

Lake County Comprehensive Plan [https://www.lakecountyfl.gov/pdfs/2025/2030\\_comp\\_plan.pdf](https://www.lakecountyfl.gov/pdfs/2025/2030_comp_plan.pdf)

Excerpts relevant to the Green Swamp (begins on pg. 98) and/or Open Space with comparison to language related to the Wekiva

#### **Policy I-4.1.3 Consistency with other Management Plans**

Lake County shall coordinate with other local, regional, and state agencies to ensure that policies as established in this Comprehensive Plan are consistent with other management plans applicable to the Green Swamp Area of Critical State Concern

#### **Policy I-4.1.4 Principles for Guiding Development within the Green Swamp Area of Critical State Concern**

The following shall apply to the GSACSC, in order to effectively and equitably conserve and protect its environmental and economic resources; provide a land and water management system to protect resources; and facilitate orderly and well planned growth. Any review and approval mechanism shall not become effective, amended or modified, and no action taken under such mechanism shall be effective, until first reviewed and approved by the Department of Community Affairs, pursuant to Chapter 380, F.S.

Protection Objectives:

- Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and flood detention areas;
- Protect the normal quantity, quality, and flow of groundwater and surface water, which are necessary for the protection of resources of State and regional concern.
- Protect the water available for aquifer recharge;
- Protect the functions of the Green Swamp Potentiometric High of the Floridan Aquifer;
- Protect the normal supply of ground and surface waters;
- Prevent further salt-water intrusion into the Floridan Aquifer;
- Protect or improve existing ground and surface water quality;
- Protect the water-retention, and biological filtering capabilities of wetlands;
- Protect the natural flow regime of drainage basins; and
- Protect the design capacity of flood detention areas, and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

Regulatory Guidelines:

1. Site Planning - The platting of land shall be permitted only when such platting commits development to a pattern which will not result in the alteration of the natural surface water flow regime, and which will not reduce the natural recharge rate of the platted site.

2. Site Alteration - Site Alteration shall be permitted only when such alteration will not adversely affect the natural surface water flow regime, or natural recharge capabilities of the site; and when it will not cause siltation of wetlands, or reduce the natural retention and filtering capabilities of wetlands. Any site alteration shall adhere to Low Impact Development principles and practices and shall minimize site disturbance, clearing of natural vegetation, and soil compaction.

3. All site alteration activities shall provide for water retention and settling facilities, maintain an overall site runoff equivalent to the natural flow regime prior to alteration, and maintain a runoff rate which does not cause erosion. No site work shall be initiated prior to the issuance of drainage/stormwater permits by concerned agencies. Stormwater management systems shall be designed according to Low Impact Development principles and practices over conventional systems.

- Soils - All soils exposed as a result of site alteration or development activities shall be located and stabilized in a manner to prevent erosion and the alteration of natural flow regimes.
- Groundwater - Groundwater withdrawal shall not result in a reduction of the minimum flows and levels per acre as determined by the St. John's River Water Management District or the Southwest Florida Water Management District, or their successor agencies.
- Stormwater – Pre-treated Stormwater runoff shall be released into the wetlands in a manner approximating the natural flow regime if consistent with the stormwater management ordinance.
- Industrial and Sewage Waste - Any industrial waste, sewage, or other human-induced wastes shall be effectively treated by the latest technological advances, and shall not be allowed to discharge into these waters unless in conformance with Florida Department of Environmental Protection rules and regulations.
- Solid Waste - There shall be no solid waste facilities located in the GSACSC.
- Structures - Structures shall be placed in a manner that will not adversely affect the natural flow regime and which will not reduce the recharge capabilities. Placement of structures shall be

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consistent with sound floodplain management practices such as compliance with the Flood Disaster Protection Act of 1973.

1. Resource extraction within the GSACSC shall be limited to sand deposits only. Land Development Regulations to limit the impacts of mining activities shall be adopted by the County within 12 months of the effective date of the Comprehensive Plan.

All development in the GSACSC shall conform to the regulatory guidelines and objectives outlined in the Principles for Guiding Development within the GSACSC. Policy I-4.1.5 Development Requirements within the Green Swamp Area of Critical State Concern The following requirements shall apply for all development with

**Policy I-4.1.5 Development Requirements within the Green Swamp Area of Critical State Concern**

The following requirements shall apply for all development within the Green Swamp Area of Critical State Concern:

- All development shall use water conservation devices and practices.
- All development must provide assurances that all of the services needed to support that development are in place concurrent with the impacts of the development, including but not limited to roads, fire, police, and schools.
- All development shall be clustered away from environmentally sensitive lands. • A wetland assessment is required for all development, based on site verification. The purpose of said wetland assessment is to maintain the integrity of wetland systems.
- All development shall retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices.
- Development in **Most Effective Recharge Areas** (Type “A” Hydrologic Soil Group) must retain the first three inches (3”) of runoff. Alternatively, the applicant may demonstrate that the post development recharge will be equal to or greater than the pre-development recharge. Stormwater that is retained such that the storage volume is recovered within 14 days following a storm event. The method of demonstrating this requirement will be described in the Land Development Regulations.
- **A study of Listed Species is required for all proposed development**, based on site verification. If it is determined that Listed Species are located on the site, a habitat management plan must be prepared and implemented using guidelines and criteria of the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS). This plan must be reviewed by the appropriate agency (FFWCC or USFWS) prior to the issuance of a development order by the County.
- Septic tanks shall be regulated in accordance with the specific policies for the GSACSC set forth within this Comprehensive Plan and state law.
- Dark skies shall be preserved through dark sky lighting ordinances.
- All development shall maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties.
- All development shall **minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced lane widths, stem-wall construction, and swales.**
- **All development shall protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument, as allowed by law.**

All development along roadway corridors shall improve and protect the rural character of the corridor.

- **All development shall require the use of Best Management Practices for native landscaping and “right plant-right place” landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation. No invasive exotic plant species shall be used in landscaping.**

- Implement water conservation techniques including the limitation of overhead irrigation, with the exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for vegetable gardens; and
- All development shall enhance the rural character of the project and surrounding area.
- Land Development Regulations to limit the impacts of resource extraction (mining) activities shall be adopted by the County within 12 months of the effective date of the Comprehensive Plan.

**OBJECTIVE I-4.2 FUTURE LAND USE CATEGORIES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN**

Lake County shall continue to protect natural resources of the GSACSC through application of four Future Land Use Categories specific to the GSACSC: Green Swamp Ridge, Green Swamp Rural, Green Swamp Rural/Conservation, and Green Swamp Core/Conservation. The following policies are deemed necessary in order to protect and enhance the natural resources contained therein.

**Policy I-4.2.1 Limitations of Development within the Green Swamp Area of Critical State Concern**

The densities and intensities established in these policies are the only densities and intensities that apply in the Green Swamp Area of Critical State Concern. Proposed development within the GSACSC shall be required to follow the policies set forth herein which are additional to the other requirements of the Comprehensive Plan.

Except as provided in this Policy, Lake County shall limit the amount of development that can occur in the GSACSC to the uses allowed in each of the Future Land Use categories identified in the policies below and which are located on the County FLUM.

A portion of the Cagan Crossings Future Land Use Category as described in Policy 1-1.3.5 (Cagan Crossings Future Land Use Category) of this element is recognized to exist in the GSACSC prior to the adoption of this Comprehensive Plan and continues to be recognized. **The Cagan Crossings Future Land Use Category shall not be expanded or applied to any other property.**

**??? In addition, the South Lake Regional Park Future Land Use Category, the Green Swamp Interlachen Future Land Use Category, and the Conservation Future Land Use Category within the Public Benefit Future Land Use Series may be assigned to property within the GSACSC.**

**OMMITTED TYPICAL USES & TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT**

**Policy I-4.2.2 Green Swamp Ridge Future Land Use Category**

Within the Green Swamp Ridge Future Land Use Category, a maximum density of four (4) dwelling units per net buildable acre may be allowed. A density of one (1) dwelling unit per twenty (20) acres of wetlands is transferable to the uplands of a project site.

Residential development shall require a PUD and dedication of a minimum of 40 percent of the net buildable area of the project site as common open space.

Mixed use PUDs in the Green Swamp Ridge FLUC shall be limited to a maximum of 20 percent of the net buildable area of the site for commercial use. Strip commercial is prohibited.

The maximum intensity of this category shall be 0.25 F.A.R. except for civic uses which shall be 0.35 F.A.R. The maximum Impervious Surface Ratio shall be 0.45 and building height shall be limited to 40 feet.

Within the Green Swamp Ridge Future Land Use Category, central sewer service shall be required for development equal to or greater than one dwelling unit per net buildable acre.

Development orders shall be issued with a condition that specifies a regional wastewater service provider and that requires the development to connect to the regional provider when sewer services are available.

#### TYPICAL USES NOT INCLUDED

#### **Policy I-4.2.3 Green Swamp Rural Future Land Use Category**

Within the Green Swamp Rural Future Land Use Category, a maximum density not to exceed one (1) dwelling unit per five (5) net buildable acres may be allowed. In addition, density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands.

Any residential development of more than six (6) lots shall be developed as a planned unit development. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems.

The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural, civic and recreational uses which shall be 0.30.

Within the Green Swamp Rural Future Land Use Category, the County shall not approve more than 120 lots per year for platting and shall not issue more than 100 building permits per year.

#### OMMITTED TYPICAL USES & TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT

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**3.02.06 Density, Impervious Surface, Floor Area, and Height Requirements.** The minimum Lot size Shall be in accordance with gross acreage requirements for each zoning district listed in Table 3.02.06.

#### **Policy I-4.2.4 Green Swamp Rural/Conservation Future Land Use Category**

Within the Green Swamp Rural/Conservation Future Land Use Category, a maximum density not to exceed one (1) dwelling unit per ten (10) net buildable acres may be allowed. Density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands.

Any residential development of more than six (6) lots shall require planned unit development zoning. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems.

The maximum Impervious Surface Ratio within this category shall be 0.20. The minimum open space requirement is 80%.

Within the Green Swamp Rural/Conservation Future Land Use Category, the County shall not approve more than 60 lots per year for platting and shall not issue more than 50 building permits per year.

**OMMITTED TYPICAL USES & TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT**

**Policy I-4.2.5 Green Swamp Core/Conservation Future Land Use Category**

Within the Green Swamp Core/Conservation Future Land Use Category, a maximum density not to exceed one dwelling unit per twenty (20) net buildable acres may be allowed. Density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands.

Any residential development of more than six (6) lots shall require planned unit development zoning. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems.

The maximum Impervious Surface Ratio within this category shall be 0.10. The minimum open space requirement is 90%.

Within the Green Swamp Core/Conservation Future Land Use Category, the County shall not approve more than 35 lots per year for platting and shall not issue more than 50 building permits per year

**OMMITTED TYPICAL USES & TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT**

**Policy 1-4.2.6 Green Swamp Interlachen Future Land Use Category**

This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- 35 Single Family Residences;
- 60% Open Space, as defined in the Lake County Comprehensive Plan, shall be required. Provided, for the purposes of this policy only, wetlands may count toward Open Space.

Development within this Future Land Use Category shall adhere to the following Development Standards:

- Utilities may cross Open Space, excluding wetlands, with minimum impact to the natural system. There shall be no wetland impact or alteration, including stormwater ponds and systems.
- All development within this Category shall be required to connect to a regional wastewater service provider and central water provider.

- Additional right-of-way needed for signalization or roundabout construction of the entrance to the proposed development at the intersection of Hammock Ridge Road and Lakeshore Drive shall be dedicated by the property owner.
- All development within this Future Land Use Category shall be consistent with all applicable rules and regulations pertaining to the Green Swamp Area of Critical State Concern (GSACSC), except as provided herein.

Open space (open water, wetlands, wetland buffers and stormwater management areas designed as natural features) shall be protected in perpetuity through the use of conservation easements, plat restrictions, or similar legally recorded and binding instruments that run with the land and establish the conditions and restrictions on the use of the open space area, as allowed by law.

Open space conservation easements shall be dedicated to one or a combination of the following, which shall be designated prior to development:

- Conservation agency such as Florida Department of Environmental Protection or St. Johns River Water Management District;
- Non-profit conservation organization or land trust; or
- Lake County, subject to County approval.

## **COMP PLAN, NOT GREEN SWAMP, BUT COMPARABLE FOR AREAS OUTSIDE OF GREEN SWAMP**

### **Policy I-1.4.3 Purpose of the Rural Future Land Use Series pg 57**

*1du-5 acres or less*

*No Open Space requirement*

### **Policy I-1.4.5 Rural Transition Future Land Use Category pg 58**

The Rural Transition Future Land Use Category is intended to address “edge” conditions where Rural Future Land Use Categories abut Urban Future Land Use Categories. These “edges” represent areas where lower rural densities may be increased for Rural Conservation Subdivisions that utilize clustering techniques.

This Future Land Use Category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural operations, civic uses compatible with a rural community, and Rural Support functions where appropriate.

Alternatively, residential development not to exceed a maximum density of one (1) dwelling unit per three (3) net buildable acres may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing a PUD, and provided that at least 35% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument, as

**allowed by law.** A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order to be considered for this alternate density.

As a third alternative, residential development not to exceed a maximum density of one (1) dwelling unit per one (1) net buildable acre may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing a PUD, and provided **that at least 50% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument, as allowed by law.**

A proposed **Rural Conservation Subdivision** shall consist of at least fifteen (15) net buildable acres in order to be considered for this alternate density.

As a fourth alternative, residential development not to exceed a maximum density of two (2) dwelling units per one

(1) net buildable acre may be permitted provided that any subdivision shall be developed as a Rural Conservation Subdivision utilizing a PUD zoning and meeting the following the restrictions:

1. Minimum Size: The PUD must contain a minimum of 100 acres of net buildable area.
2. Location: A portion of the PUD must be within one (1) mile from any utility service area boundary or utility connection, public or private.
3. Central Utilities: Development of the property must include central potable water, central waste water and provide infrastructure for the future connection to a re-use water system for landscape irrigation.
4. **Open Space: A minimum of fifty percent (50%) the net buildable area of the PUD shall be designated as open space as an amenity and buffer for the parcel and shall be configured with connections between major open spaces. The required minimum open space shall be dedicated by plat or other legal instrument to the County or Home Owner's Association (HOA) duly created for the property.** A management plan shall be prepared and approved to provide minimal enhancement where appropriate and long term maintenance of the open space.
5. **Perimeter Buffer: To the extent practicable and except in areas required for access, a minimum 50 foot (50') buffer shall be established around the perimeter of the property. Said buffer shall count towards the minimum open space requirement.** Future Land Use Element Goals, Objectives & Policies 59
6. Wetlands: There shall be no encroachments into wetlands located on any parcel within the PUD.
7. 100 year Flood: There shall be no encroachments into the 100 year flood areas on any parcel within the PUD.
8. In order to minimize impervious areas the following must be included within the PUD:
  - a. Roadway width: Allow for a maximum of 9 feet of paved surface for all travel lanes that are internal to the property, unless additional pave surface for travel lanes is required for fire or EMS service. An additional 3 ft. of pavement may be provided for bicycle lanes on each travel lane;



b. Cluster the higher density portions of the development in order to reduce overall road length;

c. Limit the front residential building setbacks to a maximum of 22 feet (including porches) to shorten drive ways on all lots less than 60 feet in width;

d. Install porous pavement / pavers for all access drives and parking; and

e. Allow shared driveways for higher density single family homes.

9. Housing Types: A minimum 10% of the lot sizes shall be less than 5,000 square feet and a maximum of 20% of the lot sizes shall be greater than 10,000 square feet.

10. Impervious Surface Ratio: Shall be allowed up to 75% for individual home sites containing less than 7,000 square feet.

11. Community Garden: Areas within the open space shall provide for a community garden opportunity.

12. Private Irrigation Wells: When reclaimed water is being provided by a utility through a point of connection, the use of water for landscape irrigation from a well is not authorized, unless the reclaimed water supply becomes unavailable or a consumptive use permit for the use of water from the well is obtained from the St. Johns River Water Management District pursuant to Part II, Chapter 373, F.S.

13. Landscape: A Florida-friendly landscaping plan should be used in all areas to decrease water and fertilizer requirements while increasing disease and drought resistance of the plants.

14. Stormwater:

a. To the extent feasible or as required by the applicable water management district, stormwater runoff should be infiltrated rather than discharged off-site. Soils on the proposed site have a high infiltration capacity and much of the existing natural drainage is to localized depressions. Stormwater treatment ponds should not discharge to sinkholes.

b. On-site stormwater treatment can be provided in rain garden depressions and roadside swales for medium and low density residential lots. One or more larger stormwater treatment pond is likely to be needed for more dense residential area. These can be designed as wetlands with native plantings to aid

c. Avoid stormwater pipes for collection systems, but if necessary in higher density areas, roof downspouts should not be directly connected and runoff from any other impervious areas should discharge to vegetated areas before reaching a piped system. The maximum Impervious Surface Ratio within this category shall be 0.30, except for agricultural uses, civic uses, Economic Development Overlay District and recreational uses, and all rural support uses within Rural Support Corridors, for which the maximum impervious surface ratio shall be 0.50.

#### **Policy I-1.4.6 Open Space within Rural Conservation Subdivisions**

Open space within Rural Conservation Subdivisions shall be applied and protected as follows:

1. Open space shall be designated to remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, or similar legally recorded and binding instruments that run with the land and establish the conditions and restrictions on the use of the open space area, as allowed

by law. Open space conservation easements shall be dedicated to one or a combination of the following, which shall be designated prior to development:

- Conservation agency such as Florida Department of Environmental Protection or St. Johns River Water Management District;
- Non-profit conservation organization or land trust; or
- Lake County, subject to County approval.

2. Open space shall be shown on all plats as a common area, which shall be deeded to the homeowners association, the County, a conservation agency, or non-profit conservation organization for ownership and maintenance. Any deeded open space shall be credited to the dedicating subdivision in calculating open space requirements. The cost and responsibility of maintaining open space shall be borne by the owner of the open space. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.

3. Clustering shall mean that the built area of the development site is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. At least 50% of required open space shall be configured in a single contiguous tract. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible and configured to ensure compatibility with adjacent rural properties.

#### **Policy I-3.4.4 Dedication of Open Space within the Wekiva Study Area (WSA)**

Open space required within the WSA shall be protected as follows:

1. Open space shall be designated to remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, or similar recorded and legally binding instruments that run with the land and establish the conditions and restrictions on the use of the open space area. Open space conservation easements shall be dedicated to one or a combination of the following, which shall be designated prior to development:

- Conservation agency such as Florida Department of Environmental Protection or St. Johns River Water Management District;
- Non-profit conservation organization or land trust; or
- Lake County, subject to County approval.

2. Open space shall be shown on all plats as a common area, which shall be deeded to the homeowners association, the County, a conservation agency, or non-profit conservation organization for ownership and maintenance. Any deeded open space shall be credited to the dedicating subdivision in calculating

open space requirements. The cost and responsibility of maintaining open space shall be borne by the owner of the open space. Within a residential subdivision, this is typically a Home Owners Association. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. If not properly maintained, the County may enforce maintenance.

3. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field. The boundaries of the designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field using posts or similar devices acceptable to Lake County at a maximum interval of 50 feet to distinguish these areas from areas suitable for development. The 50-foot marking requirement will apply to open space areas greater than one (1) acre in size.

4. Clustering shall mean that the built area of the development site is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible and configured to ensure compatibility with adjacent rural properties.

#### **Policy I-7.5.9 Use of Protective Measures to Avoid Adverse Development Impacts**

In the event the County or another agency having jurisdiction determines that a development proposal will adversely impact one or more of the areas outlined below, the area shall be delineated using best available data. The County shall require conservation easements to the extent allowed by law consistent with Chapter 704, Florida Statutes, plat restrictions, fee-simple dedication to a public agency, or some other form of recorded and binding legal instrument to protect the following:

- Post-development flood prone areas;
- Wetlands and buffer areas;
- Environmentally sensitive areas including, but not limited to, xeric uplands and scrub habitats;
- wildlife corridors and buffers;
- Karst features and buffers;
- Aquifer recharge areas;
- Natural or engineered drainage features which qualify as open space;
- “Preservation” or “conservation” areas which are part of a development project; and
- Common open space in platted subdivisions.

Within 12 months following the effective date of the comprehensive plan, Lake County shall adopt Land Development Regulations that specify additional methods, such as developer agreements or conditions of approval to protect required open space, including drainage areas, recreation areas, and other areas set aside as requirement for development approval.

#### **Policy I-7.5.11 Protection from Incompatible Land Uses**

The Land Development Regulations shall require through the site plan and development review process the protection of conservation, recreation, and open space areas from incompatible adjacent land uses and activities.

Land uses adjacent to conservation, recreation, and open space areas shall be required to use appropriate screening and ample vegetated buffers to limit off-site impacts. Land uses adjacent to and near natural resource-based conservation and natural resource-based recreation sites shall be of a low density and intensity as defined in the Future Land Use Element.

Additional Land Development Regulations shall be established within 12 months of the effective date of the Comprehensive Plan to limit the undesirable intrusion of noise, light, access, and other impacts onto conservation and recreation lands from adjacent property.

#### **Policy I-7.8.1 Requirements for Planned Unit Developments**

Within 12 months of effective date of this Comprehensive Plan, the County shall adopt Land Development Regulations for new development that utilizes Planned Unit Development zoning, subject to the following:

- The density and intensity of a PUD shall not exceed the density and intensity of the underlying Future Land Use Categories and may be further restricted in the Land Development Regulations.
- A PUD shall be developed as an integrated unit containing one or more land uses, and shall ensure compatibility with existing and allowed uses on neighboring properties.
- A PUD shall be required to include provisions for the protection of open space and for the conservation and protection of significant natural resources that may be located within the development site, consistent with this Comprehensive Plan. Clustering, flexible lot design, or other innovative strategy to preserve large areas of contiguous open space and protect significant natural resources shall be required.
- A resources and vegetation management plan shall be prepared that addresses wildfire mitigation where potential wildfire threats exist, including private lots and common open spaces.
- Within urban areas, Planned Unit Developments shall provide for innovative planning concepts of site development, such as Traditional Neighborhood Design or Transit Oriented Development, to create aesthetically pleasing living, shopping, and working environments on properties of adequate size and location, consistent with other policies of this Comprehensive Plan.
- The application for a PUD shall be accompanied by a conceptual site plan depicting important features including but not limited to the location of major roads, structures, and required open space. Approval

of a PUD shall require that development occur substantially as depicted on the proposed conceptual site plan.

- A Planned Unit Development shall be required for any application seeking to increase the existing density with the potential of fifty (50) or more dwelling units.

### **Policy III-3.3.2 Survey and Protection of Natural Upland Plant Communities**

The County shall require development proposals to provide an inventory of the type and extent of natural upland vegetative communities if they occur on the development site. The survey shall be completed by a qualified biologist and also include a survey of plant and wildlife populations, and indicate the presence of any designated species. The species survey shall utilize a professionally accepted methodology approved by the County in consultation with the appropriate agency having jurisdiction. Within 12 months of the effective date of this Comprehensive Plan, the county shall adopt Land Development Regulations specifying thresholds for the level of survey that will be required. Development impacting 40 acres or more shall require the most intense survey, as shall development impacting 2 acres or more within the Wekiva River Protection Area, Wekiva-Ocala Greenway, Wekiva Study Area (WSA) and Green Swamp Area of Critical State Concern (GSACSC).

In addition, the survey shall inventory corridors important for wildlife movement that have been identified by the County or agency having jurisdiction. If a protected upland plant community is identified on site, then those communities shall be preserved for up to 50%. Protected uplands shall be counted toward satisfying any open space requirements. The County shall consider incentives to property owners that preserve protected upland plant communities in excess of the minimum open space requirements for the particular development proposal.

Within a clustered development, natural upland communities shall be incorporated as common open space. Connectivity shall be maintained among protected upland areas to the greatest extent possible. The County shall have the authority to accept alternatives to onsite conservation that provide for the long-term protection and management of upland communities of equal or greater value elsewhere. The County shall adopt and maintain maps identifying natural resources within the Wekiva Study Area, including but not limited to natural upland communities. These maps are for reference purposes and not intended to substitute for professional site surveys and studies required pursuant to this Comprehensive Plan or the Land Development Regulations.

### ***III-3.3.5.2 Protection of Sensitive Natural Habitat on Development Sites***

For new development within the Wekiva Study Area, a site analysis shall be performed during the development review process to identify sensitive natural habitats. If any such habitat is determined to exist on site, proposed development shall be required to avoid and protect such areas where they exist as follows:

- Design shall be accomplished to maintain sensitive natural habitat in functional, clustered and contiguous configurations that maximizes use by wildlife and maintains the long-term viability of natural communities. This includes linkages to habitat corridors and greenways where possible.

- If the sensitive natural habitat identified on site is determined to be of minimal ecological value, the County may accept alternatives to onsite conservation that provide for the long-term protection and management of sensitive natural habitat of equal or greater value elsewhere within the WSA that is not otherwise protected. Such alternatives may include the off-site preservation of sensitive natural upland habitat through fee-simple purchase of conservation easement.
- The Land Development Regulations shall establish criteria for determining which projects warrant the use of alternatives to onsite conservation. Criteria may include but are not limited to size, quality, connectivity, management opportunities, and adjacent uses.
- Sensitive natural habitats protected onsite shall require a permanent conservation easement, to the extent allowed by law. **Within a clustered development, sensitive natural habitat shall be incorporated as common open space.**

**Comp Plan Definitions:**

**Common Open Space (p. 370)**

All open space, which is part of a common area.

**Open Space (p. 378)**

Land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of buildable area remain preserved, which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, **residential lots**, street rights of way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may include permeable stormwater management areas if enhanced as amenities utilizing native vegetation. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net buildable area of a parcel, which is defined as the total area of a parcel less wetlands and water bodies. Non-buildable areas, including wetlands and water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.