

**LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

PLANNING AND ZONING BOARD	 LAKE COUNTY FLORIDA	BOARD OF COUNTY COMMISSIONERS
January 2, 2013		Transmittal: January 22, 2013 Adoption: TBA

LPA#13/1/10-2 Map Amendment to change 151 parcels and 580 acres from Rural Transition to Urban Low Density Future Land Use previously approved by the Board.	Case Manager: Brian T. Sheahan, AICP Planning & Community Design Manager	Agenda Item # 6
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- Item -

Type: County-initiated Comprehensive Plan Map Amendment

Creation or Revision: Revision

Description: Map Amendment. This request amends the Future Land Use Map, changing the future land use map from Rural Transition (up to 1 du/1 net acre, with 50% open space) to Urban Low Density (4 du/1 net acre), consisting of 151 parcels and approximately 580 acres. This change was previously executed as a map amendment to at transmittal of the 2030 Comprehensive Plan but was not processed by the State Planning Agency on procedural grounds.

LOCATION: The parcels are on the north side of SR 50, north to Lake Apopka, West to and including the Colina Bay Subdivision and east to the county line in Sections 14, 23, 24, And 25 Township 22 South Range 26 East, Lake County, Florida

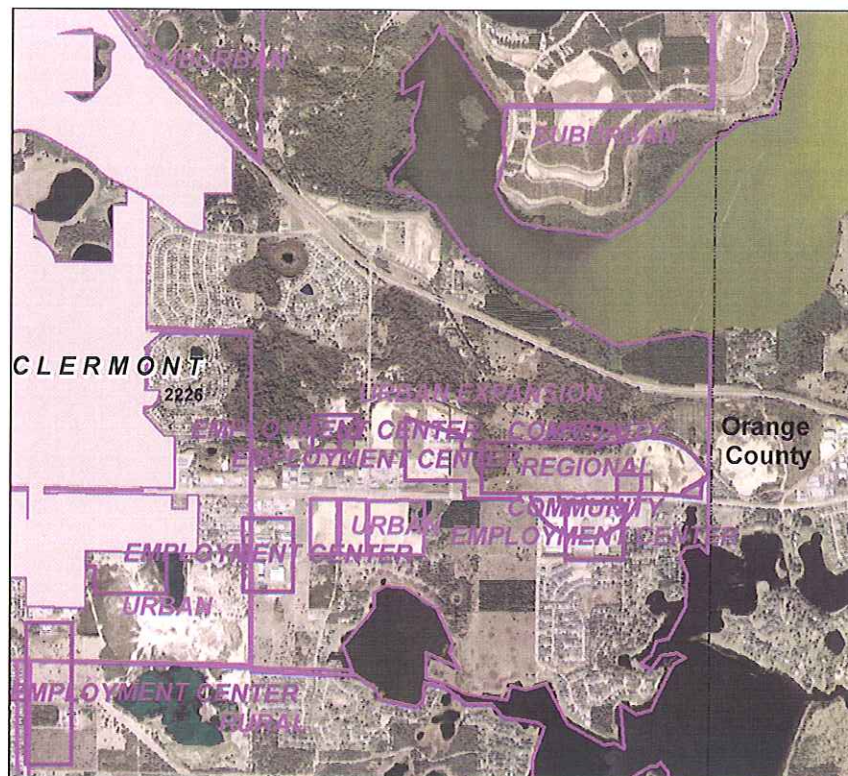
- Summary of Staff Recommendation -

Staff recommends **APPROVAL** of the request to adopt the Comprehensive Plan Future Land Use Map Amendment.

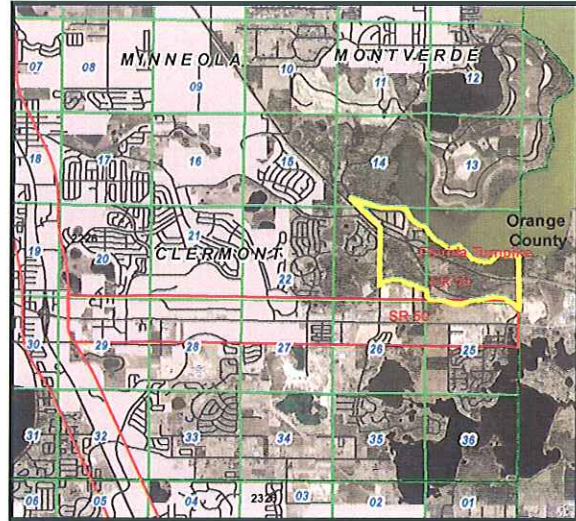
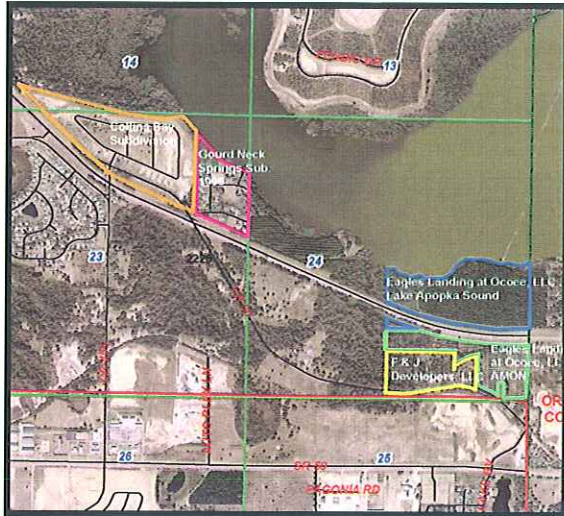
- Summary -

Analysis: On May 25, 2010, Lake County adopted the 2030 Comprehensive Plan which included this amendment. The amendment was considered and approved by the Board of County Commissioners at duly advertised public meetings prior to the adoption hearing but was not processed by the State Planning Agency because it was not included in the original transmittal (first hearing) on January 19, 2010 and the 2030 Comprehensive Plan was found in compliance without this map amendment. This amendment seeks to amend the Future Land Use Map as approved by the Board of County Commissioners as originally approved on May 25, 2010.

The subject area was designated as **Urban Expansion** on the 1991 Future Land Use Map (FLUM), which allowed a maximum density of four dwelling units per one acre (4 du/1 ac) as seen below:



The subject parcels front on CR 50 and the Florida Turnpike. The area is urbanizing and there are existing, vested and pending developments within and adjacent to this area that would be nonconforming under the Rural Transition Future Land use Category as seen below:



The parcels lie within the City of Clermont’s water and sewer utility service area and there are existing utility agreements that have been approved.

Some of the parcels front on CR 50, which is a segment of the Green Mountain Scenic Byway and would lie within the Green Mountain Scenic Byway Roadside and Corridor Overlay Districts. The parcels lie south of Lake Apopka and within the Lake Apopka Basin.

The subject parcels designated as Rural Transition should be changed to Urban Low Density so that the existing and previously approved uses would be conforming to the Future Land Use Category, and as it would create an orderly flow of land uses in that area.

- Standards for Review –

A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The proposed amendment would be consistent with the Comprehensive Plan as previously determined by the Board.

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The proposed amendment would not be in conflict with the Comprehensive Plan. The amendment will provide opportunities for development consistent with the existing development pattern in this area.

C. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

The proposed amendment is consistent with the existing and proposed uses along the east

State Road 50 and Old CR 50 Corridors.

D. Whether there have been changed conditions that justify an amendment.

As discussed above this proposed map amendment was previously approved by the Lake County and was only found noncompliant on procedural grounds.

E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

The amendment will not result in any additional demand on public facilities as it is within the Clermont Utility Service Area and was previously planned under the 1991 Comprehensive Plan for more intense/dense development consistent with the Urban Low Density Future Land Use Category.

F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

The amendment will not result in a significant impact on the natural environment. Impacts on the Green Mountain Scenic Byway will be addressed through Planned Zoning and through the Land Development Regulations.

G. Whether, and the extent to which, the proposed amendment would affect the property values in the area.

There is no indication that there will be any adverse affects on the property values.

H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

This amendment would result in an orderly and logical development pattern.

I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The amendment is consistent with the interest of the public and these regulations.

– Conclusions –

The designation of the subject parcels as Urban Low Density would allow the existing and

proposed uses to be conforming, and it would create an orderly flow of land uses in that area, in keeping with the intent of the Lake County 2030 Comprehensive Plan and as previously approved by the Board of County Commissioners.

– Staff Recommendation –

APPROVAL of the proposed amendment.

Planning & Zoning Board Recommendation: