

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

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

LPA# 13/2/3-1 Change the Future Land Use Category on parcels described as AK #s 1587166, 3781212 (less S1/2 of SW 1/4, less CR 565), 1092591 and 1024609 from Rural Transition and Urban Low Density to Regional Office	Case Manager: Anita W. Greiner, Chief Planner	Agenda Item #5
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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 on one vacant parcel located on CR 565 and adjacent to the industrial park, described as AK# 1587166 <u>from</u> Rural Transition Future Land Use Category , which allows a maximum density of one (1) dwelling unit/one (1) net acre with 50% open space (typical uses are described in the summary) and three vacant parcels located east of CR 565 and south of US Hwy 441, described as AK# 3781212 (less S1/2 of SW 1/4, less CR 565), 1092591 and 1024609 <u>from</u> Urban Low Density Future Land Use Category , which allows a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial and office uses at an appropriate scale and intensity to serve the category (typical uses are described in the summary) <u>to</u> Regional Office Future Land Use Category , which is intended to accommodate office development that exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features and accessory uses included within the building footprint (typical uses are described in the summary).

- Summary of Staff Recommendation -

Staff recommends APPROVAL of the request to amend the 2030 Future Land Use Map.
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Analysis: On September 22, 2011, the 2030 Comprehensive Plan, which includes the Future Land Use Map, became effective.

The subject parcels, located east of CR 565 and west and north of Christopher C. Ford Commerce Park and Langley Industrial Park, were designated with the Rural Transition and Urban Low Density Future Land Use Categories.

More specifically, the parcel described as Alternate Key # 1587166, which fronts CR 565 on the west side and is contiguous to a parcel within the Langley Industrial Park on the east was designated as **Rural Transition**. The parcel is approximately 81 acres in size and is currently being used to produce timber. The **Rural Transition** Future Land Use Category allows a maximum density of 1 du/net acre with 50% open space and a maximum impervious surface ratio (ISR) of 0.50 for agricultural, civic and recreational uses. The potential development could be approximately 81 single-family dwelling units. This parcel is outlined in blue on Exhibit #1 below.

The parcels described as Alternate Key #s 3781212 (less S1/2 of SW 1/4, less CR 565), 1092591 and 1024609 are designated as **Urban Low Density**; they lie east of CR 565 and north and west of the Christopher C. Ford Commerce Park and Langley Industrial Park. Together the parcels total approximately 280 acres in size and are currently being used as pasture land and to produce timber. The **Urban Low Density** Future Land Use Category allows a maximum density of 4 du/net acre and a maximum ISR of 0.60. The approximate potential development on these parcels is 484 single-family dwelling units (using a rough estimate of wetlands on the parcels). These parcels are outlined in red on Exhibit #1 below.

The surrounding parcels to the west are designated as Rural Transition, to the south the parcels are designated as Industrial and Rural, the parcels to the east are designated as Industrial and Urban Low Density and to the north the parcels are designated as Urban Low Density and Regional Office, as shown on Exhibit #1 below.

The parcels to the east, designated as Urban Low Density, are developed with a subdivision, Woodlands at Church Lake, a 55+ community. Currently, the parcels to the west of this subdivision are designated as Urban Low Density, which allows typical uses such as residential, civic, residential professional offices, passive parks, religious organizations, day care services, schools and commerce, such as services, finance, insurance and real estate. Active parks, light industrial, animal specialty, mining, hospital and utility uses would require a conditional use permit. If the future land use were changed to Regional Office, a variety of office uses and limited commercial uses that support office use would be allowed. Measures such as landscaping, lighting and screening are included in the Land Development Regulations to ensure the uses would be compatible with the adjacent residential uses. A detailed list of typical uses and uses that would require a conditional use permit within the Regional Office Future Land Use Category are listed on page 3 of this report.

The surrounding parcels to the east and south, designated as Industrial, are parcels within the Langley Industrial Park and the Christopher C. Ford Commerce Park.

The uses permitted in Rural Transition and Urban Low Density are not compatible with the uses permitted in the Industrial Future Land Use Category. A residential use adjacent to industrial parcels does not provide the desired transition between land uses. Changing the land use on the four subject parcels to Regional Office will create a compatible transition around the Industrial area. There will also be an orderly flow of Regional Office land use with the parcels currently designated as Regional Office to the north. Exhibit #2 shows the land use transition if the four parcels are changed to Regional Office.

The **Regional Office Future Land Use Category** provides for a variety of office uses and limited commercial uses that support office uses. The maximum ISR in the Regional Office Future Land Use Category is 0.75. This category is intended to accommodate office development that exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint and allows the following typical uses:

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

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

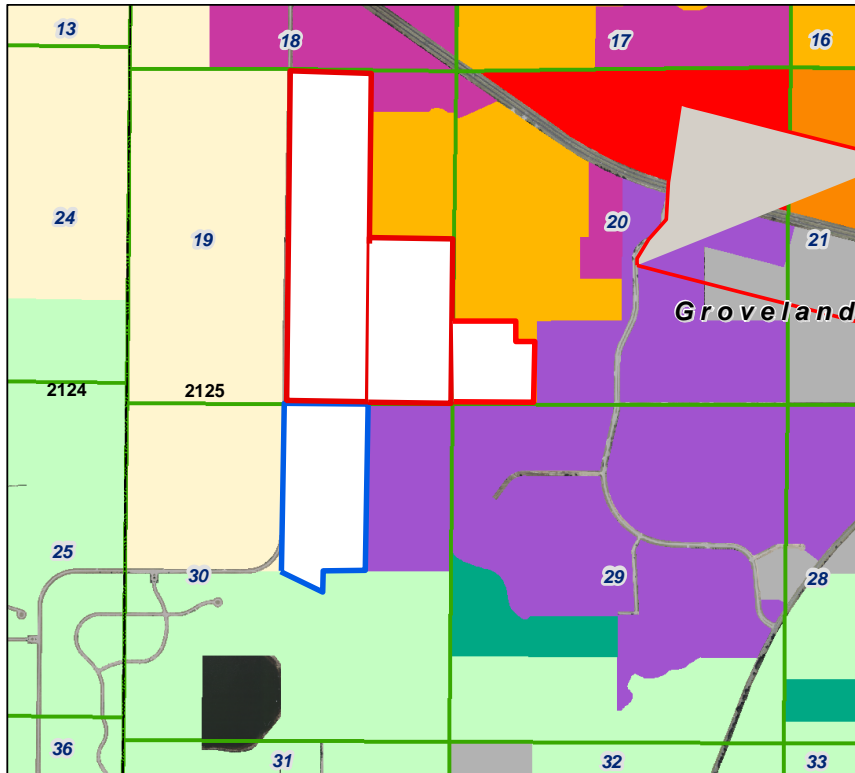
The **Industrial Future Land Use Category** consists of uses that may have significant potential impacts on the environment or adjacent uses including, but not limited to, noise, hazards, emissions, vibration and odors. The maximum ISR in the Industrial Future Land Use Category is 0.80. The Category also allows retail uses that support industrial uses and 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.

Exhibit #1



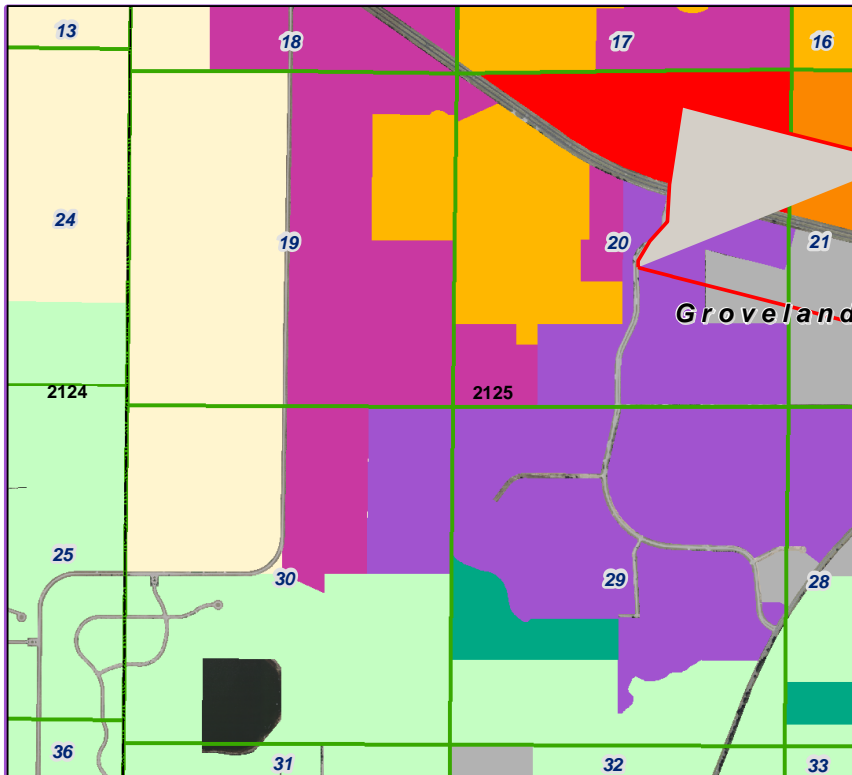
Regional Commercial

Urban Medium Density

Industrial

Urban Low Density

Exhibit #2



Rural Transition

Regional Office

Rural

Conservation

- 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 parcels front on CR 565, which is a minor collector road and the Regional Office Future Land Use Category is compatible with the surrounding future land use categories and will provide a logical transition pattern between the Industrial and the Rural and Rural Transition Future Land Use Categories.

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 and will provide a logical transition between the existing Industrial land uses and the Rural and Rural Transition land uses.

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

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

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 effects 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 a logical development pattern, acting as a transition between the Industrial designated parcels and the parcels designated as Rural and Rural Transition.

- 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.

– Conclusion –

The designation of the Regional Office Future Land Use Category on the subject parcels would create an orderly and logical transition of land uses in that area, which meets the intent of the 2030 Comprehensive Plan.

– Staff Recommendation –

APPROVAL of the proposed amendment to designate the four subject parcels as Regional Office.

Planning & Zoning Board Recommendation: