



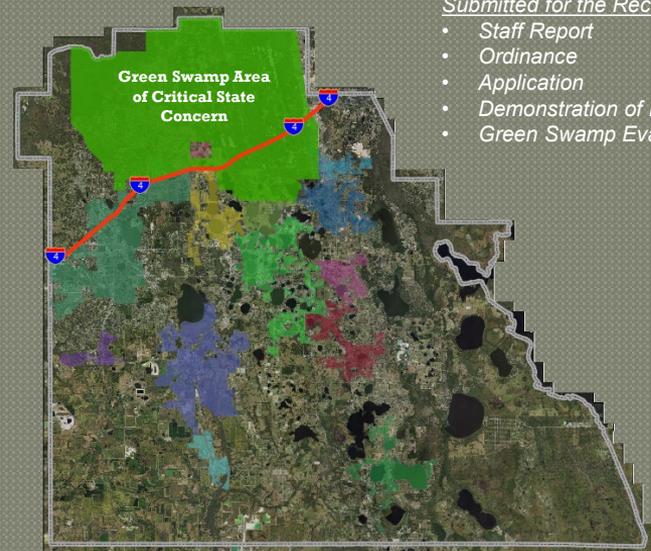
LDCPAL-2023-12

Green Swamp Density Measurement

A County-initiated, Comprehensive Plan text amendment:

specifying the measurement of density in the Agricultural/Residential Rural (A/RRX) and Conservation Core (COREX) Future Land Use Map designations in the Green Swamp Area of Critical State Concern.

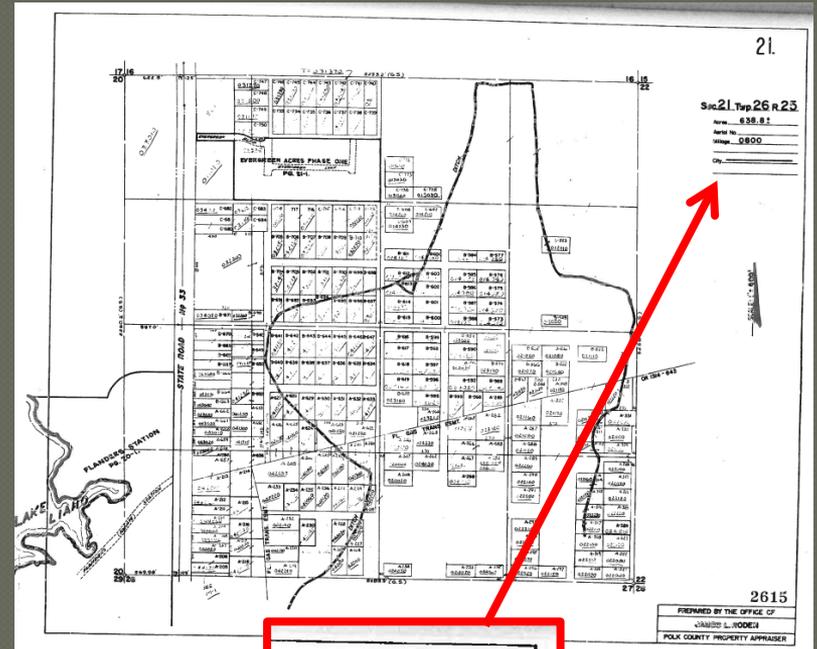
- **Amend POLICY 2.132-D4 (COREX Policy) to:**
 - establish the measurement of acreage to **include land to the centerline of Local and Collector Roads.**
 - **calibrate measurement** of the 20-acre minimum relative **to the size of the Section** if the Section is less than 640 acres in size.
- **Amend POLICY 2.132-D8 (A/RRX Policy) to:**
 - establish the measurement of acreage to **include land to the centerline of Local and Collector Roads.**
 - **calibrate measurement** of the 10-acre minimum relative **to the size of the Section** if the Section is less than 640 acres in size.
 - Count **density transfer out of wetlands to 10 acres** in A/RRX



Submitted for the Record:

- Staff Report
- Ordinance
- Application
- Demonstration of Need
- Green Swamp Evaluation Map

Section = Approximately 640 Acres



21.

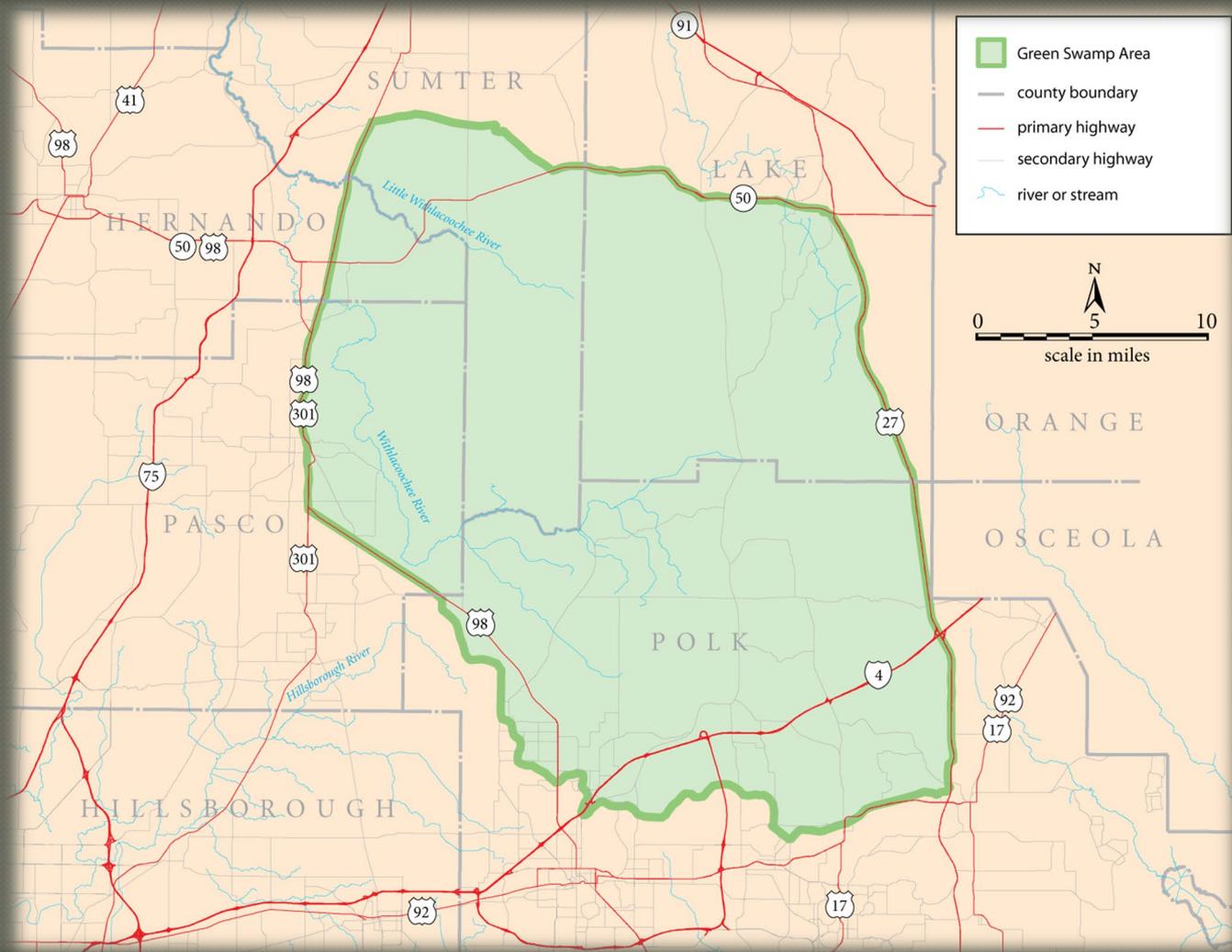
Sec. 21 Twp. 26 N. 25 W.

Acres: 638.81

Aerial No. _____

Mileage: 0800

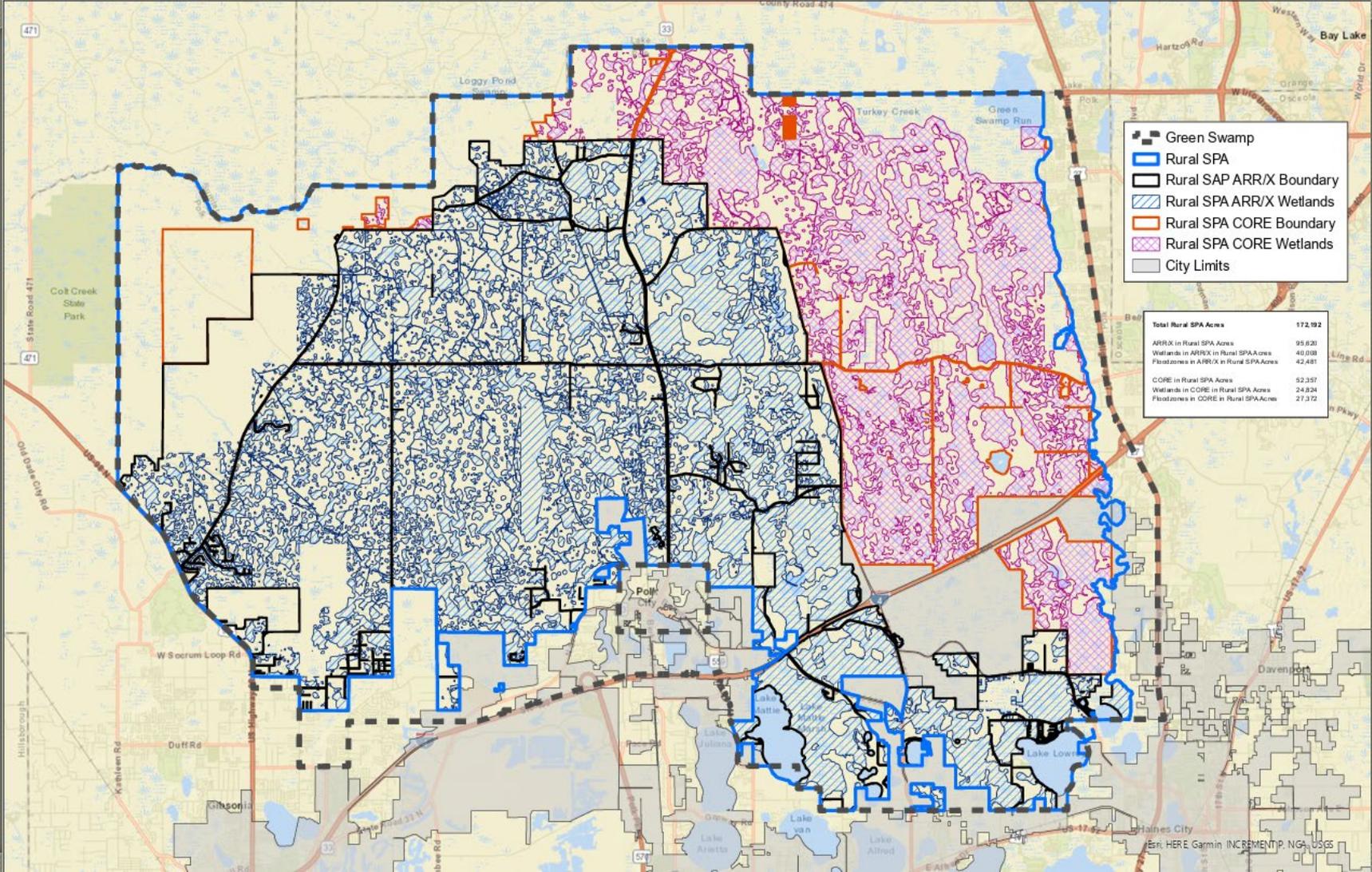
City: _____



Jurisdiction (code citation)	Rural Land Use Categories	Density for Wetlands	How is density measured?
Lake County <i>Policies I-1.2.4, I-4.2.4&5</i>	Rural 1du/5ac Rural/Conservation 1du/10ac Core/Conservation 1du/20ac	1 du/20ac Transferred to uplands	Net Density: Area within the parcel boundary less right-of-way and wetlands which are measured differently.
Sumter County <i>Policies 1.2.1, 1.3.4</i>	No Green Swamp Policies Agriculture 1 du/10 ac outside Urban Development Area (UDA)	Same as uplands except that density transfer cannot exceed 50% of upland density.	“all land under common ownership proposed for development and shall be used to calculate densities and intensities”
Hernando County <i>Objective 1.04C</i>	No Green Swamp Policies Rural Category 1 du/10 ac Parcels <40 acres may subdivide as low as 2.5 ac up to 4 total units	Same as uplands	Not defined
Pasco County <i>Policies 1.2.3, 8.1.4&5</i>	“Pasco County shall ensure that development in proximity to the Green Swamp provides adequate transitional use/buffering to minimize negative impacts.”	Same as uplands	Not defined
City of Lakeland <i>Policies FLU-1.14F, FLU-1.14H, FLU-1.14N</i>	Agriculture Very Low Density (ARL) 1 du/10ac Conservation (C) 1 du/20ac	1du/20ac Transferred to uplands	“average number of dwelling units per unit of area (acre, square mile, etc.) on either a gross or net density basis.”
City of Lake Alfred <i>Policy 2.1.4</i>	1du/10ac in Green Swamp unless water & sewer is extended.	Not addressed	“residential units allowed per unit of land”
City of Auburndale <i>Policies 11.4&6</i>	Agriculture Residential (AR) 1 du/5ac	1du/20ac transferred to uplands	“The average density over an area or parcel remains constant, but internal variations are allowed.”
Polk City <i>Policy 4.4.i Policies 9.1-8</i>	Conservation (CONX) 1du/20ac	Not addressed	Gross density
Haines City <i>Comprehensive Plan Not Available to Public</i>	n/a	1du/20ac Transferred to uplands in LDR	“The number of dwelling units permitted on an acre or acres of land.” – LDR Definition

Base Density vs. Wetland Transfer Density

Land Use Category	Base Upland Density	Wetland Transfer Density
RL	1 du/ac	1 du/ac
RS	1 du/5ac	1 du/5ac
A/RR	1 du/5ac	1 du/5ac
A/RRX (<i>Green Swamp</i>)	1 du/10ac	1 du/20ac
COREX	1 du/20ac	1 du/20ac



- Green Swamp
- Rural SPA
- Rural SPA ARR/X Boundary
- Rural SPA ARR/X Wetlands
- Rural SPA CORE Boundary
- Rural SPA CORE Wetlands
- City Limits

Total Rural SPA Acres	
Total Rural SPA Acres	172,192
ARR/X in Rural SPA Acres	95,820
Wetlands in ARR/X in Rural SPA Acres	40,008
Flats/zones in ARR/X in Rural SPA Acres	42,481
CORE in Rural SPA Acres	52,257
Wetlands in CORE in Rural SPA Acres	24,824
Flats/zones in CORE in Rural SPA Acres	27,312

Maximum Impact

172,192 acres in the Rural Special Protection Area (Rural SPA)

95,620 acres Agricultural/Residential Rural (A/RRX)

52,357 acres in the Conservation Core (COREX)

- 1,142 additional properties (**13% increase**) in the A/RRX
- 153 additional properties (**6% increase**) in the COREX

Justification for Approval



- Promotes consistency, equity, and fairness throughout Comprehensive Plan and Land Development Code.
- Does not undermine the Goals and Objectives of the Critical Area Master Plan.
- Consistent with measurement in the Comprehensive Plan for areas outside the Green Swamp.