

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

<b>PLANNING AND ZONING BOARD</b>	 <b>LAKE COUNTY</b> FLORIDA	<b>BOARD OF COUNTY COMMISSIONERS</b>
<b>February 6, 2013</b>		Transmittal: February 26, 2012 Adoption: TBA

<p style="text-align: center;"><b>LPA# 13/2/1-5</b></p> <p>Change the Future Land Use Category on parcels described as AK#s 1176913, 2930705, 2582952, the portion of land described as AK #1388121 lying directly south of the parcel described as AK#1176913 and the portion of lands described as AK#s 1176905 and 1388121 lying directly south of the parcel described as AK# 2582952 from Rural Transition to Industrial.</p>	<p style="text-align: center;"><b>Case Manager:</b> Anita W. Greiner, Chief Planner</p>	<p style="text-align: center;"><b>Agenda Item #4</b></p>
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- Item -

<b>Type:</b>	County-initiated Comprehensive Plan Map Amendment
<b>Creation or Revision:</b>	Revision
<b>Description:</b>	Map Amendment. This request amends the Future Land Use Map on parcels located at the northeast corner of CR 44 and Emeralda Avenue <u>from</u> <b>Rural Transition Future Land Use Category</b> , which allows a maximum density of one (1) dwelling unit/one (1) net acre with 50% open space, a maximum impervious surface ratio (ISR) of 0.50 for certain uses and typical uses as described in the summary <u>to</u> <b>Industrial Future Land Use Category</b> , which allows a maximum 0.80 ISR and permits uses such as manufacturing and wholesale trade that may have significant potential impacts on the environment or adjacent uses including, but not limited to, noise, hazards, emissions, vibration and odors (see list of typical uses as shown in the summary). The amendment would bring the existing developed parcels (convenience store and trucking company) back into conformity with the Comprehensive Plan.

**- Summary of Staff Recommendation -**

Staff recommends **APPROVAL** of the request to amend the 2030 Future Land Use Map.

**- 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 a duly advertised public meeting prior to the adopting hearing, but was not processed by the State Planning Agency because it was not included in the original transmittal (first hearing) on January 10, 2010; the 2030 Comprehensive Plan was found in compliance without this map amendment.

On September 22, 2011, the 2030 Comprehensive Plan, which includes the Future Land Use Map, became effective. The two existing businesses (**Convenience Store and Custer Trucking**) located along CR 44, were conforming with the previous designation of Rural Village Future Land Use Category and became non-conforming with the current designation of **Rural Transition** Future Land Use Category.

The Rural Transition Future Land Use Category allows the following typical uses:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Equestrian related uses;
- K-12 schools;
- Religious organizations; and
- Rural Support uses as provided for in the Comprehensive Plan.

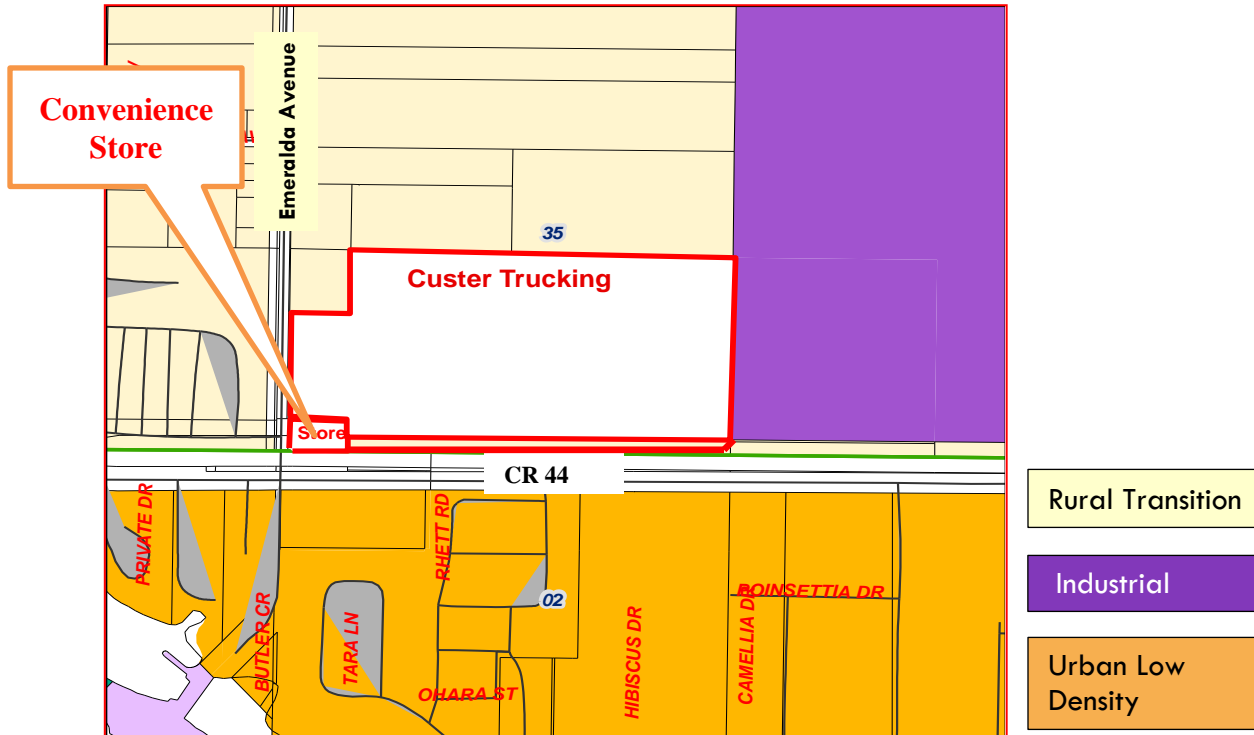
The following typical uses are allowed, but require a conditional use permit:

- Mining and Resource Extraction;
- Active parks and recreation facilities;
- Nursing and personal care facilities;
- Daycare services;
- Outdoor Sports and recreation clubs;
- Civic uses;
- Animal specialty services;
- Unpaved airstrips;
- Public order and safety;
- Utilities; and
- Ports and Marinas

The **Convenience Store** parcel (Alternate Key #s 1176913 and 2930705) is located at the northeast corner of CR 44 and Emeralda Avenue; it is approximately one-half acre in size and was developed as a convenience store with gas pumps in 1988. A strip of land divides the two Convenience Store parcels developed as the access to the Convenience Store and the Convenience Store (described as Alternate Key #s 1176913 and 2930705). The dividing strip of land is owned by Florida Power Corporation (a portion of land described as Alternate Key# 1388121 that lies directly south of the parcel described as Alternate Key# 1176913). The **Custer Trucking** parcel (Alternate Key # 2582952) is located north and east of the Convenience Store and has frontage on Emeralda Avenue and CR 44; it is approximately 17 acres in size and is developed as a Truck Yard (Ordinance 1998-51); the strips of land located south of the Custer

Trucking parcel and north of CR 44 (portion of Alternate Key #s 1388121 and 1176905) are owned by Florida Power Corporation.

The Future Land Use Category to the south, across CR 44, is Urban Low Density and the parcels to the east are designated as Industrial. The parcels to the north and west are Rural Transition.



This amendment seeks to change the Future Land Use Map, designating the subject properties Industrial as originally approved by the Board of County Commissioners on May 25, 2010.

Amending the Future Land Use Category to Industrial on these parcels would bring them into a conforming status with the Comprehensive Plan as the convenience store is supportive of the adjacent industrial uses and the truck yard is an industrial use. The **Industrial Future Land Use Category** is intended for industrial uses with nuisance or hazardous characteristics, which are best segregated from other uses and allows 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.).

The Industrial Future Land Use Category allows the following typical uses:

- Manufacturing;
- Wholesale trade;
- Limited commerce uses, including: services, retail trade, finance, insurance and real estate; that support industrial land uses;
- Rail yards;
- Civic uses;
- Utilities; and

- Public order and safety.

The following typical uses are allowed, but require a conditional use permit:

- Bottling operations;
- Mining and resource extraction;
- Heliports and airports;
- Energy generation;
- Incinerators;
- Landfills;
- Concrete and asphalt batch plants; and
- Manufacturing uses that require permits for potential adverse impacts to natural resources.

**- 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 on May 25, 2010.

**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 adjacent properties are designated as Industrial Future Land Use and the existing development on the subject parcels are consistent with the Industrial Future Land Use Category.

**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 land uses as the convenience store is a supportive use to the adjacent industrial uses and the trucking company is an industrial use.

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

The Board approved the amendment on May 25, 2010, but was found noncompliant by the State based on procedures.

**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. The parcels are developed with existing businesses.

**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. The parcels are developed with existing businesses.

**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 effects on the property values; there will not be a change since the parcels are developed with existing businesses.

**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 a logical development pattern as the subject parcels are developed with businesses that are allowed under the Industrial Future Land Use Category and the adjoining parcels to the east are currently developed with industrial business and are designated as Industrial Future Land Use.

**I. Whether the proposed amendment would be consistent with or advance the public interest, and is 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 Industrial Future Land Use Category on subject parcels will allow the existing uses to be conforming and would create an orderly flow of land uses in that area, in keeping with the intent of the 2030 Comprehensive Plan.

**– Staff Recommendation –**

**APPROVAL** of the proposed amendments.

**Planning & Zoning Board Recommendation:**