

**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

<p style="text-align: center;">LPA# 13/1/8-2</p> Amendment to change the future land use map from regional office to regional commercial for six parcels located on the south side of east SR 50 and west of the county line	<p style="text-align: center;">Case Manager:</p> Brian T. Sheahan, AICP Planning & Community Design Manager	<p style="text-align: center;">Agenda Item #5</p>
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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 from Regional Office to Regional Commercial for six parcels located on the south side of east SR 50 and west of the county line with Alternate Keys #1037409 (Headquarters Orlando Real Estate Llc), #3798103 (B & B Of South Florida, Inc.), #3309324 (B & B Of South Florida, Inc.), #1592356 (Ricci, Alan & Paula), #2827068 (Battlam, Hamida F. & Naseen, Bano Latif), And #3784890 (Florida Discount Self Storage LLC); 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 south side of SR 50, near the Lake and Orange County line, as shown on the attached maps. The parcels lie within Section 25, Township 22, Range 26.

- Summary of Staff Recommendation -

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

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 for the properties.



The parcels are currently designated as Regional Office and were formerly designated as Urban Expansion with an Employment Center overlay under the 1991 Comprehensive Plan.

The proposed Future Land Use Category is **Regional Commercial**, which allows the following typical uses:

- Commerce uses, including: services, retail trade, finance, insurance and real estate;
- Office uses;

- Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas and Sanitary Services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;
- Civic uses;
- Amusement, entertainment and commercial recreation within an enclosed building;
- Religious organizations;
- Day care services;
- Colleges and universities and professional schools;
- Hotels and other lodging places;
- Public order and safety;
- Utilities; and
- Limited Multi-Family Residential.

The following uses require a Conditional Use Permit:

- Light industrial, as provided above that takes place primarily outside an enclosed building;
- Heliports; and
- Hospitals.

The following uses are allowed within the **Regional Office** Category:

- General office, including: Services, finance, insurance and real estate;
- Limited commercial retail trade uses that support office land uses;
- Light industrial uses such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;
- Day care facilities;
- Health Services, except hospitals;
- Civic uses;
- Religious organizations;
- Colleges, universities and professional schools;
- Public order and safety;
- Hotels and other lodging places;
- Utilities; and
- Limited Multi-Family Residential.

The following uses require a Conditional Use Permit:

- Light industrial uses as provided above that take place primarily outside an enclosed building;
- Heliports; and
- Hospitals.

As can be seen from the uses above, the existing auto dealership (HQ Honda) would not be consistent with the Regional Office Future Land Use Category, and should not be designated as Regional Office.

- 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 along SR 50 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 ease State Road 50 Corridor.

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 is 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.

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.

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 Regional Commercial would allow all of the existing 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.

– Staff Recommendation –

APPROVAL of the proposed amendment.

Planning & Zoning Board Recommendation: