

Purpose



To update the Board and provide options to proceed with the Wellness Way Sector Plan.

Outline



- Background
- Current Status
- Issues
- Summary
- Staff Analysis
- Requested Action



Background

Background

- **February 2013:** Florida Dept. of Economic Opportunity supports Lake County sector plan proposal for 16,200 acres in SE Lake County.
- **July 2013:** Landowners formed corp. to partially fund the sector planning process.
- **April 2013:** County contracted Littlejohn Engineering (LEA) to complete Wellness Way Sector Plan.
- **October 2013:** LEA presented draft Sector Plan to BCC and Clermont at separate workshops.



- What is Sector Plan

Background

Anticipated Benefits of Sector Plan



- Would provide long-term plan for largely undeveloped area to create economic opportunity & avoid sprawl.
- Would address regional issues, particularly transportation.
- Would foster innovative planning and development strategies.
- Would protect regionally significant resources and facilities, such as aquifer recharge areas.



Background

Public Participation



- November 1, 2012 – Scoping Meeting
- May 22, 2013 – Kick-off Meeting
- July 31, 2013 – Public Workshop
- August 6, 2013 – Stakeholders meeting
- August 20, 2013 – Meeting to discuss north transportation corridors
- October 22, 2013 – BCC Workshop
- October 29, 2013 – City of Clermont Workshop



Overview

Overview



On October 22, 2013, the BCC postponed the Wellness Way Sector Plan to allow additional time for consideration of the plan submitted by Littlejohn Engineering & Associates (LEA), the County Project Consultant.

Overview

Sector Plan Draft Review



- Lake County received a draft plan from LEA.
- Framework of plan provided a solid base to move forward with understanding some revisions may be necessary.
- The Board indicated that it needed additional time to consider the aspects of the plan.
- The City of Clermont indicated some issues.

Issues

Issues

Concerns raised



- Number of residential units
- Coverage/density of residential uses
- Job ratios
- Transportation plan

Current Status

Current Status

The Wellness Way Sector Plan proposes five land use categories:

1. Employment
2. Mixed Use Urban
3. Mixed Use Suburban
4. Rural Reserve
5. Conservation

These categories are intended to provide a Hierarchy of Place to create a well planned, balanced community with a focus on job creation.



Current Status

Employment Center (Work Place Center)



- High Intensity
- Industrial, Office , Hi-Tech, etc.
- FAR: 0.3-3.0
- Residential
- Attached SFR and Multi-family
- Density: 4-12 du/ac

Employment Center

Example: Lake Nona, Medical City



Current Status

Mixed Use Urban (Town Center)



- High intensity & density
- Commerce, office and service uses
- FAR: 0.5-3.0



- Residential
- Density: 5-20 du/acre



Mixed Use Urban (Town Center) Example: Baldwin Park



Source: <http://www.baldwinparkfl.com/photogallery.html>

Mixed Use Urban Example: Avalon Park



Current Status

Mixed Use Suburban (Village Center)



- Moderate intensity & density
- Office, commercial and service
- FAR: 0.01 to 0.75
- Residential (single and multi-family)
- Density: 1-10 du/ac

Current Status

Rural Reserve (Rural Reserve Center)



- Rural uses with support commercial/services
- FAR: 0.05
- Agricultural Research



- Rural Residential
- Density: 0.2 -1 du/ac

Staff Analysis

Staff Analysis



- The proposed sector plan provides a good framework.
- There is agreement that issues raised by the landowners and the City of Clermont should be evaluated and brought back for Board consideration at a joint workshop with the City of Clermont.

Staff Analysis

Issues to refine



County Departments together with LSMPO will amend the plan to:

- Reallocate land uses to reduce employment coverage
- Evaluate residential coverage/density
- Update Goals, Objectives, and Policies, maps, and Data, Inventory and Analysis
- Refine transportation model/data

Staff Analysis Budget



Budgetary constraints

- Staff will refine draft plan in house to save costs.
- Consultant will perform the following:
 - Transmittal of proposed sector plan
 - Respond to comments received from Department of Economic Opportunity (DEO) and other state agencies, after transmittal.
 - Adoption of sector plan

Next Steps

Next Steps



- Refine plan based on Board and public input.
- Changes will be performed by county staff with assistance from MPO.
- Bring back for workshop by Board and City of Clermont.
- Schedule workshops, transmittal and adoption hearings.

Next Steps

Proposed Schedule



March/April 2014

- Public Workshop with BCC and City of Clermont.
- Approval to Advertise

May/June 2014

- Transmittal to State

August-September 2014

- Consultant & Staff to respond to comments.

November/December 2014

- Adoption



Requested Action

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Direction to staff to proceed with revisions and scheduling for Wellness Way Sector Plan.



LAKE COUNTY

FLORIDA