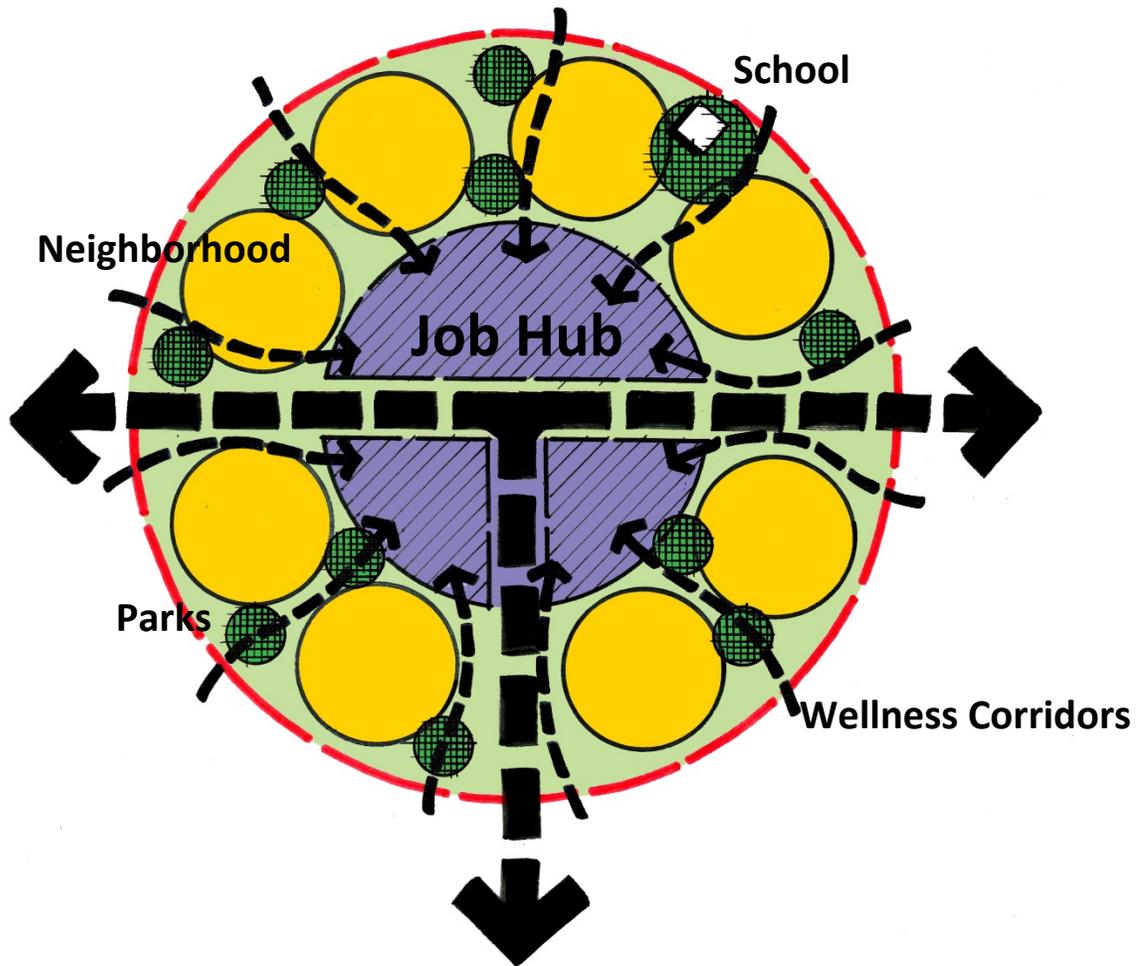


Proposed Wellness Way (WW) Goals, Objectives and Policies

Revised

January 20, 2014

Simple | Flexible | Predictable



Development Framework Diagram

GOAL I-8 WELLNESS WAY SECTOR PLAN

The intent of the Wellness Way Sector Plan is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources.

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

The primary intent of the Sector Plan is to effectuate positive change for the following initiatives:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the Wellness Corridor/recreation/open space network
- Promotion of recreation and healthy living
- Water Smart approaches
- Preservation of scenic resources including topography
- Health and wellness community development

To achieve these initiatives in the Sector Plan, these Goals, Objectives and Policies specifically address the unique conditions of Wellness Way. It is paramount for these GOPs to be flexible for the long time horizon of development in Wellness Way. Further, to provide predictability within the Sector Plan, there are only four future and uses as follows:

- Tier 1; Highest Jobs-to-Housing Ratio located proximate to US 27
- Tier 2; Moderate Jobs-to-Housing Ratio
- Tier 3; Lowest Jobs-to-Housing Ratio
- Tier 4; Public Lands

These four future land use designations will be depicted on the Future LandUse Map. The Map will also identify the five proposed arterial roadways that make up the primary roadway

network. Final primary roadway alignments may be determined in the DSAP process or through an independent alignment study.

The Sector Plan is based upon providing sufficient land area to achieve a target of 1.5 to 1 Jobs-to-Housing Ratio. The plan is also based on having more than 50% of Wellness Way in a Wellness Corridor/recreation/open space network to connect all of Wellness Way together and to Lake Louisa State Park, Orange County and Clermont. To balance the employment base, residential uses are provided at 1 dwelling unit per acre for the overall Sector Plan as further allocated in Policy I-8.2.2 with total residential dwelling units of 16,200. While location of the Tiers is provided by the Sector Plan and the Future Land Use Map, the decisions on where specific land uses occur is defined by the Framework Map at the next required planning step; the DSAP.

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OBJECTIVE I-8.1 ECONOMIC DEVELOPMENT

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

Policy I-8.1.1 Jobs-to-Housing Ratio

Lake County shall seek to achieve a target jobs-to-housing ratio of 1.5:1 within the Wellness Way Sector Plan area. The County shall analyze each Detailed Specific Area Plan (DSAP) submittal to ensure the DSAP reserves an adequate amount of land for employment uses to reach the targeted ratio. Proposed DSAPs will provide for the target Jobs-to-Housing Ratio with the following calculation:

Allocated number of residential dwelling units multiplied by the Tier target Jobs-to-Housing Ratio for the total number of DSAP jobs multiplied by 600 square feet of building per job divided by 10,000 square feet of building per acre of land to determine the required land area to be reserved for non-residential uses.

This area of land reserved in the DSAP will be termed a Job Hub.

Policy I-8.1.2 Target Industries

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

- Human Performance, Sports Medicine and Sports Training Facilities
- Education and Health Services
- Leisure and Hospitality
- Medical and bio-medical
- Manufacturing
- Professional and Business Services
- Research Facilities
- Agriculture, Forestry, Fishing and Hunting
- Eco-tourism and Agri-tourism
- Retail Trade
- Transportation, Trade and Utilities

Policy I-8.1.3 Economic Development Incentives

Lake County shall develop a program intended to attract and retain target industries within the Wellness Way Sector Plan area. This program may include financial incentives, expedited

permitting and review processes, flexibility in development standards and marketing/branding initiatives.

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OBJECTIVE I-8.2 LAND USE, HEIRARCHY OF PLACE AND WELLNESS CORRIDORS

One intent of the Sector Plan is to create a more fiscally efficient development pattern through a greater diversity of land uses and locally appropriate urban form. The Sector Plan shall ~~require~~ promote land use densities, intensities and mixed uses that integrate and support alternative transportation modes, decrease trip lengths, and promote internal capture. The Framework Map shall guide the relationships of land use, transportation, Wellness Corridors/open space networks and is intended to provide a hierarchy of place within each DSAP.

Policy I-8.2.1 Future Land Use Categories

The following four future land use designations, as depicted on the Future Land Use Map, shall be unique to the Wellness Way Sector Plan and are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses as follows:

- Tier 1; all the permitted land uses listed below with a Jobs-to-Housing Ratio of 1.7 to 1.
- Tier 2; all the permitted land uses listed below and a Jobs-to-Housing ratio of 1.5 to 1.
- Tier 3; all the permitted land uses listed below and a Jobs-to-Housing ratio of 1.3 to 1.
 - Industrial: manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.
 - Office: general, medical/dental, corporate headquarters, government office, research and development, and similar uses.
 - Commercial: retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses.
 - Wellness Corridors/Recreation/Open Space networks: active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.
 - Public/Institutional: schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.
 - Residential: multi-family, single family, and similar uses.
 - Agriculture and Agri-business.
 - Target industries
- Tier 4 designation is land owned by a government entity. Other than any existing development rights for these lands (one dwelling unit per five acres), permitted land uses include Wellness Corridors/Recreation/Open Space (WC network):
 - active/passive recreation
 - preservation
 - trails, pedestrian ways and bikeways
 - ecotourism related uses

- scenic resources
- agriculture
- community gardens
- institutional uses.

Policy I-8.2.2 Residential Density Allocation

Overall WW residential density is one dwelling unit per gross acre. Each upland acre regardless of Tier designation shall receive an allocation of 2.1 dwelling units per net acre with the following exceptions:

- Tier 4 land currently has an entitlement of 1 dwelling unit per five acres and this entitlement remains with this Sector Plan.
- Existing PUDs maintain the current entitlements and are not included in density calculations.

Policy I-8.2.3 Urban Form Guiding Principles

WW is envisioned as a suburban, mixed-use area proximate to arterial thoroughfares. Land uses within WW are intended to be flexible allowing employment, residential, institutional, agriculture and open space/recreation uses. Sector Plan Goals, Objectives and Policies establish urban form guiding principles as follows:

- Land reserved for a mix of employment uses (Job Hub) at the targeted Jobs-to-Housing Ratio with possible supporting mix of residential uses in a pedestrian oriented form of development.
- An interconnected Wellness Corridor network including a trail system to reach destinations within WW such as Job Hubs, schools, parks as well as neighborhoods.
- Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
- An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).
- A green strategy considering a balance of development, preservation, energy conservation and water conservation.
- School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.
- Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.
- Allow interim and/or permanent agricultural uses.
- All development will adhere to dark sky standards.

These guiding principles shall be specifically demonstrated in the DSAPs.

Policy I-8.2.4 Pedestrian Orientation

Design decisions must be oriented to the pedestrian scale. This begins at the Sector Plan level, is documented as development standards in the DSAP/PUD zoning and culminates at the detailed design level with the specifications for complete street design.

Policy I-8.2.5 Wellness Corridors/Open Space

WC networks connect communities, Job Hubs, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

- community farms and gardens
- wetlands
- water bodies
- preserved uplands
- trails, pedestrian ways and bikeways
- viewsheds and scenic resources
- cultural and environmental resources
- Wellness Corridors/open space
- parks/recreation facilities for active and passive use
- Stormwater management facilities

Policy I-8.2.6 Wellness Way/Open Space

The Sector Plan shall have an overall 50% open space. The Public lands (Tier 4) are considered permanent open space and make up 18% of the Sector Plan. Each DSAP shall include 32% of the gross DSAP area as Wellness Corridor networks to provide for the 50% overall Sector Plan open space requirement.

OBJECTIVE I-8.3 MOBILITY

Development within the Wellness Way Sector Plan area shall be managed to reduce vehicle trips, minimize vehicle trip lengths, and reduce vehicle miles travelled through the encouragement of mixed-use development and the internal capture of trips and through the development of an interconnected, transportation network. The five 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 DSAP process.

Policy I-8.3.1 Primary Roadway Network

System-wide transportation capacity within the Wellness Way Sector Plan area shall be achieved through the design and development of an interconnected, Future Land Use Map

Policy I-8.3.2 Roadway Network

Thoroughfares within the Wellness Way Sector Plan shall be designed to accommodate pedestrians, bicycles, and motor vehicles within a circulation network with the allocation of right-of-way provided for in the DSAP approval process. To assist with the design of future roadways and ensure that these facilities consider all modes of transportation, typical complete street cross-sections will be established during the DSAP process.

Policy I-8.3.3 Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within the Wellness Way Sector Plan shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses within the Sector Plan shall give highest priority to walking as a basic and efficient mode of transportation

Policy I-8.3.4 Bicycle Facilities

DSAPs within the Wellness Way Sector Plan shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with Job Hubs, neighborhoods and parks and schools.

Policy I-8.3.5 External Trip Reduction

DSAPs within the Wellness Way Sector Plan shall introduce measures that will produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal can be applied.

Policy I-8.3.6 Level of Service

The minimum roadway level of service standard within the Wellness Way Sector Plan shall be “E,”.

Policy I-8.3.7 Multimodal Transportation District (MMTD)

The County may create a Multimodal Transportation Districts (MMTD) within the Sector Plan which may include funding options.

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OBJECTIVE I-8.4 NATURAL AND SCENIC RESOURCES

The Sector Plan shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space known as the WC network within the Wellness Way Sector Plan area. These resources and corridors shall be specifically demonstrated in the DSAPs.

Policy I-8.4.1 Identification of Environmentally Sensitive Areas

The Wellness Way Future Land Use Map generally identifies areas of potentially environmentally sensitive lands within the Sector Plan area. The Future Land Use Map shall guide the preparation of subsequent Detailed Specific Area Plans (DSAP) and their respective detailed identification of lands for permanent protection or preservation.

Policy I-8.4.2 Identification and Preservation of Wetlands and Water Bodies

Wetlands and water bodies shall be generally delineated during the DSAP process and preservation of these areas shall occur in a manner consistent with these WW Goals, Objectives and Policies and applicable federal, regional and state regulations.

Policy I-8.4.3 Creation of Wellness Corridor Network

At build-out, the Wellness Way Sector Plan area shall contain a large, interconnected WC network comprised of waterbodies, wetlands, important upland habitats and publicly owned lands. This system shall serve to protect environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for significant passive recreation areas for the residents, employees and visitors. Each DSAP shall be reviewed for consistency with this policy during the approval process.

OBJECTIVE I-8.5 PUBLIC FACILITIES

Ensure the provision of adequate public facilities in a manner that result in reduced fiscal impacts to Lake County, the City of Clermont and the residents of Wellness Way.

Policy I-8.5.2 Potable and Re-use Water Facilities

An analysis of potable and re-use water facilities, including sources, treatment plants and delivery infrastructure, required to accommodate projected impacts and maintain the County's or utility provider's adopted level of service (LOS) for such facilities.

Policy I-8.5.3 Sanitary Sewer Facilities

An analysis of sanitary sewer facilities, including treatment plants and delivery infrastructure, required accommodating projected impacts and maintaining the County's or utility provider's adopted level of service (LOS) for such facilities.

Policy I-8.5.4 Solid Waste Facilities

An analysis of solid waste impacts and, when necessary, mitigation plans that ensures adequate capacity exists to accommodate proposed demand.

Policy I-8.5.5 Parks and Trail Facilities

An analysis of parks and trails required to accommodate projected impacts and maintain the County's adopted level of service (LOS) for such facilities.

Policy I-8.5.6 Provision of Educational Facilities

An analysis of public school impacts and, when necessary, mitigation consistent with the policies and procedures identified in the 2030 Comprehensive Plan. If it is determined that one or more school sites within the proposed DSAP are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

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

An analysis of law enforcement, fire protection and emergency services impacts and shall include coordination with the agencies

Policy I-8.5.8 Adequate Public Facilities

DSAPs within the Wellness Way Sector Plan shall include an analysis of the following Adequate Public Facilities:

- Potable water supplies and facilities
- Non-potable water supplies and facilities
- Sanitary Sewer Facilities

- Solid Waste Facilities
- Parks and Trail Facilities
- Transportation facilities and storm water management
- Provision of Educational Facilities
- Provision of Law Enforcement, Fire Protection and Emergency Services

Policy I-8.5.9 Conveyed Land Value.

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

Policy I-8.5.10 Coordinated Development.

While there is separate property ownership within WW, planning for development will occur in a coordinated and comprehensive way. The initial extension of potable and non-potable water and sewer service must be sized for the DSAP with a Utilities Agreement and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. The Future Land Use Map will establish a general guide for connectivity. Primary Roadway alignments will be set with the DSAP process and/or a Roadway Agreement between participating property owners and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. Roadway terminus to terminus alignments are strongly preferred but not required.

OBJECTIVE I-8.6 INTERGOVERNMENTAL COORDINATION

Ensure continued coordination of development plans, infrastructure planning and development, approvals and impacts with affected local governments and public agencies throughout the duration of the Wellness Way Sector Plan.

Policy I-8.6.1 Coordinated Review of Detailed Specific Area Plans

To provide for intergovernmental coordination, Lake County shall provide adjacent municipalities and county, a copy_of applications for a Detailed Specific Area Plan (DSAP). To ensure communication and coordination are used to minimize any potential adverse impacts, these adjacent municipalities and county shall have thirty (30) days to review and provide comments to the County regarding the proposed DSAP.

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OBJECTIVE I-8.7 SECTOR PLAN IMPLEMENTATION

Develop a straightforward, predictable and efficient process for the preparation, review and approval of Detailed Specific Area Plans (DSAPs) and subsequent development approvals within the Wellness Way Sector Plan area.

Policy I-8.7.1 Detailed Specific Area Plans

Consistent with state statute, development within the Wellness Way Sector Plan area shall be contingent upon the adoption of Detailed Specific Area Plans (DSAP). Each DSAP shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the Lake County Comprehensive Plan and the Wellness Way Goals, Objectives and Policies. A DSAP of less than 1,000 gross acres may be approved by Lake County.

A DSAP shall be processed as a Master PUD application as provided for in the Land Development Code. The DSAP may only be approved after funding agreements for infrastructure have been agreed upon by the participating parties.

Until and unless a DSAP is approved by the Lake County Board of County Commissioners, the property in the Wellness Way Sector Plan area shall maintain the existing zoning (e.g. A, R-1, CFD, PUD). All applications for development approvals (i.e. lot splits, conditional use permits, variances, etc.) on any property within the Wellness Way Sector Plan area shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or potential DSAPs and compliance with the general principles of the Sector Plan.

Policy I-8.7.2 Sector Plan Framework Map and Hierarchy of Place

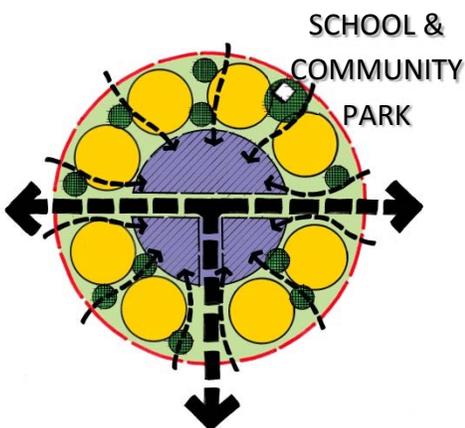
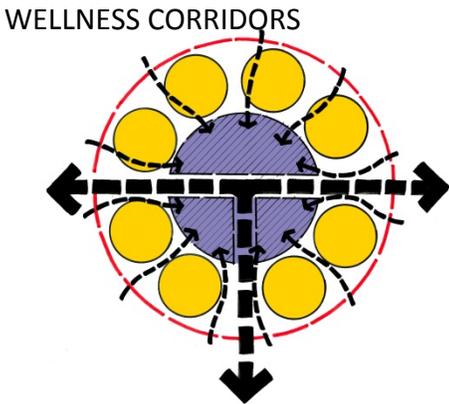
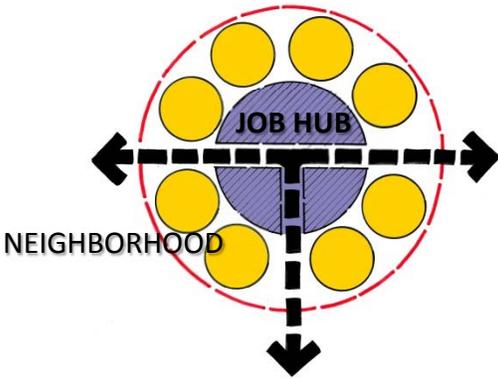
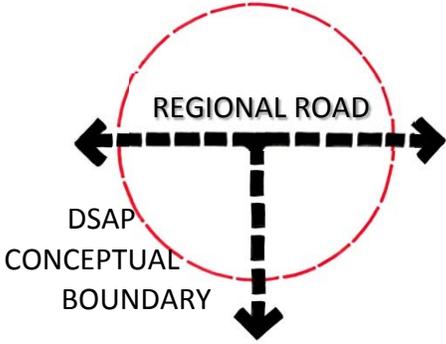
Scale is important as context towards details. The bigger the scale, the more aspirational the initiatives and less detailed the plan. As the scale gets smaller, the initiatives break down into implementation actions and details increase. The second scale of planning in Wellness Way is a Detailed Specific Area Plan (DSAP) with approximately 1,000 acres. The DSAP begins the refined urban design process to allow Wellness Way to successfully meet the Sector Plan initiatives. The Sector Plan Goals, Objectives and Policies in the comprehensive plan guide the planning of the DSAP to include the following principles:

DSAPs are generally 1,000 acres or more with access to the regional roadway network.

DSAPs must determine the location and size of the Job Hub based upon the regional roadway network and the Tier Jobs-to-Housing Ratio and then locate the Wellness Corridors and residential Neighborhoods.

Residential neighborhoods cluster beyond the Job Hub. Each neighborhood is adjacent to an interconnected Wellness Corridor/open space system. This helps define neighborhoods and provides the opportunity for trail use to the residents to reach other neighborhoods, Job Hubs, other DSAPs and the State Park.

Along with the Job Hub(s), neighborhoods and WC networks, there is a required elementary school and community park. Not only are the school and park a requirement, it is at the DSAP level when agreements must be reached to pay for roads, utilities and the park. Without such agreements, development may not proceed.



Policy I-8.7.3 DSAP Process

The primary intent of the Sector Plan is to effectuate positive change for the following initiatives:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the WC network
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness communities development

These same principles must be must be demonstrated in the proposed DSAP based upon the Goals, Objectives and Policies of the Sector Plan. The DSAP approval process has three tasks as follows:

- DAP Boundary Analysis
- Preliminary DSAP development and community input
- Final DSAP application and public hearings as a PUD

A. DSAP Boundary Analysis

Conduct a preliminary analysis of the proposed DSAP area to determine appropriateness. This analysis shall include the following:

- Proposed DSAP boundary including gross acreage and ownership information
- General identification of the extent and location of significant natural and scenic resources.
- Identification of net acreage (gross acres less water bodies and wetlands).
- Determination of a maximum residential density.
- A preliminary jobs-to-housing balance assessment consistent with Policy I-8.1.1, Jobs-to-Housing Ratio, utilizing the methodology contained in that same Policy.
- General identification of public facilities and services available to the area; available capacity; and potential deficiencies.

The Boundary Analysis application must include

- A location map,
- Acreage,
- General calculation of gross and net acres,
- Tier designations,
- Primary roadways

- Justification Report demonstrating consistency and compatibility with the WW GOPs

The final boundaries for a DSAP shall be confirmed by the Lake County Planning and Economic Development Departments before initiating a Preliminary DSAP.

B. Preliminary DSAP

The intent of the Preliminary DSAP process is to prepare an initial plan for public review and comment. The plan for the Preliminary DSAP shall consider the Framework Map and the Sector Plan Goals, Objectives and Policies. At a minimum, a Preliminary DSAP shall address the following:

- The location of proposed land uses.
 - An integrated open space system based upon Policy I-8.2.6 shall include at least 32% of the DSAP.
 - For employment uses, sufficient land area shall be allocated based upon the required Jobs-to-Housing Ratio of the future land use Tier designation(s), the Framework Map and Policy I-8.8.1. These employment/activity centers shall be called Job Hubs.
 - Job Hubs may contain any permitted land use. Job Hubs must have sufficient size to reach the target Jobs-to Housing Ratio from the calculation described in Policy I.8.1.1 but may be larger in size if desired. Residential use in the Job Hub is encouraged and would increase the size of the Job Hub accordingly.
 - To provide a dedicated space for community events, each Job Hub will have an open space area defined as a Square. The size of the Square is based upon the amount of non-residential uses as follows:
 - Up to 100,000 square of non-residential uses require up to one acre of Square.
 - Up to 250,000 square of non-residential uses require up to two acres of Square.
 - Over 250,000 square of non-residential uses up to two and half acres of Square.
 - Multiple Square locations are permitted.
 - Job Hubs are located adjacent to arterial roadways within Wellness Way as identified on the Future Land Use Map
 - Multiple Job Hubs within a DSAP are permitted.
 - For residential areas, the maximum residential allocation is based upon Policy I-8.2.2.

- Neighborhoods should be designed at a pedestrian scale.
 - Each neighborhood shall be surrounded by Wellness Corridor/open space.
 - Each neighborhood shall have a central focal point of a park, community building, playground or similar uses.
 - For mixed-use areas, requirements for both employment uses and residential uses shall be met.
- A general description of proposed land use districts, including purpose and intent, permitted uses and general design standards.
- The identification of significant natural, scenic and cultural resources including areas of for potential preservation, permanent protection and/or restoration.
- Proposed transportation facilities for pedestrians, bicycles, and automobiles, including consideration for connection with areas facilities outside the DSAP. For each facility to be included in the DSAP, design criteria should be included to address:
 - Roadway cross-sections
 - Pedestrian, Bicycle and Transit facilities
 - Landscape and streetscape standards
 - Proposed WC network
- Proposed location and size/capacity of major public facilities, including potable water, re-use water, sanitary sewer, solid waste, parks and trails, public schools, law enforcement, fire protection and emergency services.
- When applicable, strategies for the integration of existing development.

The Preliminary DSAP community presentation must include

- a location map,
- calculation of land use acreage,
- general calculation of gross and net acres,
- Tier designations,
- primary roadways
- Master Plan
- Context Plan
- WC network Plan
- Hierarchy of Place consist with the Framework Map
- Natural, scenic and cultural resources Plan
- Justification Report demonstrating consistency and compatibility with the WW GOPs

The Preliminary DSAP shall be presented to the public at a workshop. This workshop is to be advertised in a manner consistent with Florida Statute. In addition, each property owner in the

DSAP and each property owner within 1,000 feet of the boundary of the DSAP shall be notified of the workshop. Substantial compliance with the provisions of this policy regarding the various methods for providing notice shall be sufficient to constitute notice to all affected parties. Comments from the public shall be documented by the applicant and included in a letter to Lake County.

C. Final DSAP

Following the informational workshop described in the Preliminary DSAP phase, a Final DSAP shall be prepared as a PUD application. At a minimum, this plan shall consist of the following elements:

- A detailed land use plan indicating the distribution, extent and location of land use districts including design standards for the various districts proposed in the land use plan, including:
 - Purpose and intent of districts;
 - Permitted land uses;
 - Consistency with the Wellness Way Sector Plan Policies
 - District development standards, including:
 - Density
 - Floor Area Ratio
 - Impervious Surface Ratio
 - Setbacks
 - Height limitations
 - Other regulations as deemed necessary.
- A detailed natural and scenic resource plan that identifies significant natural resources and scenic resources within the DSAP and outlines specific measures to ensure the protection and, as appropriate, preservation, restoration and management of areas containing these resources.
- A detailed transportation plan containing, at a minimum, the following:
 - A roadway plan containing the general location of all arterial and collector roadways necessary to serve the DSAP, their right-of-way width, and design cross section.
 - A WC plan containing the general location of all bikeways and multi-use trails in a manner which connects residential neighborhoods with employment districts, retail centers, parks and schools.
 - A report demonstrating the DSAP's impact on transportation facilities and documenting the timing and estimated cost and funding sources for needed transportation improvements. Each DSAP shall analyze the cumulative traffic impact of all previously approved DSAPs on the area road network.

- A detailed public facilities plan identifying public facilities. At a minimum, this plan shall address:
 - Potable water
 - Re-use water
 - Sanitary sewer
 - Solid waste
 - Parks and trails
 - Public schools (if any)
 - Law enforcement, fire protection and emergency services (if any)
 - Future potable water demands within the Wellness Way Sector Plan shall be provided in a manner determined by the St. Johns River Water Management District. Non-potable demand shall utilize Alternative Water Supplies, such as reclaimed water, when available. The availability of, and requirement to use and connect to, Alternative Water Supplies will be determined during the DSAP approval process.
- Identification of specific procedures to facilitate intergovernmental coordination to address extra jurisdictional impacts from the DSAP.
- A matrix indicating compliance with the specific requirements of Sec. 163.3245, Florida Statutes.

The Final DSAP application as a PUD shall be submitted to Lake County for review and recommendation by the Planning & Zoning Board and approval by the Board of County Commissioners.

Policy I-8.7.4 Changes to an Approved DSAP

Any addition or deletion of property or changes to the land use district boundaries in an approved DSAP shall follow the process for adoption of a DSAP. It shall include an evaluation and analysis of the impacts to the approved or planned land uses and the ability of the proposed amendment to meet the principles and standards set forth in the Wellness Way Sector Plan.

Policy I-8.7.5 Development Approvals within a DSAP

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

Policy I-8.7.6 Continued Agriculture, Silviculture or Other Natural Resource-Based Operations

The Future Land Use Map and associated objectives and policies for the Wellness Way Sector Plan shall not limit the right to continue existing agricultural or silvicultural uses or other natural resource-based operations. In fact, agriculture is a permitted use in any designation.

Policy I-8.7.7 Sector Plan Build-out Date

The planning horizon for the Wellness Way Sector Plan is projected to be 2040.

Policy I-8.7.8 Developments of Regional Impact

Nothing in the Wellness Way Sector Plan shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380, Florida Statutes, or who has been issued a final local development order and development has commenced and is continuing in good faith.

Policy I-8.7.9 Existing Approved Developments

The Wellness Way Sector Plan land use categories and goals, objectives and policies shall not be applicable to approved Planned Unit Developments (PUD) or to any development that was an authorized use in a land use category in existence immediately prior to the adoption of the Wellness Way Sector Plan, and for which an application was pending prior to July 1, 2013, and which application is subsequently approved by the Board of County Commissioners pursuant to requirements adopted as of that date.

Policy I-8.7.10 Annexation by the City of Clermont

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