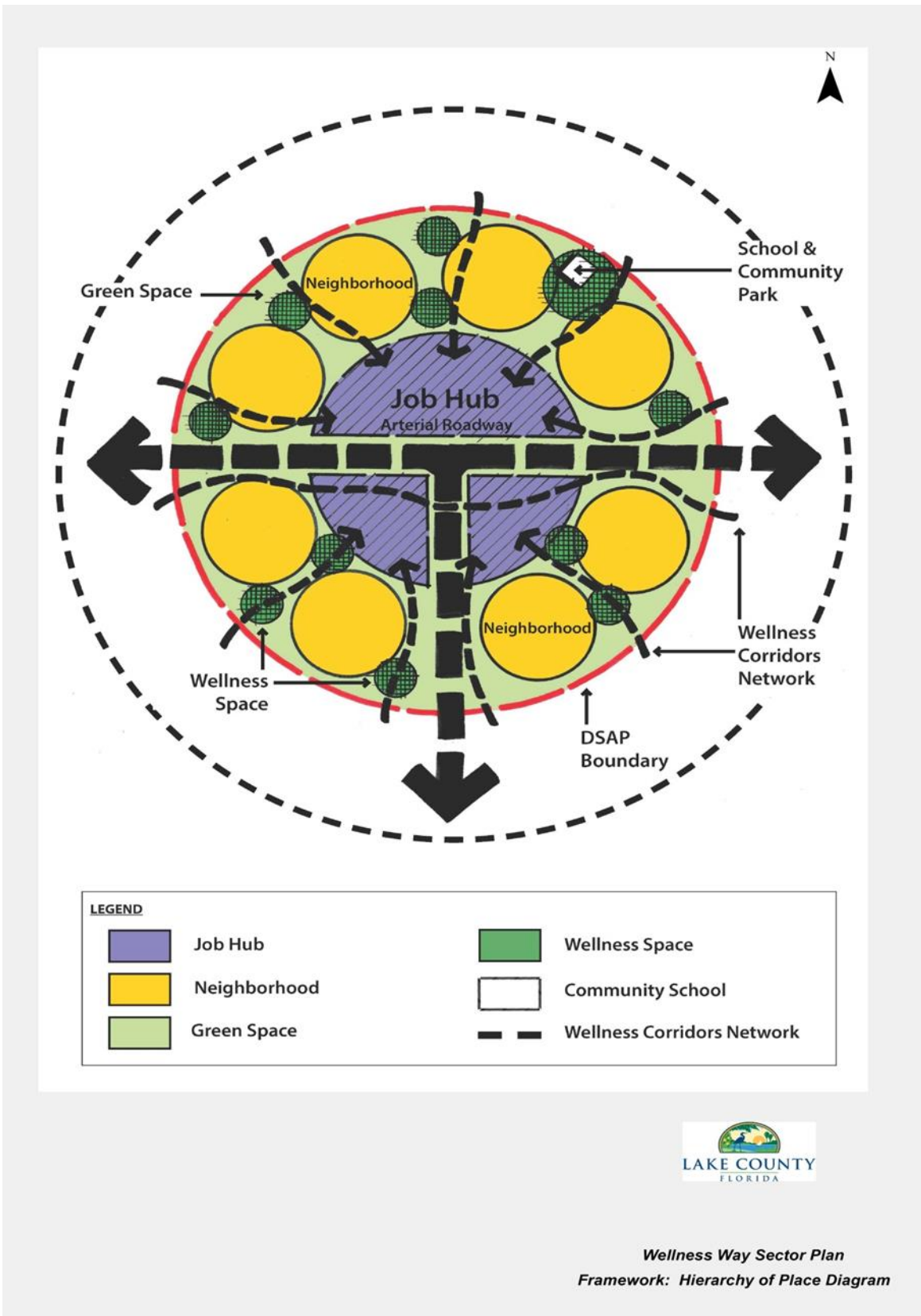
27 **Policy I-8.7.2 Urban Service Area Framework and Hierarchy of Place**

28 Scale is important as context towards details. The bigger the scale, the more aspirational the initiatives and
29 less detailed the plan. As the scale gets smaller, the initiatives evolve into implementation actions and
30 increased design detail. The second scale of planning in Wellness Way is a Planned Unit Development
31 (PUD). The PUD begins the refined urban design process to allow Wellness Way to successfully meet the
32 Urban Service Area initiatives. The Urban Service Area Goals, Objectives and Policies in the
33 comprehensive plan guide the planning of the PUD to include the following principles:

- 34 • PUDs can be any size with access to the regional roadway network.
- 35 • PUDs must determine the location and size of the Centers based upon the regional roadway
36 network and the FLUC jobs-to-housing ratio and then locate the Wellness/Green Corridors and
37 residential neighborhoods.
- 38 • Residential neighborhoods cluster around the Centers. Each neighborhood is adjacent to an
39 interconnected Wellness Corridor/Open Space system. This helps define neighborhoods and
40 provides the opportunity for trail use for the residents to reach other neighborhoods, Centers, other
41 PUDs, and the State Park.

- 1 • Along with the Centers neighborhoods and WC networks, there is a required community park. Not
2 only are the school and park a requirement, it is at the PUD level when agreements must be reached
3 to pay for educational facilities, roads, utilities and the park. Without such agreements, development
4 may not proceed.





1 **Policy I-8.7.3 Master PUD Process**

2 The primary intent of the Urban Service Area is to effectuate positive change for the following initiatives:

- 3 • Job creation and economic development
- 4 • Regional transportation connectivity
- 5 • Creation of the Wellness/Green Space corridors
- 6 • Promotion of recreation and healthy living
- 7 • Water smart approaches
- 8 • Preservation of scenic resources including topography
- 9 • Health and wellness communities development

10

11 These same principles must be demonstrated in the proposed PUD based upon the Goal, Objectives and
12 Policies of the Urban Service Area. The PUD approval process has three tasks as follows:

13

- 14 • PUD Boundary Analysis
- 15 • Preliminary PUD development and community input
- 16 • Final PUD application and public hearings as a PUD

17

18 The process to establish a Master PUD shall be established in the Land Development Regulations.

19

20 **Policy I-8.7.4 Changes to an Approved PUD**

21 Any addition or deletion of property or changes to the land use district boundaries in an approved PUD shall
22 follow the process for adoption of a PUD. It shall include an evaluation and analysis of the impacts to the
23 approved or planned land uses and the ability of the proposed amendment to meet the principles and
24 standards set forth in the WWUSA.

25 **Policy I-8.7.5 Development Approvals within a PUD**

26 Once a Master PUD as a PUD application is adopted by the Board of County Commissioners, all applications
27 for development approval (i.e., subdivision plans, site plans, lot splits, and special exceptions) shall be
28 evaluated for compatibility and compliance with the adopted PUD.

29 **Policy 1-8.7.6 Urban Service Area Build-out Date**

30 The planning horizon for the WWUSA is projected to be 2040.

31 **Policy I-8.7.7 Developments of Regional Impact**

32 Nothing in the WWUSA shall limit or modify the rights of any person to complete any development that has
33 been authorized as a Development of Regional Impact pursuant to Chapter 380, Florida Statutes, or who has
34 been issued a final local development order and development has commenced and is continuing in good
35 faith.

36 **Policy I-8.7.8 Existing Approved Development**

37 Avalon Groves PUD (Ordinance#2012-10/ORB 4141 PGS 961-980) may develop and continue until adoption
38 of a PUD, which includes a portion of the Avalon Groves PUD's legal description. The PUD shall address the
39 phasing out of any Avalon Groves PUD use or other entitlement that is not approved and or recognized by
40 the WWUSA policies. Avalon Groves PUD shall be allowed to redistribute approved density and open space
41 within the existing boundary of the PUD and such redistribution shall not require an amendment to the

1 Comprehensive Plan or be deemed to be a substantial amendment to the existing PUD; however, the
2 approved minimum/maximum limitations of the PUD shall not be altered. Substantial changes to an approved
3 PUD will require the abandonment of the PUD. Proposed development within an abandoned PUD will be
4 subject to the WWUSA Future Land Use categories and Goal, Objectives and Policies.

5 If this policy is rendered unenforceable or interpreted by a court or administrative body in any way that causes
6 an impairment or other adverse change to the Avalon Groves PUD, then: (i) the owner of any lands within
7 such PUD shall be deemed to withdraw from the WWUSA unless such owner affirmatively elects to remain
8 part of the WWUSA (to the extent required this provision shall constitute Lake County's authorization for the
9 owner of any lands within such PUD to voluntarily withdraw from the WWUSA); and (ii) upon such withdrawal,
10 the PUD shall remain in full force and effect and all deadlines in such PUD shall be automatically extended
11 for the number of months from July 21, 2015 until the date of such withdrawal or until litigation is resolved.

12 **Policy I-8.7.9 Existing Conforming Commercial and Industrial Operations**

13 Existing, conforming commercial and industrial operations in the WWUSA shall be allowed to continue their
14 operations until a PUD is adopted. The PUD will address allowable uses and location criteria of all commercial
15 and industrial uses.

16 **Policy I-8.7.10 Annexation by the City of Clermont**

17 It is anticipated that a large portion of the WWUSA area may be annexed into the City of Clermont. The
18 County shall seek to incorporate procedures for such annexations into Interlocal Service Boundary
19 Agreements to provide consistency and predictability to landowners seeking to develop property within the
20 planning area.

21 **Policy I-8.7.11 Water Conserv II**

22 Water Conserv II is designated as the Water Conserv II Future Land Use Category and is comprised of
23 properties owned and used by Orange County and the City of Orlando for a water reclamation project.
24 Portions of this property may be deemed unnecessary for either existing or future needs of the project.
25 Therefore, the County and City (as applicable) (or assignees or successors) may request that such
26 properties be included in PUD's in the Urban Service Area. The land uses within PUD's may be blended for
27 residential, nonresidential or open space uses throughout PUD regardless of designation.
28

29 **OBJECTIVE I-8.8 FINANCING**

30
31 Develop financing mechanisms that support the WWUSA's economic development goals while ensuring the
32 equitable distribution of infrastructure costs.

33 **Policy I-8.8.1 Potential Funding Mechanisms for Regional Infrastructure**

34 Each PUD shall identify the revenue sources implementable by county ordinance (or by resolution of a
35 dependent district created by county ordinance) as the public shares of a funding partnership to provide
36 essential regional infrastructure including transportation, public safety and park improvements required to
37 implement the economic development uses incorporated in the PUD. Potential revenue sources may include,
38 but are not limited to, special assessments collected as non-ad valorem assessments on the ad valorem tax
39 statement pursuant to Section 197.3632, Florida Statutes; impact or mobility fees that are PUD specific;
40 allocation of a portion of the transportation needs component in a regional or countywide impact or mobility
41 fee; dedication of tax increment funds within identified tax increment areas; and utility capacity assessment

1 fees and advanced funding agreements with the appropriate utility providers. A density bonus of two (2)
2 dwelling units per acre may be granted to a PUD for right-of-way donated for arterial or collector roads.

3 **Policy I-8.8.2 Funding Mechanisms for Site Specific Infrastructure**

4 Within each PUD, the transportation related infrastructure and other infrastructure necessary to
5 accommodate the economic goals of specific sites or individual development shall be incorporated as a cost
6 requirement of site development either directly or provided as a funding component of any dependent or
7 independent district created to provide regional infrastructure.

8 Given the unique nature of the existing land ownership patterns, much of the Wellness Way Roadway
9 Network will require acquisition of road right-of-way from CONSERV. Any funding provided by a
10 landowner/developer to the County for acquisition of road right-of-way, including ponds, easements, and
11 trails, may also be eligible for a density bonus of two (2) dwelling units per acre in addition to transportation
12 impact fee credits.

13

14 **Policy I-8.8.3 Phasing of Regional Infrastructure**

15 To the maximum extent possible, regional infrastructure shall be phased as necessary to support economic
16 development of specific sites or individual developments within each PUD and as required to meet economic
17 expectations of the property bearing the burden of the infrastructure costs. Such site development
18 infrastructure shall be to the maximum extent possible, integrated with adjacent infrastructure and
19 incorporated into the capital improvement plan of the County, the adjacent municipalities, the Florida
20 Department of Transportation work plan or the appropriate utility provider.

| Policy | Update |
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| Section 1 of the Ordinance | Updated between transmittal and adoption to include verbiage pertaining to the Future Land Use Map amendment associated with the comprehensive plan amendment |
| Table FLUE 2 Future Land Use Categories Table | Updated between transmittal and adoption to reflect the new future land use categories. |
| GOAL I-8 WELLNESS WAY AREA PLAN | Updated to reflect the 7 future Land Use Categories and the targeted job-to-housing ratio of 1.25 to 1. The transmittal amendment erroneously only named 6 future land use categories. |
| Policy I-8.1.1 Jobs-to-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides | Updated Jobs to Housing Ratio and updated verbiage. No changes made between transmittal and adoption. |
| Policy 1-8.2.1 Future Land Use Categories | Updates to the Future Land Use Categories. No changes made between transmittal and adoption. |
| Policy I-8.2.1.1 Future Land Use Categories Capacity Allocation | Revises the Capacity Allocation Matrix and example of calculations. Between Transmittal and Adoption, the Conservation Residential Maximum was updated to read 50% and the density for the US 27 District was updated to reflect a density of 5.75 dwelling units per acre. |
| Policy I-8.2.1.2 Future Land Use Categories Density and Intensity Calculations | Updated to reflect the Density Tiers. Between Transmittal and Adoption, the Density Tier map was included in the Policy and the footnote was added in paratheses. |
| Policy I-8.2.1.3 Location and Timing of Non-Residential Construction | Updated verbiage from job hubs to centers. No changes made between transmittal and adoption. |
| Policy 1-8.2.2 Urban Form Guiding Principles | Updated Verbiage. No changes made between transmittal and adoption. |
| Policy 1-8.2.3 Pedestrian Orientation | Updated Verbiage. No changes made between transmittal and adoption. |
| Policy I-8.2.4 Wellness Corridors | Updated Verbiage. No changes made between transmittal and adoption. |
| Policy I-8.2.5 Open Space | Updated Verbiage. No changes made between transmittal and adoption. |
| Policy I-8.2.6 Conservation Lands | Removed the requirements that the conservation must be recorded prior to the PUD approval. No changes made between transmittal and adoption. |
| Policy 1-8.2.7 Trout Lake Wellness Trail | New policy added after transmittal to require a multi-use trail around Trout Lake. |
| Policy I-8.3.1 Primary Roadway Network | Updated to include list of primary road network. No changes made between transmittal and adoption. |
| Policy I-8.3.2 Roadway Network | Updated Verbiage. Between transmittal and adoption, the policy was updated to refer to cross-sections in the Land Development Regulations in lieu of the Design Guidelines and Standards. |
| Policy I-8.3.4 Bicycle Facilities | Updated Verbiage. No changes made between transmittal and adoption. |

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| Policy I-8.3.5 The 'Wellness Ridgeway' | New Policy which caused the subsequent policies to be renumbered. No changes made between transmittal and adoption. |
| Policy I-8.3.6 Transit | Updated Verbiage. No changes made between transmittal and adoption. |
| Policy I-8.3.7 External Trip Reduction | Updated Verbiage. No changes made between transmittal and adoption. |
| Policy 1-8.3.10 Connectivity | Updated to notate important road connections with Orange County. No changes made between transmittal and adoption. |
| OBJECTIVE I-8.4 NATURAL AND SCENIC RESOURCES | Updated to remove requirement for the conservation easement to be recorded prior to the final PUD approval. No changes made between transmittal and adoption. |
| Policy I-8.4.2 Identification and Preservation of Wetlands and Water Bodies | Updated to clarify provision applies to retained wetlands. No changes made between transmittal and adoption. |
| Policy I-8.4.3 Conservation of Regionally Significant Natural Resources | At the recommendation of the FWC, the table was removed, and language was added to reference the Florida Endangered and Threatened Species List. This revision was completed between transmittal and adoption. |
| Policy I-8.4.5 Wildlife Data | At the recommendation of the FWC, the policy was revised to provide guidance for the wildlife data required with the new development. This revision was completed between transmittal and adoption. |
| Policy I-8.4.7 Creation of the Natural Components of the Wellness Corridor Network | Retitled. No changes made between transmittal and adoption. |
| Policy I-8.4.8 Site Development Standards | Updated Verbiage. No changes made between transmittal and adoption. |
| Policy I-8.4.11 Black Bear Protections | At the recommendation of the FWC, this policy was included to provide guidance on black bear protections. This policy was added between transmittal and adoption. |
| Policy I-8.4.12 Smoke Shed Awareness | At the recommendation of the FWC, this policy was included to make applicants aware that the property is located within a smoke corridor. This policy was added between transmittal and adoption. |
| Policy I-8.5.5 Parks and Trails Facilities | Updated Verbiage. No changes made between transmittal and adoption. |
| Policy I-8.5.6 Provision of Educational Facilities | Updated Verbiage. No changes made between transmittal and adoption. |
| Policy I-8.5.7 Provision of Law Enforcement, Fire Protection and Emergency Services | Updated to include language about a City-County Fire/EMA facility. No changes made between transmittal and adoption. |
| Policy I-8.5.9 Coordinated Development | Updated to require roadway terminus alignments. No changes made between transmittal and adoption. |
| Policy I-8.5.11 Electric Power Distribution | New policy added after transmittal which requires distribution lines to be located underground. |

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| Policy I-8.6.1 Coordinated Review of Planned Unit Developments | Updated to include Water Conserve II. No changes made between transmittal and adoption. |
| Policy I-8.6.2. Coordination with Florida Department of Transportation (FDOT) | Policy added after transmittal to emphasize coordination the importance of staff coordination with FDOT to ensure there are no adverse impacts to state transportation facilities. |
| Policy I-8.7.2 Urban Service Area Framework and Hierarchy of Place | Updated to remove 1,000-acre requirement for PUDs and verbiage pertaining to job hubs and centers. No changes made between transmittal and adoption. |
| Policy I-8.7.1 Master Planned Unit Developments (PUDs) | Between transmittal and adoption, this policy was amended to remove the references to the 1,000 MPUD requirement. |
| Policy I-8.7.3 Master PUD Process | Deleted verbiage pertaining to the Master PUD proceed. Between transmittal and adoption, the policy was updated to defer to the Land Development Regulations in lieu of the Design Guidelines. The Land Development Regulations will be amended to incorporate the Wellness Way Design Guidelines. |
| Policy I-8.7.11 Water Conserv II | Updated verbiage pertaining to the Wellness Way 4 and Water Conserv II Future Land Use Category. No changes made between transmittal and adoption. |
| Policy I-8.8.1 Potential Funding Mechanisms for Regional Infrastructure | Updated verbiage pertaining to density bonuses. No changes made between transmittal and adoption. |