



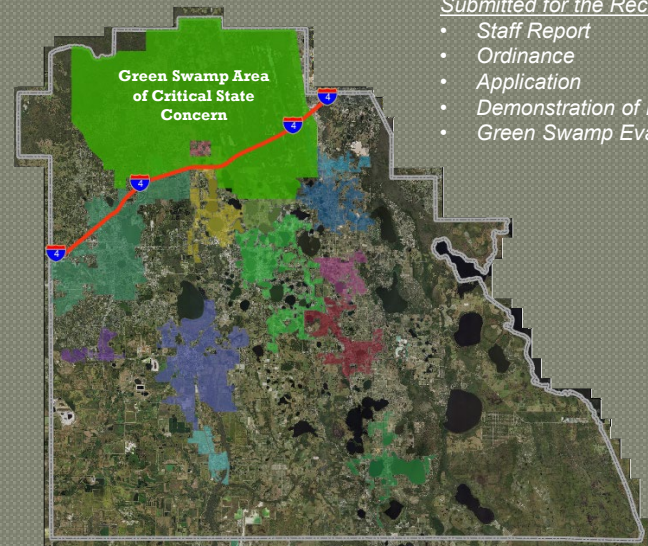
# LDCPAL-2023-12

## 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.*

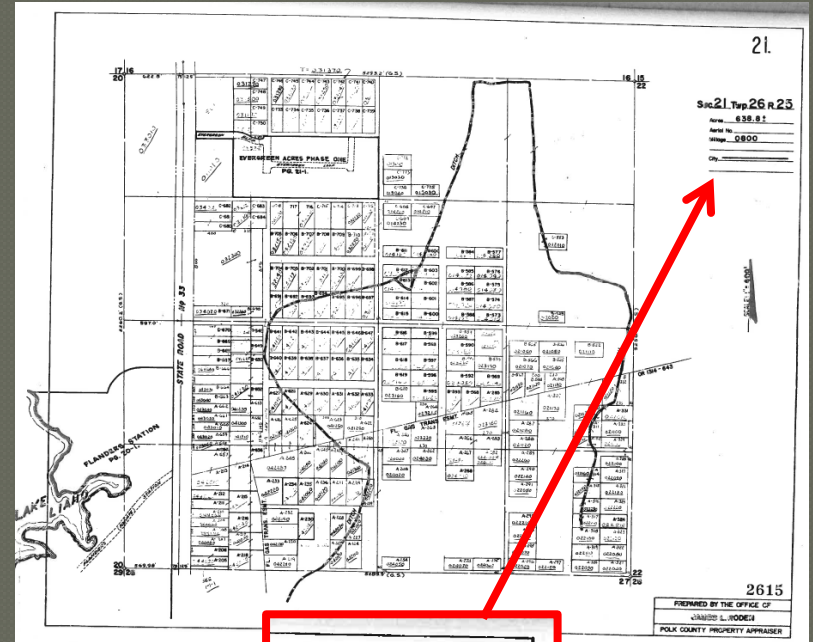
- **Amend POLICY 2.132-D4 (COREX Policy)** to:
  - establish the measurement of acreage to **include land to the centerline of Local and Collector Roads.**
  - **calibrate measurement** of the 20-acre minimum relative **to the size of the Section** if the Section is less than 640 acres in size.
- **Amend 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.

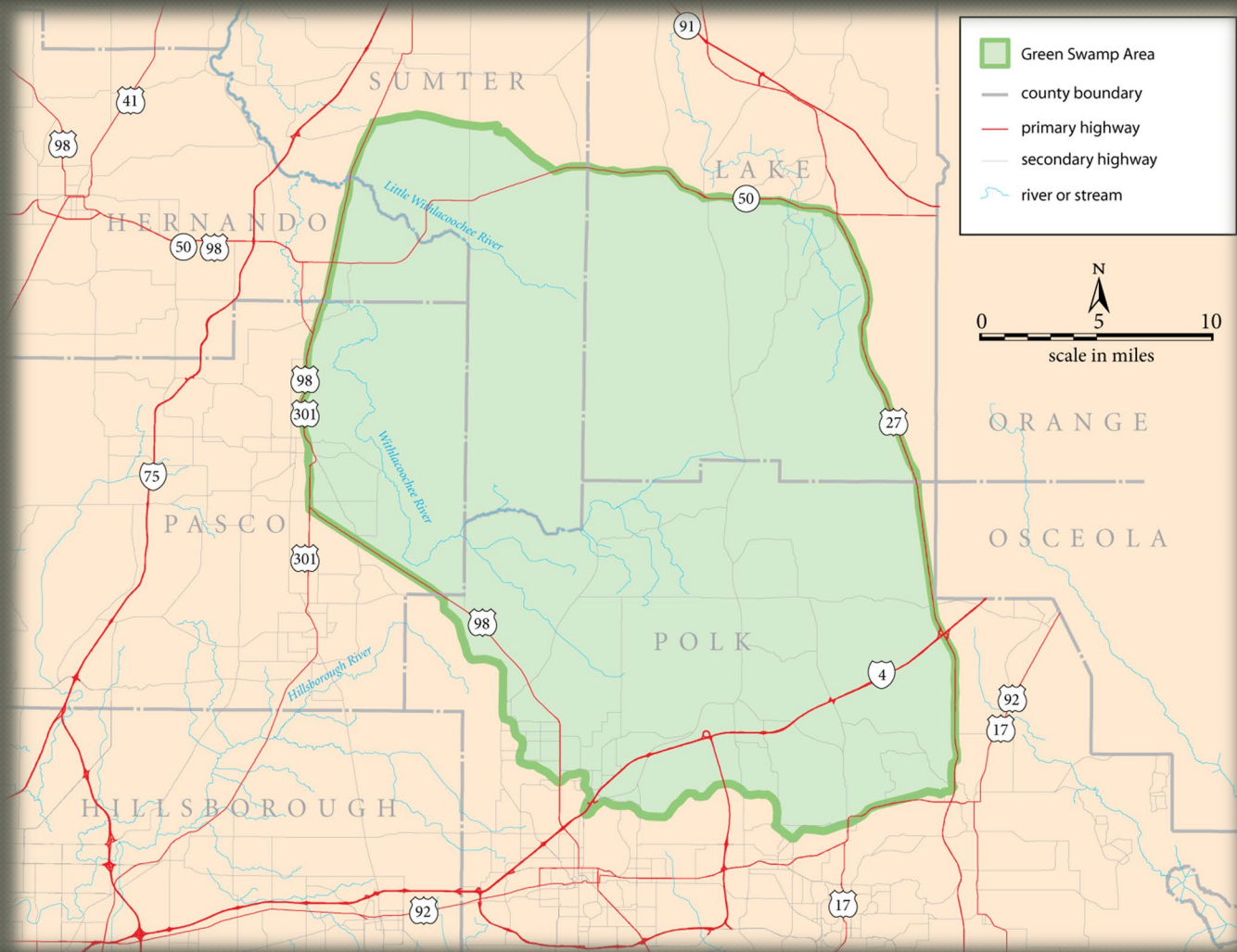
Sec.21 Twp.26 R.25

Acres 638.81

Aerial No. \_\_\_\_\_

Milage 0800

City \_\_\_\_\_

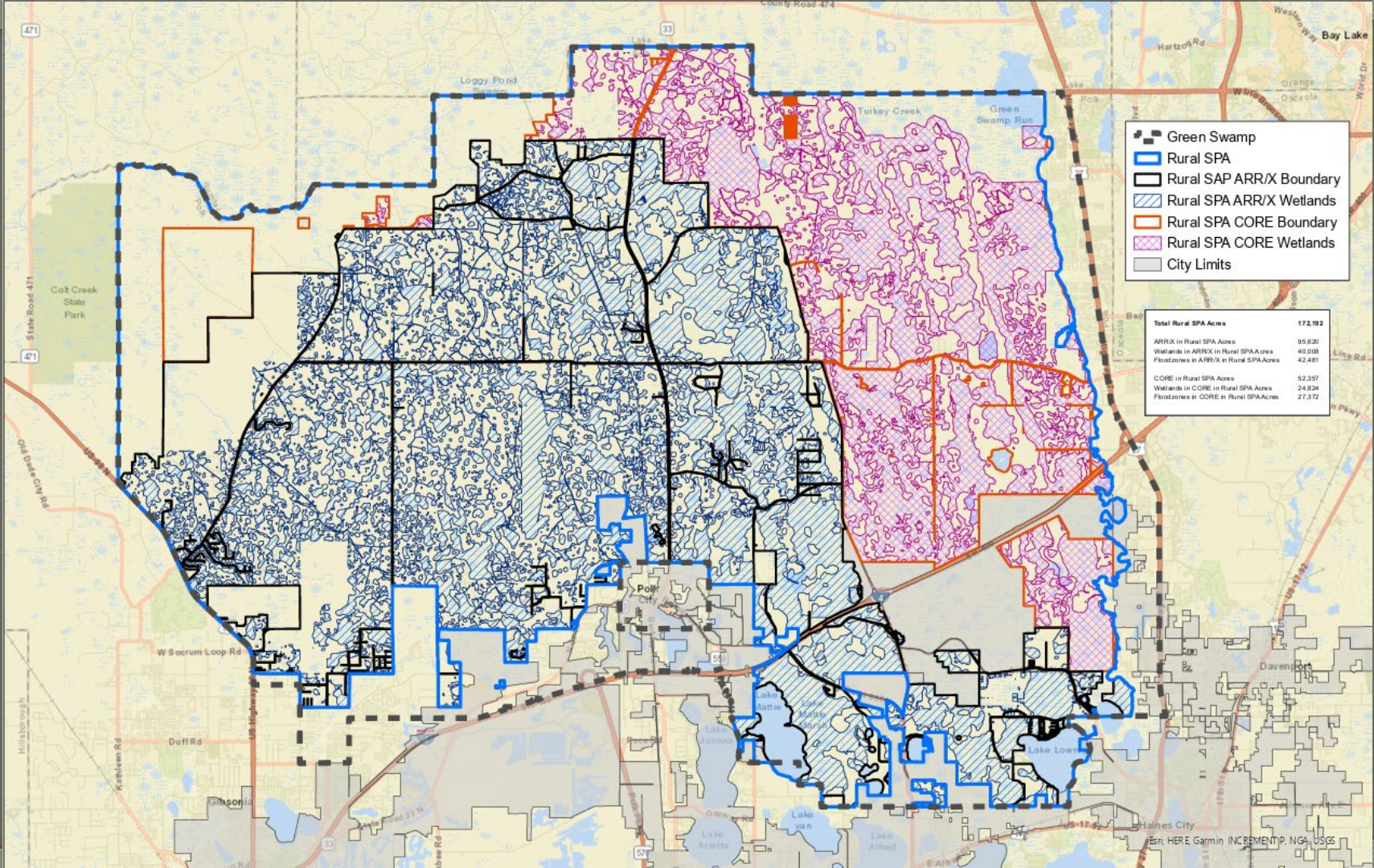


| Jurisdiction<br>(code citation)  | Rural Land Use Categories   | Density for Wetlands  | How is density measured?  |
|--|---|---|---|
| <b>Lake County</b><br><i>Policies I-1.2.4,<br/>I-4.2.4&amp;5</i>               | Rural 1du/5ac<br>Rural/Conservation 1du/10ac<br>Core/Conservation 1du/20ac  | 1 du/20ac Transferred to uplands  | Net Density: Area within the parcel boundary less right-of-way and wetlands which are measured differently.           |
| <b>Sumter County</b><br><i>Policies 1.2.1, 1.3.4</i>                           | No Green Swamp Policies<br>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”   |
| <b>Hernando County</b><br><i>Objective 1.04C</i>                               | No Green Swamp Policies<br>Rural Category 1 du/10 ac<br>Parcels <40 acres may subdivide as low as 2.5 ac up to 4 total units                            | Same as uplands   | Not defined   |
| <b>Pasco County</b><br><i>Policies 1.2.3, 8.1.4&amp;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   |
| <b>City of Lakeland</b><br><i>Policies FLU-1.14F, FLU-1.14H,<br/>FLU-1.14N</i> | Agriculture Very Low Density (ARL) 1 du/10ac<br>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.” |
| <b>City of Lake Alfred</b><br><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”  |
| <b>City of Auburndale</b><br><i>Policies 11.4&amp;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.”                   |
| <b>Polk City</b><br><i>Policy 4.4.i<br/>Policies 9.1-8</i>                     | Conservation (CONX) 1du/20ac  | Not addressed   | Gross density   |
| <b>Haines City</b><br><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> ) | <b>1 du/10ac</b>    | <b>1 du/20ac</b>         |
| 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.