

Table -Future Land Use Map Changes (13 changes made after Transmittal) – Lake County - 2030 Comprehensive Plan

No.	Subject Area	Acreage	1991 Future Land Use (Current)	Density 1991 Map (Max Dwelling Units)	2030 Transmitted Future Land Use	Density Transmitted 2030 Map (Max Dwelling Units)	2030 Adopted Future Land Use	Density Adopted 2030 Map (Max Dwelling Units)	Affected Road Capacity	Notes
1	West of US Hwy 27, Fruitland Park and Lady Lake Area	1,500 acres.	Rural (1 du/5 acres)	300	Rural (1 du/5 net acres)	300	Urban Low Density (4 du/1 net acre)	6000	See Analysis 1	See Analysis 1
2	CR 44, Radio Road and CR 473 Area	16.3 acres (10 parcels)	<p><b>South Side of CR 44</b> Urban Expansion (5.1 acres @ 4 du/1 ac)</p> <p><b>North Side of CR 44</b> Rural (11.2 ac @ 1 du/5 ac)</p> <p>Within a Neighborhood Activity Center (Commercial Overlay)</p>	22	<p><b>South Side of CR 44</b> Urban Low Density (5.1 ac @ 4 du/1 net ac)</p> <p><b>North Side of CR 44</b> Rural Transition (11.2 ac @ 1 du/1 net ac)</p>	31	Regional Commercial	71	Minimal traffic will be generated by this land use change because 8 or the 10 parcels affected by this land use change have existing development consistent with the amendment. Traffic generated by the two remaining undeveloped parcels is shown in Analysis 2. Traffic generated by the 8 developed parcels has been captured in the existing traffic counts.	See Analysis 2  8-Parcels have existing development.
3	CR 44 and Emeralda Avenue, Leesburg	17.5 acres	<p><b>Rural Village</b> (2 du/1 ac) (Mixed use)</p>	35	Rural Transition (1 du/1 net ac)	17	Industrial	0	No additional traffic will be generated by this land use change. The parcels impacted by this land use change have existing development consistent with the amendment. All traffic to be generated by this change has been captured in the existing traffic counts.	See Analysis 3  Existing developed parcels. Change made to keep existing commerce uses conforming.
4	Estes Road, Lake Lincoln Lane and Bates Avenue, Eustis Area	291 acres	<p><b>North of Bates Ave/Lk Lincoln Ln</b> Suburban (~241 acres @ up to 3 du/1 ac)</p> <p><b>South of Bates Ave/Lk Lincoln Ln</b> Urban Expansion (~50 acres @ 4 du/1 ac)</p>	923	Rural Transition (1 du/1 net ac)	291	Urban Low Density (4 du/1 net ac)	1164	See Analysis 4	See Analysis 4  Existing utilities (sewer and water).
5	SR 44 and CR 437, Eustis Area	10 acres	<p><b>West side of CR 437</b> Rural (1 du/5 ac)</p> <p><b>East side of CR 437</b> Wekiva River Protection Area Receiving Area A-1-20</p> <p>Within a Neighborhood Activity Center (Commercial Overlay)</p>	2	<p><b>NW corner CR 437</b> Rural (2.5 ac @ 1 du/5 net ac)</p> <p><b>SW side of CR 437</b> Rural Transition(2.5 ac @ 1 du/1 net ac)</p> <p><b>East side of CR 437</b> Wekiva River Protection Area Receiving Area A-1-20 (5 ac @ 1 du/5 net ac)</p>	4	<p><b>NW corner CR 437</b> Rural (2.5 ac @ 1 du/5 net ac)</p> <p><b>SW side of CR 437</b> Rural Transition(2.5 ac @ 1 du/1 net ac)</p> <p><b>East side of CR 437</b> Wekiva River Protection Area Receiving Area A-1-20 (5 ac @ 1 du/5 net ac)</p> <p>With a Rural Support Intersection</p>	4	No additional traffic will be generated by this land use change. The parcels have existing development consistent with the amendment. All traffic to be generated by this change has been captured in the existing traffic counts.	See Analysis 5  Existing developed parcels. Rural Support Intersection added to keep existing commerce uses conforming.

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6.	Florida Twin Markets Parcel, US Hwy 441, East of Mount Dora	60 acres	Urban Expansion (4 du/1 ac)	240	Urban Low Density (4 du/1 net ac)	240	Regional Commercial	261*		<p>Some additional traffic will be generated by this land use change. A little over half of the area included in this land use change has existing development consistent with the amendment. Traffic impacts created by the remaining undeveloped area are shown in Analysis 6. Traffic generated by the developed area has been captured in the existing traffic counts.</p> <p>See Analysis 6</p> <p>Existing developed parcels. Change made to keep existing commerce uses conforming.</p> <p>The 60 acres is part of larger 110 acres that is part of existing Florida Twin Markets (Renniger's Flea Market).</p> <p>*Density only allowed in conjunction with commercial development in Mixed Use project.</p>
7.	Jones Parcel, Mount Plymouth-Sorrento Area	85 acres total	Urban Compact Node Non-Wekiva (5.5 du/1 acre)	467	Mt. Plymouth-Sorrento Neighborhood (2.0 du/1 net ac)	170	<p><b>North</b> Mt. Plymouth-Sorrento Main Street (51 acres @ 5.5 du/1 net ac)</p> <p><b>South</b> Mt. Plymouth-Sorrento Neighborhood (34 acres @ 2 du/1 net ac)</p>	348	N/A – Reflects a decrease in traffic generation	See Analysis 7.
8.	Relocation of the Yalaha-Lake Apopka Rural Protection Area (RPA) Boundary, Groveland Area	860 acres	Rural (1 du/5 ac) and Suburban (up to 3 du/1 ac)	-	Rural (1 du/5 net ac) and Rural Transition (1 du/1 net ac)	-	Rural (1 du/5 net ac) and Rural Transition (1 du/1 net ac)	-	N/A	<p>See Analysis 8.</p> <p>RPA relocated due to Groveland annexation of 593 acres in RPA and pending annexation of approximately 267 acres in the Summer of 2010 pending with City of Groveland.</p> <p>No change in Land Use Categories.</p>

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9.	Parcels contiguous with the Industrial Park, Groveland Area	350 acres	Suburban (up to 3 du/1 ac)	1050	Rural Transition (81 acres @ 1 du/1 net ac)  Urban Low Density (269 acres @ 4 du/1 net ac)	1157	Regional Office	1524*	See Analysis 9	See Analysis 9  Residential oriented landuse is incompatible with adjacent heavy industrial uses within C. Ford DRI (NOPC analysis brought issue to our attention).  *Density only allowed in conjunction with commercial development in Mixed Use Project.
10.	South Lake County- South of SR 50, East of Clermont	42 acres	Urban Expansion (4 du/1 ac)  Majority within an Employment Center overlay.	168	The Future Land Use Category on the transmitted map was Regional Office.	183*	Regional Commercial	183*	N/A – No additional analysis required.  Previous data and analysis submitted to support an increase of dwelling units by 15 demonstrated that sufficient roadway capacity is available to accommodate all additional traffic generated by this land use change.	See Analysis 10  Recent development of Premier Car Dealership made development of Regional Office Park non-feasible.  *Density only allowed in conjunction with commercial development in Mixed Use Project.

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11.	North of SR 50 and CR 50, East of Clermont	615 acres.	Urban Expansion (4 du/1 ac)	2460	Rural Transition (1 du/1 net ac)	615	Urban Low Density (4 du/1 net ac)	2460	N/A  No increase in density	See Analysis 11  Recent Zoning approvals and submittals of Preliminary Plats for two subdivisions (73 acres and 63 acres) and completion of infrastructure on a third (109 acres) necessitated change (~40% of area has some level of approval for density higher than allowed by transmitted landuse.
12.	Relocation of the South Lake Rural Protection Area (RPA), South of Clermont	Removed 1,920 acres. (Sections 25, 26 & 27 of Township 23, Range 26)	Rural (1 du/5ac)	This change has no relationship to density or intensity.	Rural (1 du/5ac)	This change has no relationship to density or intensity.	Rural (1 du/5ac)	This change has no relationship to density or intensity.	N/A	See Analysis 12  Sections are currently under consideration for inclusion within the Clermont JPA. The Rural Protection Area is generally intended to limit urban development that is reasonably expected to result within the Joint Planning Area.
13.	South Lake Strategic Area Plan Boundary, South of Clermont	Total of 11,608 acres.	Rural (1 du/5 ac)	This change has no relationship to density or intensity.	Rural Transition (1 du/1 net acre 50% open) and Public Service Facility and Infrastructure	This change has no relationship to density or intensity.	Rural Transition (1 du/1 net acre 50% open) and Public Service Facility and Infrastructure	This change has no relationship to density or intensity.	N/A	See Analysis 13  Due to concerns from various groups the need for a Master Plan Specific to the area became apparent after the Transmittal hearing.