

1 **OBJECTIVE 1.5 Ferndale Community**

2
3 Lake County shall implement and enforce policies and programs designed to preserve and
4 reinforce the positive qualities of the rural lifestyle and charm presently enjoyed in the Ferndale
5 community, and thereby ensure that these qualities are available to both present and future
6 residents. ~~This recognition is also intended to discourage annexation.~~ The County recognizes that it
7 is the intent of the Ferndale Community to discourage annexations.

8
9 **Policy 1.5.1A Annexation Agreements**

10 Within 12 months of the effective date of the Comprehensive Plan, the County shall pursue
11 Annexation Agreements with the Town of Montverde and City of Minneola in order to preserve
12 the integrity of Ferndale as a rural community within unincorporated Lake County.

13
14 **Policy 1.5.1 Recognition of the Ferndale Community**

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16 The County shall develop ~~and enforce Comprehensive Plan policies and~~ Land Development
17 Regulations for the Ferndale Community, depicted on the Future Land Use Map ~~of Lake County~~
18 that recognizes Ferndale as a part of Lake County with unique rural character. It shall be the
19 policy of Lake County that this area requires approaches to land use, rural roadway corridor
20 protection, environmental protection and the enforcement of Land Development Regulations
21 consistent with the community's character.

22
23 **Policy 1.5.2 Guiding Principles for Development**

24
25 Lake County shall ensure that new development within Ferndale is of high quality, while
26 maintaining community character and protecting property rights. Consideration of proposals for
27 future development and redevelopment within Ferndale shall be guided by the following
28 principles:

- 29
30 | 1. Maintain rural densities of development while providing for commercial, office and
31 | civic uses located within a central corridor district, appropriately scaled to serve the
32 | needs of the Ferndale community;
- 33 | 2. Ensure compatibility with established neighborhoods, rural uses and rural lifestyles;
- 34 | 3. Provide for an integrated network of local two-lane streets, bicycle trails, and
35 | pedestrian paths; ~~and~~

- 1 | 4. Create a sense of place by implementing design standards using, traditional
2 | architectural guidelines, traffic calming, lighting and landscaping standards, liberal use
3 | of street trees, community parks, and open space that protect and enhance the
4 | character of Ferndale;
- 5 | 5. Provide for environmentally responsible development and design appropriate with the
6 | Green Mountain Scenic Byway Corridor and Lake Apopka Protection Area; and
- 7 | 6. Maintain Ferndale as an equestrian friendly community.

8 | **Policy 1.5.3 Residential Land Use**

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11 | -Within the Ferndale community, all residential development shall be consistent with the Rural Low
12 | Density Future Land Use category of one (1) dwelling unit per five (5) net buildable acres;
13 | provided ~~however that any a~~ legal lot of record ~~located within Ferndale~~ existing on or before the
14 | effective date of this policy that is smaller than five (5) acres in size may be permitted one
15 | dwelling unit, consistent with all other provisions of this Comprehensive Plan and the Land
16 | Development Regulations ~~of Lake County~~. Within the Ferndale Center District, one (1) dwelling
17 | unit may coexist with a commercial or office use on a legal lot of record. This may be a detached
18 | single-family dwelling or an upper-story residence within the same structure.

19 | **Policy 1.5.4 Ferndale Center District**

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21 |
22 | The County shall establish standards and guidelines for a Rural Support Corridor, herein referred
23 | to as the Ferndale Center District, to preserve a sense of place and shared identity for the
24 | Ferndale Community. Commercial and office development within the Ferndale Center District shall
25 | be designed and scaled to serve the Ferndale community. The Ferndale Center District is hereby
26 | defined to include only land within a parcel 300-320 feet of from the centerline of County Road
27 | 455 from the intersection of County Road 561A to Trousdale Street. The purpose of this district
28 | shall be to provide for a mix of uses including commercial, office, civic, and limited residential.
29 | Commercial and office uses shall not be permitted outside of the Center District. Land
30 | Development Regulations for the Ferndale Center District shall be developed to emulate a
31 | traditional rural community, including but not limited to the following requirements:

- 32 |
33 | 1. Require specific design standards affecting the size and architecture of residential and
34 | nonresidential structures, consistent with the Center District;

2. Require that building structures present a traditional storefront face and entrance to CR 455 or side streets, and provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and shading; require the planting of canopy trees ~~from an approved list~~ at regular intervals along roads within the Center District, and require that lamps utilize full- cutoff lighting with traditional-style fixtures;
3. Require that all parking be located in the rear of building structures facing the ~~—~~main street corridor, with the exception of on-street angle or parallel parking;
4. Encourage upper-story residences or office space located above ground-level shops;
5. Provide for maximum building height of ~~3~~two (2) stories with varied rooflines unless such look is provided by adjacent buildings;
6. Provide for one or more areas within the Ferndale Center District that shall serve as a community park or civic space, which shall be designed with appropriate landscaping and amenities that enhance the public realm and community identity.

Policy 1.5.5 Development Plan Approval

In addition to ~~_requirements stipulated in FLU Objective 9.8, all proposed Comprehensive Plan amendment standards of review,~~ development applications in the Ferndale Center District shall be required to submit as a condition for approval:

1. A narrative describing how the proposed development will maintain and/or protect the existing rural and historic integrity of Ferndale;
2. An inventory and analysis of ~~adjacent nearby~~ existing and/or approved uses in order to demonstrates compatibility of the proposed development;
3. Transportation information describing the existing road network, the current conditions of the adjacent and feeder road(s), and projected additional traffic levels resulting from the proposed development; and
4. A graphic illustration of the existing development conditions in proximity to the proposed site.;

Policy 1.5.6 Community Participation

Development approval for any project within the Ferndale Community in excess of 10 dwelling units or within the Ferndale Center District in excess of 2500 square feet shall require at least one (1) advertised public meeting with additional individual notice provided to all residents-property

1 owners within the Ferndale Community. This meeting shall be held at an accessible location within
2 Ferndale and conducted prior to the first relevant ~~Local Planning Agency, Zoning Board, or~~
3 ~~Board of County Commission~~public hearing. The intent of this public meeting will be to provide
4 information and obtain community input.

5
6 ~~Lake County shall, upon request, provide prompt notice to any individual or organization of shall,~~
7 ~~when~~ an application to change the Comprehensive Plan, zoning, or ~~a land development~~
8 ~~regulation request for variances is determined to be sufficient for review, -post the information to~~
9 ~~the County Website affecting Ferndale.~~^(b1) **[MOVE TO GENERAL FLUE]**

10
11 **Policy 1.5.7 Rural Conservation and Agricultural Easements Subdivisions in the Ferndale**
12 **Community**

13 ~~Lake County shall provide for the protection of conservation or agricultural lands within all new~~
14 ~~residential d~~Within the Ferndale Community, d development containing 10 or more dwelling units
15 shall be processed using Planned Unit Development Zoning as a Rural Conservation Subdivision. A
16 minimum of 50% of the net buildable area of the entire site shall be dedicated as open space. It
17 is the intent of this policy to encourage equestrian and similar uses.

18
19 ~~This shall be accomplished through the use of perpetual conservation easements or agricultural~~
20 ~~easements. The following guidelines shall apply:~~

- 21
22 ~~1. A minimum of 50% of the net buildable area of the entire site shall be dedicated as open~~
23 ~~space for conservation or for sustainable agriculture use, exclusive of individual lots;~~
24 ~~2. A management plan shall be adopted that describes actions necessary to ensure perpetual~~
25 ~~management of the conservation or agricultural easement;~~
26 ~~3. A plan for the use and maintenance of conservation or agricultural areas shall be submitted,~~
27 ~~as part of the approval process, and compliance with said plan shall become a condition~~
28 ~~of the development order or rezoning, whichever applicable; and~~
29 ~~4.1. _____ Residential lots shall be clustered in such a way as to preserve the function,~~
30 ~~purpose and integrity of on-site natural resources and environmental systems to the~~
31 ~~maximum extant possible; to minimize disturbance to woodlands, wetlands and other~~
32 ~~natural features; and to protect and preserve the rural and historic appearance of view~~
33 ~~sheds.~~

1 |
2 | **Policy 1.5.8 Potable Water and Sanitary Sewer**

3 | New development within Ferndale and outside of the Ferndale Center District shall generally not
4 | be designed nor constructed with central water and/or sewer systems. Public and private central
5 | systems may be permitted in the future only if it is clearly and convincingly demonstrated that a
6 | potential or actual health problem exists for which there is no other feasible solution.
7 |

8 | **Policy 1.5.9 Development Entrances**

9 | Entrances to residential developments should compliment the rural and historic character of
10 | Ferndale by using architectural design and landscaping features that are natural, rustic, or
11 | equestrian in appearance. ~~Gated developments-Solid fences~~ and walled developments shall be
12 | prohibited within Ferndale.
13 |

14 | **Policy 1.5.10 Architectural Standards**

15 | ~~Prior to January 1, 2008~~ Within 12 months of the effective date, Lake County shall ~~adopt~~
16 | architectural design and landscape guidelines and regulations as appropriate for all commercial
17 | and rural support uses- within the- Ferndale Center District.
18 |

19 | **Policy 1.5.11 Agriculture**

20 | Lake County shall encourage ~~viable and productive-sustainable~~ agriculture ~~and uses that uses Best~~
21 | Management Practices within Ferndale. Consistent with this, the County shall recognize the
22 | primacy of agriculture within Ferndale. This determination shall be construed in favor of existing
23 | ~~legally-permitted~~ agricultural operations relative to issues of compatibility with residential or
24 | commercial development, including but not limited to odor and noise. ~~Notwithstanding this, h~~High
25 | intensity livestock operations such as feedlots shall ~~not~~ be permitted-discouraged within Ferndale.
26 |

27 | **Policy 1.5.12 Gateway/Landmark Features**

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29 | Lake County shall ~~provide-pursuefor~~ the placement of gateway/landmark features to define the
30 | Ferndale community on C.R. 455 (north and south entrance) and C.R. 561A (west entrance).
31 | Gateway/landmark features shall be used to announce entrances and transitions to and through
32 | Ferndale, and to facilitate community identity.
33 |

34 | **Policy 1.5.13 Environmental Design Standards**
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1 The County shall require environmentally responsible development and design consistent with the
2 protection of wetlands, natural upland habitat, wildlife, trees and native vegetation, and aquifer
3 recharge in the Lake Apopka Basin. Development standards shall also be compatible with the
4 Green Mountain Scenic Byway and overlay district. The filling of wetlands within Ferndale shall
5 be prohibited, except as necessary to provide legal ingress and egress to buildable areas.

6
7 | **Policy 1.5.14 View**~~scape~~ **Shed**
8

9 | Lake County shall place high priority on the protection of view~~scape~~~~sheds~~ from roadway
10 corridors within Ferndale as a positive reinforcement of the rural and historic character of the
11 area. These view~~scapes~~~~sheds~~ include Sugarloaf Mountain, forested and agricultural lands,
12 pastures, water views and rural estates. Within 12 months of the effective date of this plan, Lake
13 County shall adopt Land Development Regulations to~~Lake County shall~~limit topographic cuts and
14 fill to 10 feet, and building. The intent of these regulations is to limit site alterations that
15 negatively impact unique vistas, including limitations on changes that would alter ridges and
16 hillsides.

17
18 Building heights shall be limited to three (3) habitable stories in order to maintain and protect the
19 integrity of the natural rolling vistas and scenic view~~scapes~~~~sheds~~ within Ferndale.

20
21 Communication Towers within Ferndale ~~must shall~~ be housed within traditional structures, {such as
22 church steeples or flag poles,} or otherwise disguised to protect view sheds: where possible.

23
24 | **Policy 1.5.15 Historic Structures and Sites**
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26 Lake County shall place high priority upon the preservation of historic structures and sites to
27 preserve the identity and character of Ferndale. ~~Structures that are 50 years or older shall be~~
28 ~~recognized as potential historic buildings.~~ Lake County shall support and promote a survey within
29 Ferndale to identify historic structures and sites. The Ferndale cemetery and other appropriate
30 archeological sites shall be protected as historic landmarks.

31
32 | **Policy 1.5.16 Preservation of Tree Canopy**
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34 | Lake County shall require that mature hardwood~~native~~ trees and tree canopies be protected
35 within Ferndale. A mature hardwood tree shall be defined as a tree with a caliper of eight (8)

1 | inches, or more, diameter at breast height (DBH). Where mature ~~native hardwood~~ tree stands
2 | exist, land use and design requirements are intended to minimize the impact to the existing tree
3 | canopy. Within Ferndale, Lake County shall require the protection of mature ~~native hardwood~~
4 | trees along roadways and within all new development. ~~Ferndale residents and property~~
5 | ~~owners~~ Lake County shall ~~be notified in advance of any utility~~ encourage tree trimming operations
6 | to adhere to National Tree Care Industry Association Standards in order to ~~coordinate and~~
7 | preserve existing tree canopies throughout Ferndale.

8 | **Policy 1.5.17 Underground Utilities**

9 | In order to protect community aesthetics and preserve ~~tree canopies the character of~~ within
10 | Ferndale, Lake County shall ~~coordinate with utility providers to install utilities underground at the~~
11 | ~~earliest possible time~~ encourage the installation of underground utilities.

12 | **Policy 1.5.18 Protection of Dark Skies**

13 | ~~By January 2008, Lake County shall adopt an exterior lighting ordinance for~~ The County shall
14 | encourage the Ferndale Community to participate in the development of lighting standards
15 | consistent with the Conservation Element to preserve dark skies, based on recommendations of the
16 | International Dark Sky Association and exemplified by the City of Casselberry Exterior Lighting
17 | Ordinance (May 2002).

18 | **Policy 1.5.19 Signage and Advertisement**

19 | ~~In order to enhance community character and limit the visual intrusion of commercial features,~~
20 | Within 12 months of the effective date of this plan, Lake County shall adopt land development
21 | regulations that limit the location, height, size, and illumination of signs and advertisement
22 | structures within Ferndale in order to enhance community character and limit the visual intrusion of
23 | commercial features. ~~The installation of neon signs, moving signs, internally lighted signs, rolling~~
24 | ~~message signs, and highway-style signage shall be prohibited within Ferndale.~~

25 | **Policy 1.5.20 Fencing**

26 | The County shall require that fencing within Ferndale maintain a rustic, rural appearance.
27 | Examples of this include but are not limited to livestock fences, wood rail fences, board fences,
28 | and field fences, ~~and stone fences~~. Barbed ~~Wire~~ wire fences shall be discouraged except where

1 | necessary to contain livestock. ~~Concrete block and stucco~~ Solid fences and walls shall be
2 | prohibited.

3 |
4 | **Policy 1.5.21 Transportation Network**

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6 | It shall be a priority of ~~the~~ Lake County to preserve two-lane roads within Ferndale while
7 | improving local connectivity. In order to protect the long-term integrity of Ferndale as a historic
8 | rural community, the County shall designate the Green Mountain Scenic Byway segment of C.R.
9 | 455 (Green Mountain Scenic Byway) as a local scenic roadway. The County and shall pursue the
10 | designation of C.R. 561A within the boundaries of Ferndale as a local scenic roadways. Local
11 | Scenic Roadways ~~that~~ shall be ~~policy~~ constrained to remain as two-lane roadways. The County
12 | shall develop landscaping, and design standards protective of the unique character of these
13 | roadway corridors. If financially feasible, Lake County shall develop and implement plans for
14 | bicycle lanes paved shoulders or trails suitable for bicycles along the Green Mountain Scenic
15 | Byway segment of County Road 455, along County Road 561A ~~and throughout~~ within the
16 | boundaries of Ferndale.

17 |
18 | **Policy 1.5.22 Economic Value of the Green Mountain Scenic Byway**

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20 | Lake County shall recognize the state designated Green Mountain Scenic Byway as both a
21 | treasure to protect and an economic opportunity for Ferndale. As use of the byway by casual and
22 | recreational users grows, the County shall encourage the development of small retail or
23 | commercial businesses within the Ferndale Center District that are oriented towards the needs of
24 | Ferndale residents or the casual traveler. Lake County shall adopt Land Development Regulations
25 | for the Center District specifically intended to emphasize the rural atmosphere, history, and
26 | lifestyle of the Ferndale community and to ensure that all new development within the district shall
27 | be of a scale and form that is consistent with these values. These regulations shall be compatible
28 | with the Green Mountain Scenic Byway Roadside and Corridor Overlay Districts.

29 |
30 | **Policy 1.5.23 Traffic Calming**

31 |
32 | The use of traffic calming measures such as roundabouts, speed humps, bulb outs, chicanes, and
33 | similar measures shall be encouraged to facilitate the reduction of the speed of traffic within
34 | Ferndale.

35 |
36 | **Policy 1.5.24 Trails**

1 Consistent with maintaining the rural character of Ferndale, Lake County shall work to establish an
2 integrated network of trails within the community for pedestrian, biking, and equestrian use. It
3 shall be the intent of the County to link this trail system with the Ferndale Preserve and proposed
4 trails planned for the Hills of Minneola, Sugarloaf Mountain, the Lake Apopka North Shore
5 Restoration Area, and The Green Mountain Scenic Byway.

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Policy 1.5.25 Ferndale Finance Mechanism

9 Lake County shall explore ~~a financing funding~~ mechanisms such as Community Redevelopment
10 Area and Neighborhood Revitalization Strategy Area grants to fund plans, construction,
11 maintenance, or improvements to the roads and community amenities.