



Judge rules Lake County's Wellness Way sector plan out of compliance

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Teresa Burney with GrowthSpotter recently wrote an article about a judge's ruling that the Wellness Way sector plan "is not in compliance with state planning rules." The Wellness Way project plan is a 15,000-acre rural area in South Lake County, west of Orlando and adjacent to Disney World. The vision for this area is to create a major employment center for Central Florida in the future, anchored by compact, dense urban growth centers and surrounded by the rural, rolling hills and lakes of Lake County. The intent of the Wellness Way Area Plan is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally-efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources. According to Burney's article, the Wellness Way sector plan has not demonstrated specific development plan for each parcel and this is where the state court is having issue with the plan.

Defining which property receives certain use designations influences the value of the property. There are over 100 land owners within the Wellness Way planned development area.

Jim Karr, one of the property owners with in the Wellness Way Plan, told Ms. Burney:

"I really don't know at this time what is next," he said. "You can't positively identify every land use on every parcel of that land. Some people will be enriched and some would be punished."

Ms. Burney also spoke with Robert Chandler, the economic development director for Lake County, who said:

"What we had to do is create a Land Use Plan to allow flexibility, so the owners could apply for land use at the planned use development level rather than having one assigned now by the group," Chandler said. "We thought we had done enough to define where the land uses are in our plan."



The Wellness Way project has also run into other road blocks along the way. A major one being a lawsuit brought by Cemex because Lake County turned down the request to build a sand mine where the Wellness Way town center is planned. The legality of Wellness Way is also being challenged.

The planned town center area is currently listed for sale with [Maury L. Carter & Associates, Inc.](#). Click [here](#) to view the property flyer with concepts for developing Wellness Way. The 721 ± acres town center that is planned within Wellness Way already has existing entitlements to build on the land, unlike some other properties within the project. When asked about the judge's ruling regarding Wellness Way, Daryl M. Carter, President of Maury L. Carter & Associates, Inc., said:

“While it may be dis appointing to other (Wellness Way owners) in the region, we are still in good shape for our development,” Carter said. “We are getting a lot of interest, and are negotiating a contract on a portion of the property.”

To read the full article go to:

<http://www.growthspotter.com/projects/wellness-way/gc-judge-rules-lake-county-s-wellness-way-development-plan-out-of-compliance-20161214-story.html>