

Future Land Use Map Changes

The following summaries describe the changes that were made to the Future Land Use Map (FLUM) after it was transmitted to the Department of Community Affairs in January 2010. The maps shown in the summaries illustrate the area as transmitted; the attached large map shows the areas that were changed and how they exist on the adopted FLUM. The Future Land Use Data, Inventory and Analysis (DIA) reflects the population, density and intensity impacts of the changes.

The resulting population for Lake County is 293,500 based on the adopted map. The projected 2030 population estimated by the Bureau of Economic and Business Research (BEBR), as of March 2010, is 451,600.

Trip generation analysis for sites with impacts is attached as Exhibit #1

The number of each summary coincides with the numbers in the inset of the attached map.

1. West of US Hwy 27, Lady Lake and Fruitland Park Area

LOCATION: The parcels lie west of US Hwy 27 between Fruitland Park and Lady Lake, the west property line abuts the Lake/Sumter County line, and lies within Sections 30 and 31, Township 18, Range 24 and Section 6, Township 19, Range 24 as shown on the map below (outlined in blue).

DISCUSSION: The Future Land Use Category was changed from Rural (1 du/5 acres, 300 dwelling units) to Urban Low Density (4 du/1 net acre, 6,000 dwelling units) on the parcels described above, approximately 1,500 acres.

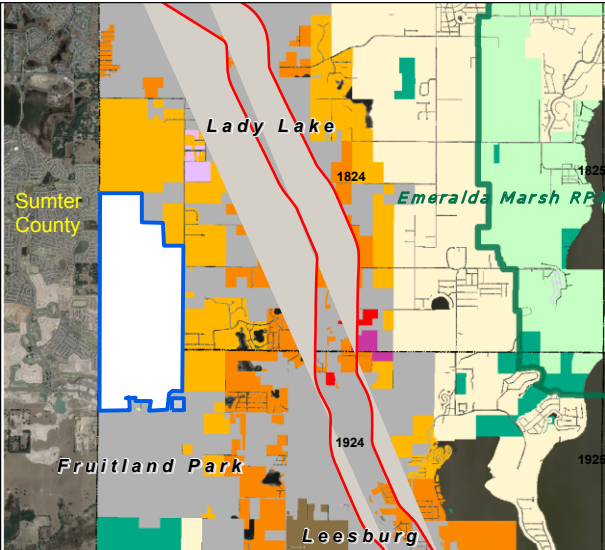
The surrounding parcels to the north, south and east are designated as Urban Low Density or are within the Town of Lady Lake or City of Fruitland Park. The parcels to the west are within Sumter County and developed with high density single-family units in The Villages DRI.

The parcels that were designated as Rural and lie within Sections 30 and 31, Township 18, Range 24, and Section 6, Township 19, Range 24 are surrounded by existing urban development, proposed Urban Low Density, or are within the boundaries of a Municipality.

The subject parcels lie within the Town of Lady Lake’s water supply area and proposed Joint Planning Area. The Town originally requested that these properties be assigned a density of 4 du/net acre. It is anticipated that this entire area will be annexed into the adjoining municipalities.

The County has completed significant transportation improvements in the area including CR 466 (included widening to 4-lane with paved shoulders and intersection improvements) and funded projects consist of CR 466A from US 27 to the Lake/Sumter County line (widen to 4 lanes with paved shoulders and improve intersections), CR 25A from Fruitland Street to Miller Street/CR 466A (improve drainage, construct sidewalk, install signal at Berckman Street), CR 25A from Fruitland Street to US 441 (widen to 24 feet, construct sidewalk, and intersection improvements). A north-south connection is proposed through this area.

A trip generation analysis is attached as Exhibit #1.



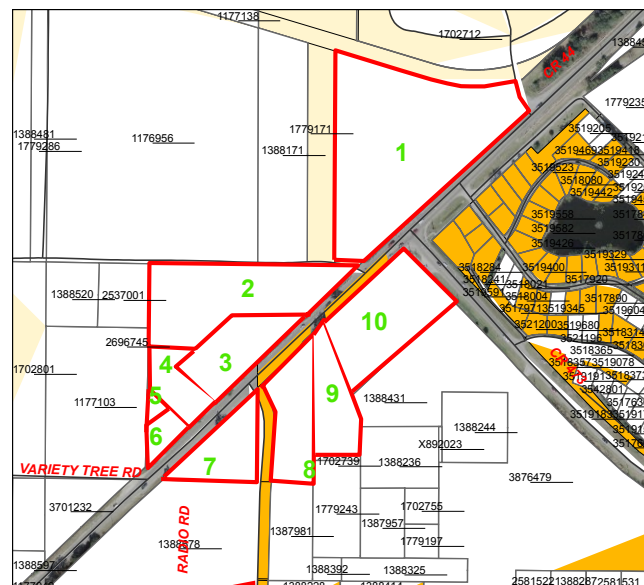
2. CR 44, RADIO ROAD AND CR 473, LEESBURG AREA

LOCATION: The existing businesses on the north and south sides of CR 44, at the intersections of CR 44 and CR 473 and CR 44 and Radio Road, Leesburg (Sections 2 and 3, Township 19, Range 25). The parcels are outlined in red on the map below.

DISCUSSION: The Future Land Use Categories were changed from Rural (11.2 acres @ 1 du/5 acres) and Urban Expansion (5.1 acres @ 4 du/1 acre) with a Neighborhood Activity Center (Commercial Overlay) to Regional Commercial on the parcels listed below. Most of the parcels are developed with existing commercial businesses; the numbers coincide with the numbers on the map. Two of the parcels are vacant, one is located between existing businesses, and the other vacant parcel has existing business to the north, south, and east.

1. Gastfield (Retail), a portion of Alternate Key # 1779171
2. United Southern Bank, Alternate Key #s 1388104, 1388406 and 1177189
3. Farran (Office), Alternate Key # 2585030
4. Smith (Office), Alternate Key #s 2598328, 2696745
5. City of Leesburg, Alternate Key # 2598280
6. Loudin (Vacant), Alternate Key # 2689749
7. Brown (Auto Sales), Alternate Key # 1506808
8. Brown (Auto Sales/Store), Alternate Key # 1779189
9. Shaw (Vacant), Alternate Key # 1702739
10. Lil' Champ Food Store, Alternate Key #s 2613696 and 1388431

The eight (8) existing businesses listed above will be conforming to the Regional Commercial Future Land Use Category. The subject parcels total 16.3 acres. A trip generation analysis is attached as Exhibit #1.



3. CR 44 and EMERALDA AVENUE, LEESBURG

LOCATION: The parcels are located on the northeast corner of CR 44 and Emeraldalda Avenue in Section 35, Township 18, Range 25, and are outlined in red on the map below. [Alternate Key Number 1176913 (Island Food Store) and Alternate Key Number 2582952 (Custer Trucking)].

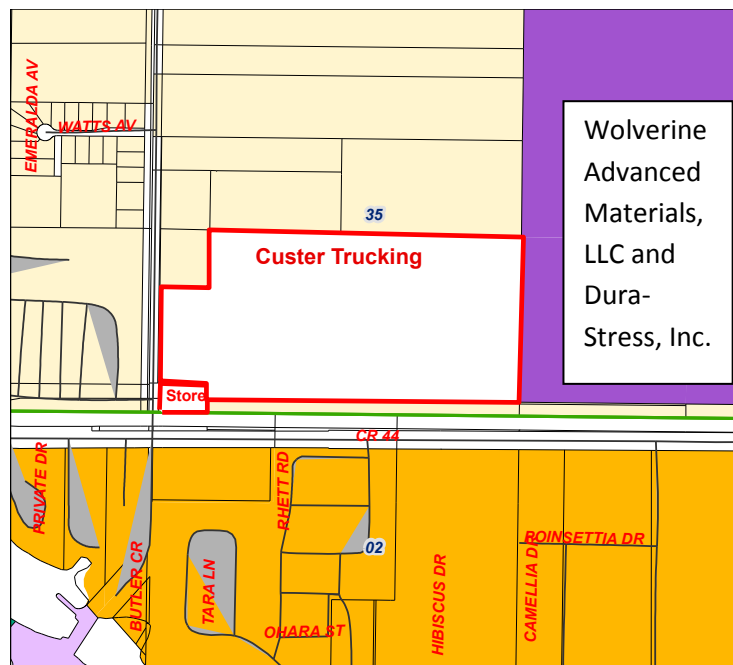
DISCUSSION: The Future Land Use Category was changed from Rural Village (2 du/1 acre) to Industrial on the two parcels listed above; the existing businesses (Island Food Store and Custer Trucking) would be conforming to the Industrial Future Land Use Category.

The parcels total 17.5 acres, which would allow 35 dwelling units under the Rural Village Future Land Use Category and 0 under the Industrial Future Land Use Category.

The Future Land Use Category to the south is Urban Low Density and the parcels to the east are designated as Industrial. The parcels to the north and west are designated as Rural Transition.

With the change of the Future Land Use Category to Industrial, the existing uses would be conforming as the convenience store is supportive of the adjacent industrial uses and the trucking company would be an industrial use. The **Industrial Future Land Use Category** consists of uses that may have significant potential impacts on the environment or adjacent uses including, but not limited to, noise, hazards, emissions, vibration and odors. The Category also allows retail uses that support industrial uses, such as the convenience store. The contiguous parcels to the east are designated as Industrial (Wolverine Advanced Materials, LLC and Dura-Stress, Inc.).

A trip generation analysis is attached as Exhibit #1.



4. ESTES ROAD, LAKE LINCOLN LANE and BATES AVENUE, EUSTIS AREA

LOCATION: The parcels are located near Bates Avenue, Lake Lincoln Lane and Estes Road, Eustis. They lie within Sections 5 and 8, Township 19, Range 27, and are outlined in red on the map below.

DISCUSSION: The Future Land Use Category was changed from Suburban (241 acres @ 3 du/1 acre) and Urban Expansion (50 acres @ 4 du/1 acre) to Urban Low Density (291 acres @ 4 du/1 acre) on the parcels shown on the map below. Urban utilities are in place and rural development would be inconsistent with the existing development in the area. The maximum density allowed with the Suburban and Urban Expansion Future Land Use Categories was 923; the maximum density allowed with the Urban Low Density Category is 1,164. Some of the parcels within the 291 acres are already developed as a subdivision.

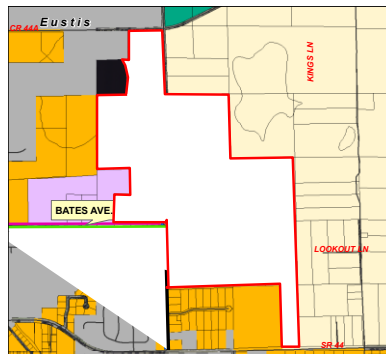
The following utilities are available in this area:

- A 16" waterline that extends from Bates Avenue running north approximately 600 feet, on the west side of Estes Road (shown on Exhibits as a blue line).
- A 12" waterline runs south from Bates Avenue to SR 44, on the west side of Estes Road (shown on Exhibits as a blue line).
- A 12" reclaimed waterline on the north side of Bates Avenue running east that ends at Estes Road (shown on Exhibits as a pink line).
- A 4" forcemain runs east along Bates Avenue then south along the west side of Estes Road to SR 44 (shown on Exhibits as a black line).
- A gravity sewer runs east on Bates Avenue to Estes Road, and an additional gravity sewer runs across Estes Road and along Lincoln Lane for approximately 1400 feet. The gravity sewer turns south and ties into the Pebble Creek development (shown on Exhibits as a green line).

The parcels front on SR 44, Estes Road, Lake Lincoln Lane or Bates Avenue. A trip generation analysis is attached as Exhibit #1.

The surrounding parcels to the west and south are designated as Urban Low Density, a small area of Public Service Facility and Infrastructure, or are within the City Limits of Eustis. The parcels to the north are designated as Rural Transition or are within the City Limits of Eustis, and the parcels to the east are designated as Rural Transition and Rural.

In order to direct orderly growth the area outlined in red on the map below was designated as Urban Low Density. All of the parcels are located within approximately 2,000 feet of the existing central water lines, or are part of an existing developed subdivision. This change creates a transition zone of Urban Low Density around the City of Eustis. The Rural Transition Land Use would buffer the Urban Low Density Category from the parcels designated as Rural and the Wekiva-Ocala Rural Protection Area to the west.



5. SR 44 and CR 437, EUSTIS AREA

LOCATION: The intersection of SR 44 and CR 437 within Section 7, Township 19, Range 28, as shown on the map below.

DISCUSSION: The Future Land Use Category on the west side of the intersection was Rural and on the east side it was Wekiva River Protection Area Receiving Area A-1-20. The intersection was within a Neighborhood Activity Center. The Future Land Use Category on the NW corner remains Rural, the SW corner was changed to Rural Transition and the east side of the intersection is Wekiva River Protection Area A-1-20 Receiving area. A Rural Support Intersection was placed at the intersection to allow the existing businesses, previously developed at this intersection, to remain conforming to the Future Land Use Category.

Below is a list of the existing businesses, the parcels are outlined in red on the map. The **Rural Support Intersection** allows rural support land uses, including offices, personal services, convenience retail, agricultural-related retail sales or similar uses.

- **CVS Pharmacy** (Alternate Key # 3871998) Southwest corner (VESTED)
- **Circle K Store** (Alternate Key # 1596840) Southeast corner
- **Child Care 2000** (Alternate Key # 1745144) Southeast corner
- **Lil Champ Food Store** (Alternate Key # 3771746) Northwest corner

The vacant parcel on the northeast corner of the intersection is owned by State of Florida and is not expected to be developed.

A trip generation analysis is attached as Exhibit #1.



6. FLORIDA TWIN MARKETS PARCEL, US HWY 441, EAST OF MOUNT DORA

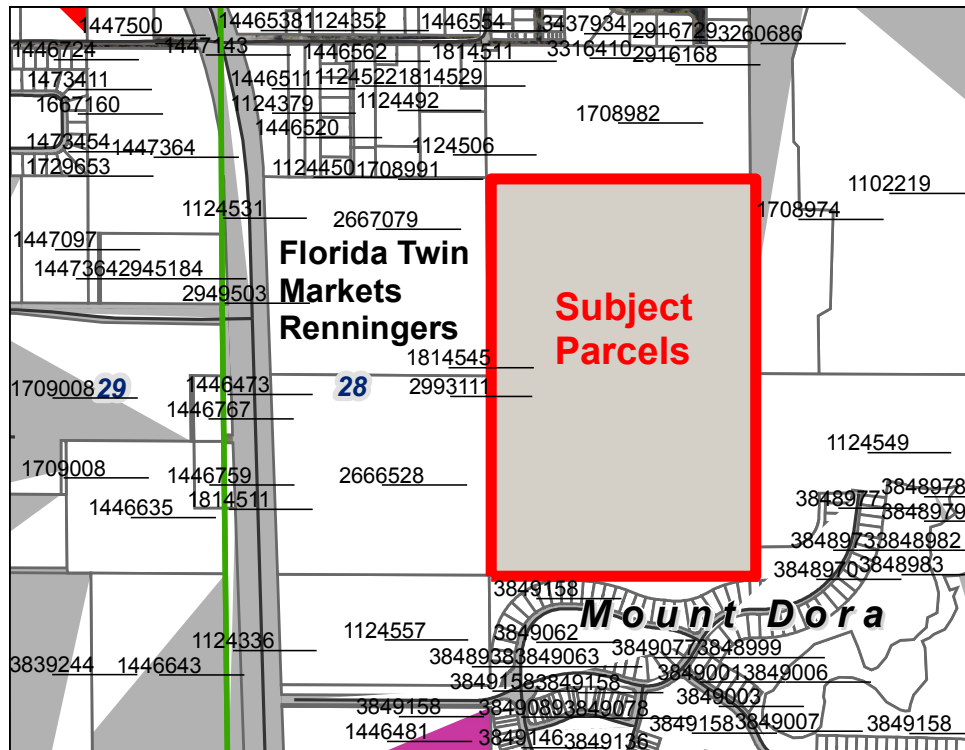
LOCATION: The parcels are located east of the intersection of E. Lincoln Avenue and US Hwy 441 in Mount Dora; they lie within Section 28, Township 19, Range 27 (see map below). The Alternate Key Numbers are 1814545, 2993111 and 1814537.

DISCUSSION: The Future Land Use Category on the east 60 acres of the parcels described above was changed from Urban Expansion (4 du/1 acre) to Regional Commercial. The total property owned by Florida Twin Markets is approximately 110 acres; some of the parcels front along US Hwy 441.

Most of the market area is located on the west 50 acres of the site, which is designated as Regional Commercial (shaded red on the map). The remaining 60 acres to the east has some retail booths and overflow parking. All of the parcels are owned by Florida Twin Markets, Inc., a portion of the 60 acres to the east is included in the ordinances and site plans for Florida Twin Markets.

The maximum density allowed on the 60 acres when it was designated as Urban Expansion would have been 240 dwelling units; the maximum density allowed in conjunction with commercial development in a mixed use project under the Regional Commercial Future Land Use Category would be 261.

A trip generation analysis is attached as Exhibit #1.



7. JONES PARCEL, MT. PLYMOUTH-SORRENTO AREA

LOCATION: The parcel fronts on CR 437 and is west of Hunter Avenue. The property is located entirely within Section 30, Township 19S, and Range 28E (Alternate Key # 1598192), as shown on the map below.

DISCUSSION: The Future Land Use Category on the northern 51 acres of the parcel (as shown on the map below, outlined in blue) was changed from Urban Compact Node, Non-Wekiva (5.5 du/1 acre) to Mt. Plymouth-Sorrento Main Street (5.5 du/1 net acre). The southern 34 acres is designated as Mt. Plymouth-Sorrento Neighborhood (2 du/1 net acre). The entire parcel consists of approximately 85 acres. The maximum density allowed under the Urban Compact Node, Non-Wekiva Category was 467. The maximum density allowed under the Mt. Plymouth-Sorrento Main Street and Mt. Plymouth-Sorrento Neighborhood Categories is 348.

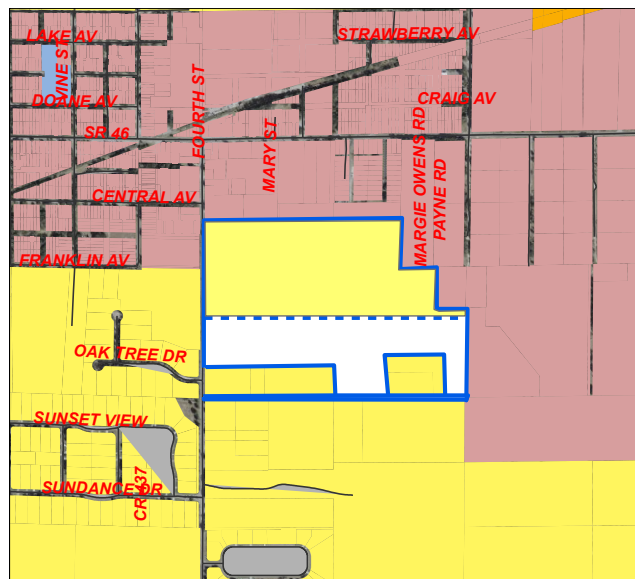
The proposed realignment of CR 437 will split the Jones parcel, the approximate location of the road is also where the dotted line is shown on the map below.

The parcel is contiguous to the north, east, and west with property that is proposed within the Mt. Plymouth-Sorrento Main Street Future Land Use Category. A contiguous parcel to the east is located within the Market Square District. The Future Land Use Category was changed to efficiently use the land at a density that would support sustainable urban design and limit urban sprawl.

The majority of the parcels to the west are developed; the parcels that have a proposed Mt. Plymouth-Sorrento Main Street future land use category range in size from .19 acre to 4.37 acres in size. The parcels that have a proposed future land use of Mt. Plymouth-Sorrento Neighborhood range in size from .34 acre to 17 acres. A majority of the parcels to the south (stopping at Adair Avenue) are developed and have a proposed future land use of Mt. Plymouth-Sorrento Neighborhood; they range in size from .50 acre to 49 acres. The Sorrento Village subdivision lies south and east of the Jones parcel. The proposed development allows 776 dwelling units, a 19-acre proposed elementary school, and a seven-acre community facility area on the approximately 312-acre site for an overall potential density of 2.5 dwelling units per gross acre.

The subject parcel is located less than ¼ mile to the proposed Mt. Plymouth-Sorrento Main Street (SR 46).

A trip generation analysis is attached as Exhibit #1.

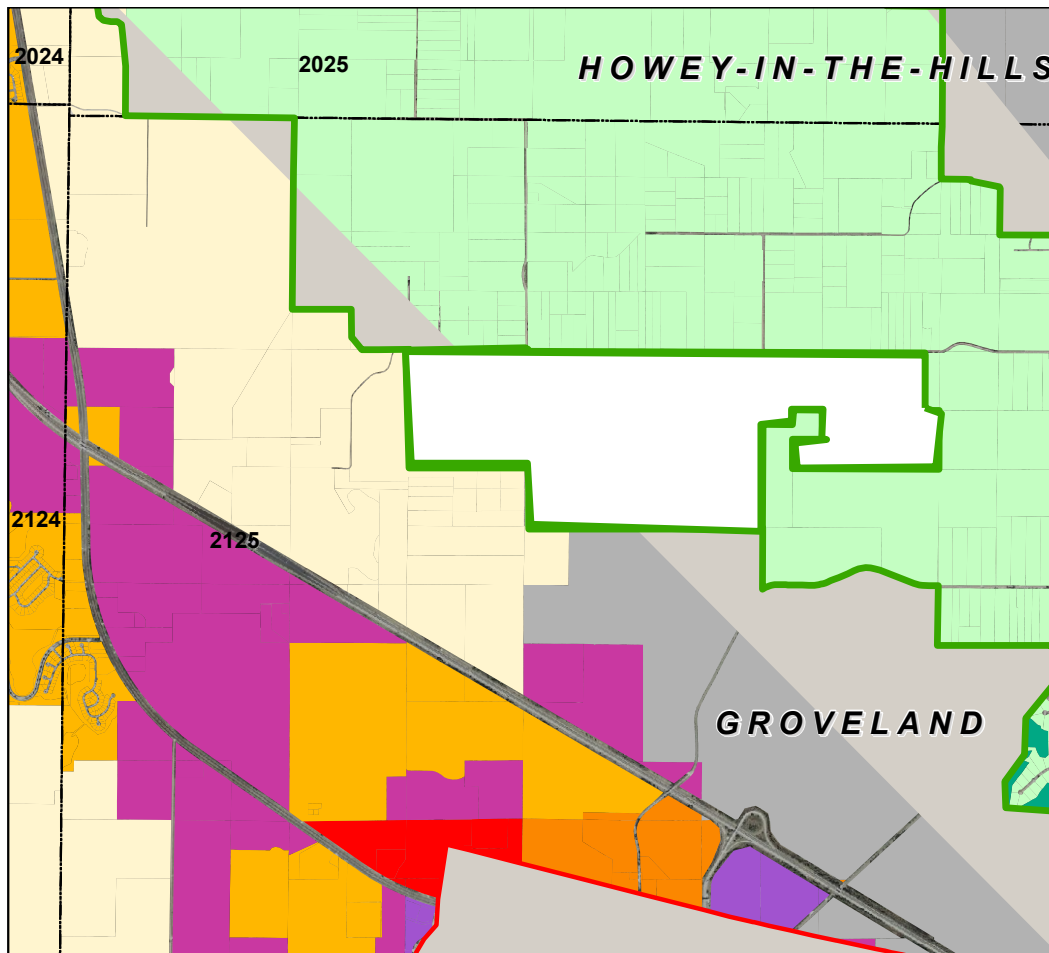


8. MOVED THE YALAHA-LAKE APOPKA RURAL PROTECTION AREA (RPA) BOUNDARY, GROVELAND AREA

LOCATION: The boundary of the Yalaha-Lake Apopka RPA along the south border contiguous with the City of Groveland boundaries in Sections 8, 9 and 10, Township 21, Range 25 as shown on the map below.

DISCUSSION: The boundary for the Yalaha-Lake Apopka RPA was relocated, removing 860 acres shown within the hatched area on the map below. The parcels shown as gray total 593 acres and have been annexed into the City Limits of Groveland. The remaining 267 acres are pending annexation within the City of Groveland in the summer of 2010.

The Future Land Use Category was not changed; it remains Rural on the parcels within unincorporated Lake County.



9. PARCELS CONTIGUOUS WITH THE INDUSTRIAL PARK, GROVELAND AREA

LOCATION: The parcels are located on the east side of CR 565 approximately 1.5 miles south of US Hwy 27 and lies within Sections 19, 20 and 30, Township 21, Range 25, as shown on the map below (parcels outlined in blue).

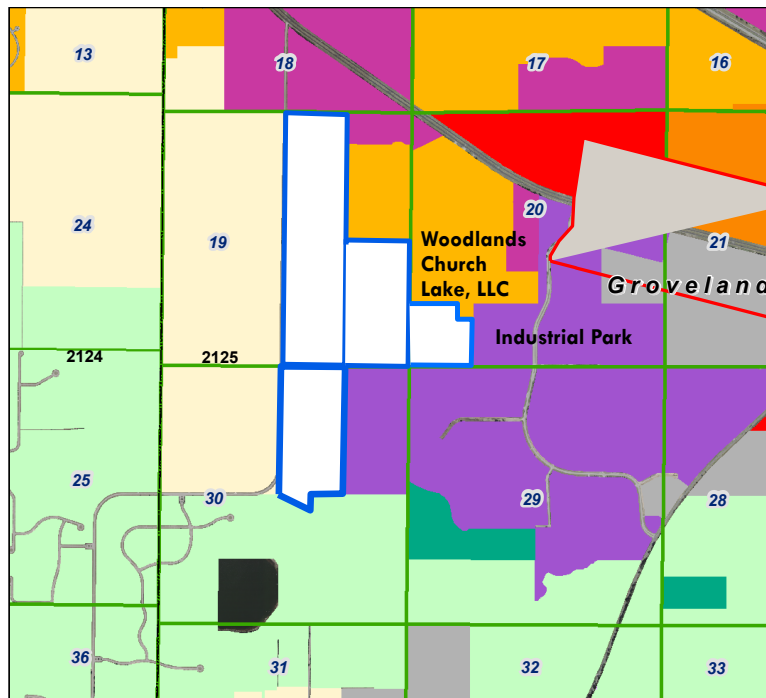
DISCUSSION: The Future Land Use Categories were changed from Suburban (3 du/1 acre) to Regional Office.

The parcels are contiguous to the existing Industrial Park; Future Land Use Categories which allow residential density are incompatible with the uses permitted on the Industrial parcels to the east and would not provide the desired transition between land uses.

The parcel designated as Urban Low Density (north of the Industrial Park) is developed as a subdivision (Woodlands Church Lake, LLC).

The parcels outlined in blue on the map below were changed to Regional Office, which would be a compatible buffer between Industrial and residential uses. The Regional Office Category is not only compatible with the adjacent industrial uses, but also serves to complement them.

A trip generation analysis is attached as Exhibit #1.



11. NORTH OF SR 50 AND CR 50, EAST OF CLERMONT

LOCATION: The area around CR 50, south of Lake Apopka, and west of the Lake/Orange County line. The parcels lie within Sections 14, 23, 24 and 25, Township 22, Range 26, as shown outlined in blue on the maps below (Section 14 land within Collina Bay subdivision, Sections 23 and 24 south of Lake Apopka and proposed as Rural Transition and Section 25 north of SR 50 and proposed as Rural Transition).

DISCUSSION: The Future Land Use Category was changed from Urban Expansion (4 du/1 acre) to Urban Low Density (4 du/1 net acre) on the parcels outlined in blue on the map below.

The subject parcels front on CR 50 and the Florida Turnpike and total 615 acres. The surrounding parcels to the north are designated as Rural Transition, the parcels to the south are Regional Commercial and Regional Office and the parcels to the west are Urban Low Density (Orange County lies to the east). The parcels lie within the City of Clermont’s water and sewer service area.

Several parcels have approved Planned Unit Development (PUD) ordinances as listed below:

In 2005, an ordinance (2005-89) was approved rezoning a parcel to Planned Unit Development (PUD). The ordinance allows the development of 116 age-restricted units.

In September 2007, the Board approved a rezoning request on a parcel, which rezoned the parcel from Agriculture to Planned Unit Development (PUD). The density shall not exceed 2.5 dwelling units per acre with central utilities or 2.0 dwelling units per acre without utilities. With utilities, 71 dwelling units would be allowed (24 single-family units and 47 town-home dwelling units).

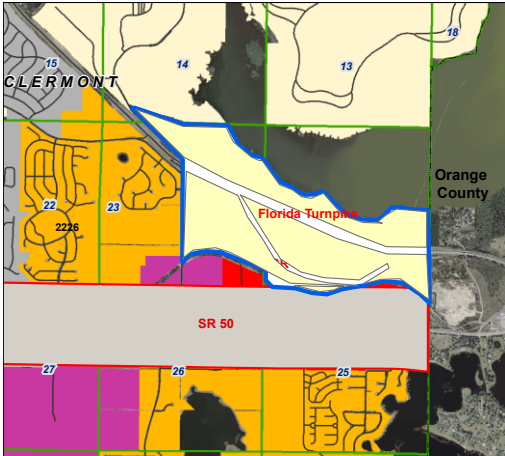
Collina Bay is a Planned Unit Development (PUD) that was originally approved in 2004 (Ordinance 2004-4) and amended in 2009 (Ordinance 2009-4). The ordinance was approved to allow 325 single-family residential lots and 10.5 acres of commercial development.

Gourd Neck Springs is a developed subdivision within the subject area which was constructed in 1996 and is essentially built out; the lots range in size from approximately one-half acre to two acres.

Lake County did not wish to give the perception of taking away preliminary approvals.

The subject area is within a close proximity to the Cities of Clermont, Montverde and Minneola.

A trip generation analysis is attached as Exhibit #1.



12. RELOCATE THE BOUNDARY OF THE SOUTH LAKE RURAL PROTECTION AREA (RPA), SOUTH OF CLERMONT

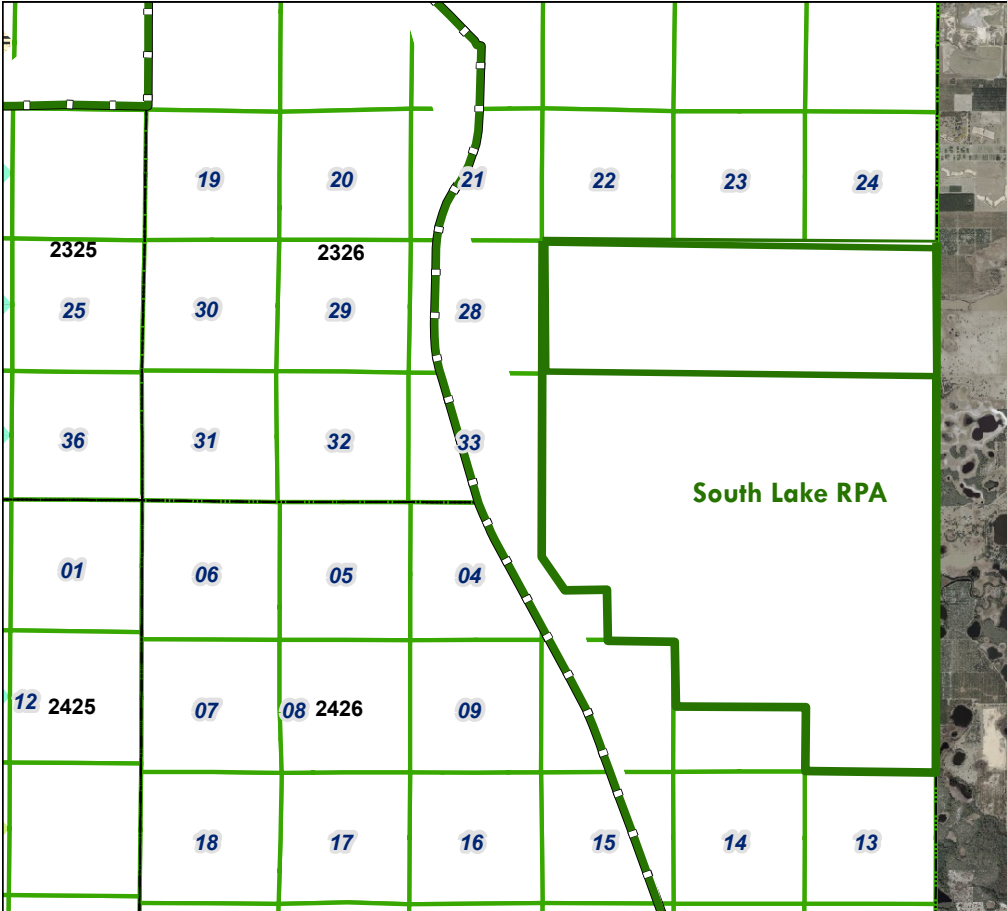
LOCATION: The South Lake RPA is located south of Clermont, east of the Green Swamp Area of Critical State Concern and west of the Lake/Orange County line.

DISCUSSION: The boundary of the South Lake RPA was relocated south removing Sections 25, 26 and 27, of Township 23, Range 26 as shown on the map below (hatched area).

The relocation of the RPA boundary removed 1,920 acres; the sections removed from the RPA will be located within the South Lake Strategic Area Plan as described in #13.

The Future Land Use Category was not changed and remains Rural (1 du/5 net acre).

The Sections (Sections 25, 26 and 27, of Township 23, Range 26) removed from the RPA are being considered for inclusion into the Lake County/City of Clermont Joint Planning Area Boundary.



13. SOUTH LAKE STRATEGIC AREA PLAN BOUNDARY, SOUTH OF CLERMONT

LOCATION: The new boundary covers Sections within Township 23, Range 26 and Township 24, Range 26 as shown on the map below (outlined and hatched in yellow).

DISCUSSION: A new boundary/overlay was added to the Future Land Use Map (FLUM) to indicate the area where the South Lake Strategic Area Plan will be implemented. The area consists of approximately 11,608 acres and includes the area within the South Lake Rural Protection Area.

A new Policy was added to the Comprehensive Plan (as shown below) describing a joint planning area which will be known as the South Lake Strategic Area Plan (SLSAP); the boundary of the South Lake Strategic Area was added to the FLUM to designate the area where joint planning with the City of Clermont and Orange County will be pursued to establish economic development and open space, and protect natural resources and high recharge areas. The SLSAP includes most of the parcels designated as Rural and Public Benefit Land Use east of US Hwy 27, which includes the high recharge and wetland areas.

Policy I-1.4.9 South Lake Strategic Area Plan for South Lake County

The County recognizes the unique characteristics of southeast Lake County and its proximity to planned development in west Orange County.

Through joint planning the County believes an opportunity exists to provide for economic development and preservation of open space, natural resources, and high recharge areas. It is the intent of Lake County to pursue a Strategic Area Plan with the City of Clermont and Orange County that will foster economic development for targeted industries.

The density permitted in this area shall be limited to one (1) dwelling per five (5) net acres and 60% of the net acres shall be preserved as open space or conservation. Such plan shall provide for the Transfer of Development Rights. The resulting Strategic Area Plan shall be implemented through the Comprehensive Plan Amendment Cycle.

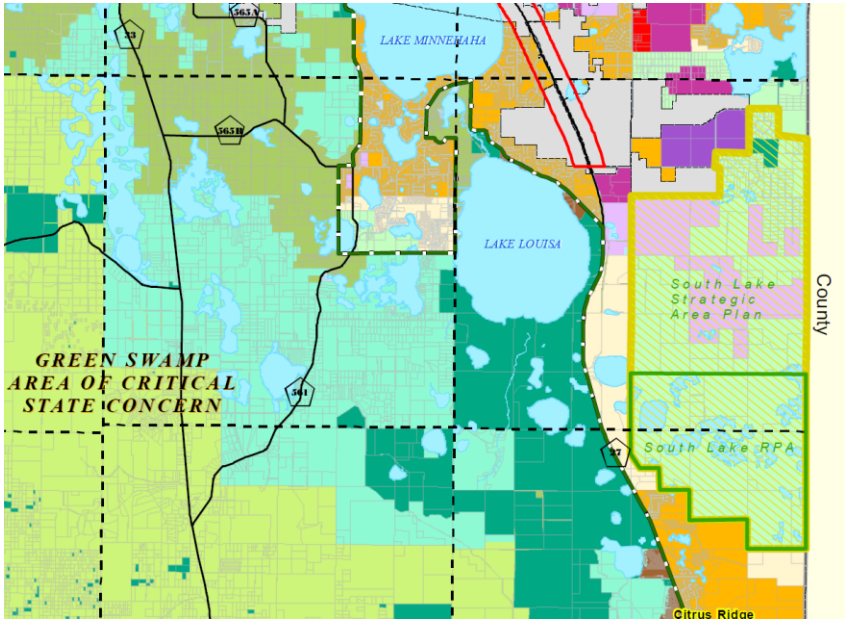


Exhibit #1 Trip Generation Analysis

Project No. 1

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	2,857	282
Proposed	44,961	4,186
Net Difference	42,104	3,904

Project No. 5

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	28	3
Proposed	54	6
Net Difference	26	3

Project No. 10

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	1,676	168
Proposed	1,813	181
Net Difference	137	13

Project No. 2

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	258	27
Proposed	759	77
Net Difference	501	50

Project No. 6

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	2,327	231
Proposed	2,513	249
Net Difference	186	18

Project No. 11

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	19,797	1,876
Proposed	19,797	1,876
Net Difference	0	0

Project No. 3

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	396	41
Proposed	204	21
Net Difference	-192	-20

Project No. 7

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	4,292	421
Proposed	3,275	323
Net Difference	-1,017	-98

Project No. 4

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	8,034	777
Proposed	9,945	957
Net Difference	1,911	180

Project No. 9

FUTURE LAND USE	PROJECT TRAFFIC VOLUME	
	DAILY	PM PEAK
Existing	9,045	872
Proposed	12,743	1,219
Net Difference	3,698	347