

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

PLANNING & ZONING BOARD
February 6, 2013



BOARD OF COUNTY COMMISSIONERS
TBD

PH #1-13-5 Crockett, Duncan & USB Property	Case Manager: Melving Isaac, Planner	Agenda Item #1
---	---	-----------------------

Owner: Crockett, Duncan & USB (the "Owner")

Applicant: Gerry Dedenbach representing Causseaux, Hewett & Walpole, Inc. (the "Applicant")

Requested Action: Rezone property from C-1 and C-2 to Planned Commercial (CP) for general retail and Rural Support uses. Ordinance #2001-145 will be superseded and replaced by the proposed ordinance.

- Site Location & Information -



Size	2.29 +/- acres	
Location	Paisley area, West of CR 42, North of Crooked Mile Road	
Alternate Key #'s	1709814, 1709822, 2581646	
Future Land Use	Rural, Rural Support Corridor, Wekiva-Ocala Rural Protection Area	
	Existing	Proposed
Zoning District	C-1, C-2	CP
Impervious Surface Ratio (Policy I-1.4.4)	0.20 max	0.30 max (If Comprehensive Plan amendment is approved)
Floor Area Ratio (Policy I-1.4.7.2)	0.10 max	0.10 max
Joint Planning Area	N/A	
Utility Area:	N/A	
Site Utilities	Proposed well and septic system	
Road Classification	CR 42 – Rural Major Collector	
Flood Zone/ FIRM Panel	X/235	
Commissioner District	5 (Cadwell)	

Approximate site location outlined in Blue

Site Visit January 24, 2013

Sign Posted January 24, 2013 (2 posted)

Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A)	Rural Residential	
South	Rural	C-2	Commercial	Gas Station/Convenience Store, Restaurant
East	Rural, Public Service Facilities and Infrastructure	Planned Commercial (CP), Community Facility District (CFD), Agriculture (A)	County Recreational Facilities, Post Office	Paisley Community Park, Adjacent to CR 42
West	Rural	Agriculture (A)	Agriculture	

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed rezoning request, with conditions, as set forth in the attached Ordinance.

PLANNING & ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Applicant is requesting to rezone property from C-1 and C-2 to Planned Commercial (CP) to establish general retail and Rural Support uses *concurrent with a Comprehensive Plan Amendment* (LPA# 12/5-2, approved by the Lake County Board of County Commissioners and transmitted to the Florida Division of Community Planning and Development on December 18, 2012) that proposes to increase the maximum allowable structure square footage from 5,000 to 10,000 and to increase the maximum allowable Impervious Surface Ratio from 0.20 to 0.30 within all Rural Support Corridors within the Rural Future Land Use Category (FLUC). The Community Planning and Development Division of the Florida Department of Economic Opportunity is expected to provide comments on or before January 30, 2013 and the case will be scheduled at the first available hearing. Consideration of this rezoning is premised on the adoption of the proposed Comprehensive Plan Amendment. Upon the adoption of the Comprehensive Plan Amendment by the Board of County Commissioners, and if the ordinance for this request, PH #1-13-5, is approved, Ordinance #2001-145 will be superseded and replaced by the proposed CP Ordinance.

The subject property consists of 2.29 +/- acres and is located in the Paisley area, West of CR 42, North of Crooked Mile Road. Two of the three parcels are currently developed and the Applicant intends to raze the two existing buildings.

The northern property has an existing structure, built circa 1880. Comprehensive Plan Policy III-4.5.1 *Identify and Preserve Historical and Archaeological Resources* and Objective V-1.4 *Historic Housing* require protection of property classified as historical, including non-residential structures. However, a search on the Florida Master Site File and National Register of Historic Places confirmed that this property is not listed or classified as historically, architecturally, or archaeologically significant.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;

The proposed rezoning is consistent with the LDR as seen in LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits general retail uses in the CP Zoning District.

A total of 46 parking spaces are required for the proposed 9,100 square feet building by the LDR Section 9.03.00 - *Off-Street Parking Regulations*. The applicant has provided a parking study for similar retail store buildings at other locations (refer to Attachment 1). Based on this parking study, the Applicant is requesting a waiver from the LDR requirements to provide 30 parking spaces instead of the required 46 parking spaces. The proposed ordinance includes a waiver indicating that 30 parking spaces shall be provided for the proposed 9,100 square feet building. Staff supports this waiver. Any future increase in the gross leasable area of the building will be required to comply with the parking requirements of the Land Development Regulations (LDR), as amended.

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;

The CP zoning request is consistent with Comprehensive Plan Policy I-1.4.4, "*Rural Future Land Use Category*", as Rural Support uses are allowable in the Rural FLUC and, because the properties are located within the Paisley Rural Support Corridor on the Future Land Use Map and as identified in Policy I-1.4.7.2 "*Rural Support Corridors*". The request is consistent with Comprehensive Plan Policy I-1.4.7, "*Rural Support*", as convenience

retail is an allowable use. The request is also consistent with Comprehensive Plan Policy I-1.4.7.2, "*Rural Support Corridors*", as Rural Support uses are limited to designated Rural Support Corridors where the proposed commercial use will be located. The request is consistent with the Comprehensive Plan Policy I-5.2.2, "*Land Use in the Wekiva-Ocala Rural Protection Area*", as it limits the uses to the Rural Future Land Use Category which allows Rural Support Uses.

The northern property has an existing structure built circa 1880, which is not listed on the Florida Master Site File and National Register of Historic Places as being classified as historically, architecturally, or archaeologically significant. Accordingly, Comprehensive Plan Policy III-4.5.1, "*Identify and Preserve Historical and Archaeological Resources*", and Objective V-1.4, "*Historic Housing*", which require the protection of property classified as historically, architecturally, or archaeologically significant, do not prevent the demolition of the structure on the property that is proposed as part of its redevelopment for commercial purposes.

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

The subject parcels, which are located within the Rural Support Corridor, are surrounded by commercial, agricultural and rural residential uses, and by CR 42 and the Lake County Recreational Facilities at the east. Commercial activity exists at the south and across CR 42 where there is a gas station/convenience store, a restaurant, a post office and a private school. The subject parcels are already zoned C-1 and C-2 which allow commercial uses. Changing the use of the site to CP is consistent with the surrounding uses. Therefore, the proposed rezoning is generally consistent with the land use patterns in the area.

D. Whether there have been changed conditions that justify a rezoning;

There have been no changed conditions to prompt the rezoning. However, the Applicant seeks to rezone in order to develop the subject property with a general retail and Rural Support uses that will provide services to the community.

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

Water/Sewage - The property is not located within any service area for water and sewer. Therefore, the property will be served with well and septic.

Transportation - The Public Works Engineering/Transportation Division has advised that future development will be required to adhere to the following requirements at the time of development approval:

- A left turn will be required on CR 42 for the entrance to the site.
- Additional right of way shall be required for the construction of the off site road improvements along the entire road frontage.
- The future site plan will require storm water and commercial driveway permits.
- Applicant will be required to complete a Tier 1 Traffic Study prior to site plan approval.

The full extent of the impacts will be evaluated as part of the site plan review process for the proposed use.

Fire and Emergency Services - The subject parcel is approximately 1 mile from Lake County Fire Station 13 (closest fire station), located at 25250 County Road 42, Paisley.

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

Two of the three parcels are currently developed and no adverse impacts on the natural environment are anticipated.

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

There is no evidence that the proposed rezoning would adversely affect property values in the area.

H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern;

The proposed rezoning would not disrupt the existing orderly and logical development pattern of the area.

I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

The proposed rezoning will not be in conflict with the public interest and would be in harmony with the general intent of the Comprehensive Plan and LDR.

J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

N/A.

FINDINGS OF FACT: Staff has reviewed the proposed rezoning and found:

1. The request is consistent with the Comprehensive Plan as seen in Policy I-1.4.4 as Rural Support uses are allowable and the request conforms to the general land use criteria and activities of the Rural Future Land Use Category.
2. The request is consistent with the Comprehensive Plan Policy I-1.4.7 *Rural Support* as convenience retail is an allowable Rural Support use. The request is also consistent with the policy as Rural Support uses are limited to designated Rural Support Corridors where the proposed commercial use will be located.
3. The request is consistent with the Comprehensive Plan Policy I-5.2.2, "*Land Use in the Wekiva-Ocala Rural Protection Area*", as it limits the uses to those in the Rural Future Land Use Category which allows Rural Support Uses.
4. The request is not in conflict with Comprehensive Plan Policy III-4.5.1, *Identify and Preserve Historical and Archaeological Resources*, and Objective V-1.4, *Historic Housing*, regarding protection of historically significant property. The northern property has an existing structure built circa 1880 which is not listed on the Florida Master Site File and National Register of Historic Places as being historically, architecturally, or archaeologically significant.
5. The request is consistent with LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits general retail and other commercial uses in the CP Zoning District.

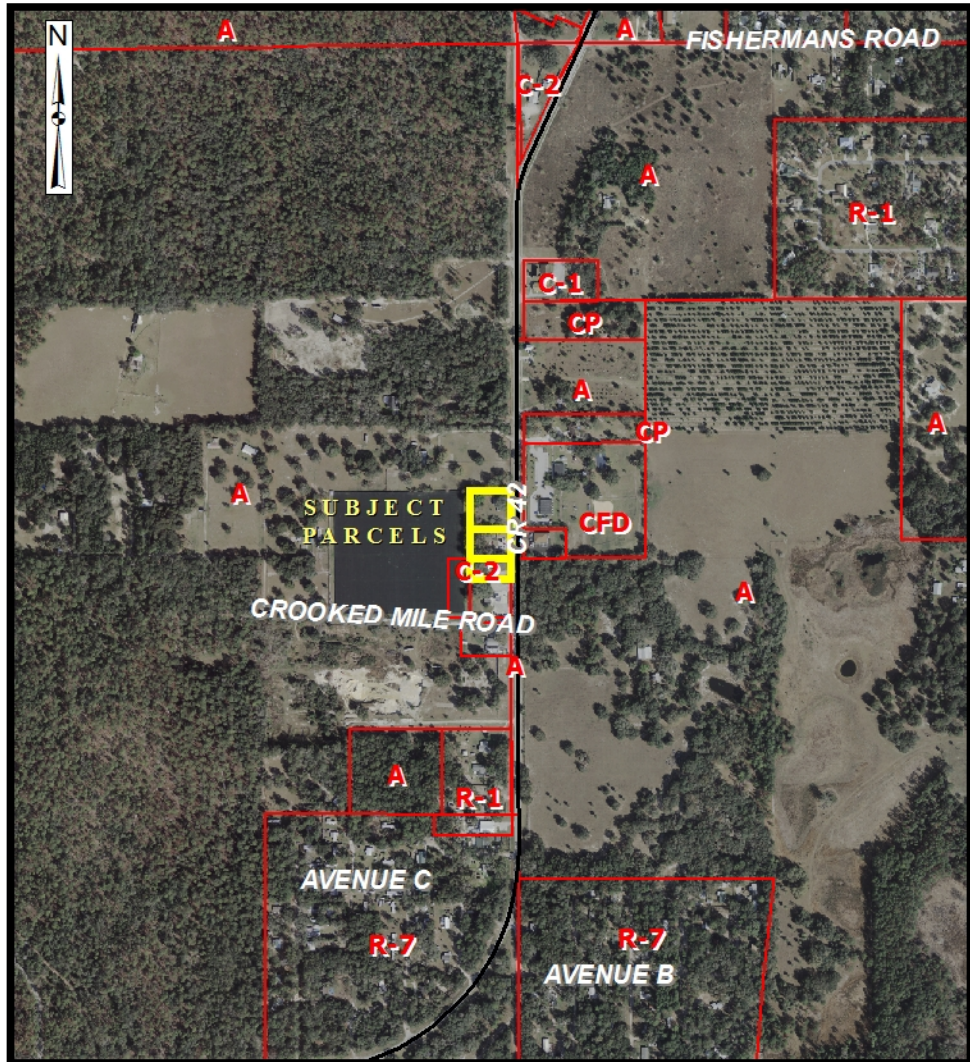
Therefore, based on these findings of fact, staff recommends **APPROVAL with conditions**, subject to the conditions as set forth in the attached Ordinance.

WRITTEN COMMENTS FILED:

Supportive: -0-

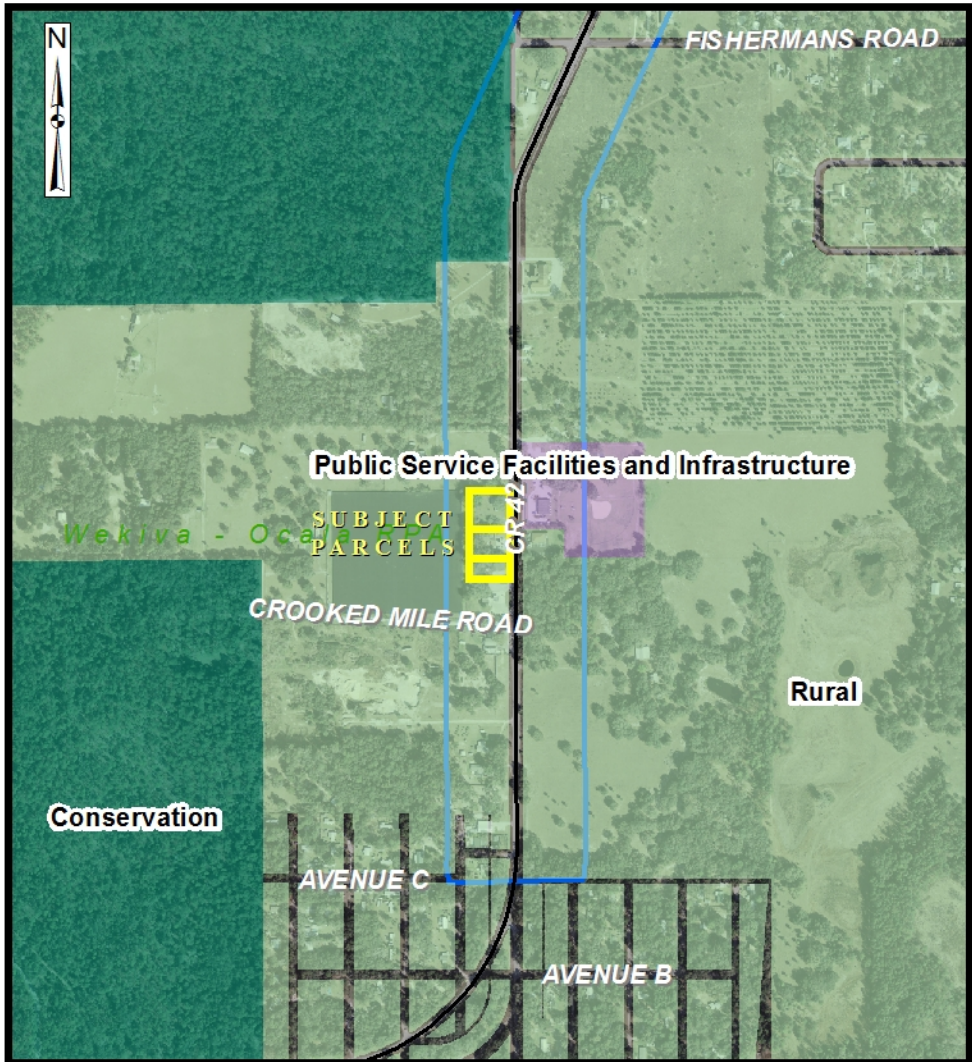
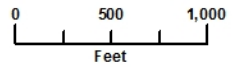
Concern: -0-

Opposition: -0-



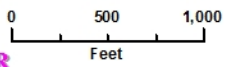
CURRENT ZONING

C-1, C-2



ADOPTED FUTURE LAND USE

RURAL, RURAL SUPPORT CORRIDOR



CROCKETT, DUNCAN & USB

CASE NO.
PH #1-13-5

CASE LOCATION:
T17S, R28E, S30

REQUESTING:
Rezone property from C-1 and C-2 to Planned Commercial (CP) for general retail and Rural Support uses.

ZONING (Red outline)

LAND USE (Purple outline)

SUBJECT PARCEL (Yellow outline)

DATA SOURCES:
Lake County GIS Department; PlanMetrics, 2008 Aerial Image, Data Compilation and Map production compliments of the Growth Management Department, Planning and Community Design.

MAP COMPOSITION:
JANUARY, 2008

This map product was prepared from a Geographic Information System established by the Lake County Board of County Commissioners. Its employees, agents and personnel, make no warranty as to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. The Lake County Board of County Commissioners, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE EXPRESS OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT. Independent verification of all data contained on this map product should be obtained by any user of this map.

FOCUS AREA

LAKE COUNTY FLORIDA

1 **WHEREAS**, upon review, certain terms pertaining to the development of the above described
2 property have been duly approved; and

3 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
4 Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they
5 pertain to the above subject property, subject to the following terms:

6 **Section 1. Terms:**

7 The County Manager or designee shall amend the Official Zoning Map to reflect Planned Commercial (CP)
8 Zoning in accordance with this Ordinance. The uses of the property shall be limited to the uses specified in
9 this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit "A". To the
10 extent where there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance shall take
11 precedence. This Ordinance shall rescind and replace Ordinance #2001-145, and shall mean and include
12 the total of the following uses as included herein.

13 A. Land Uses: The following uses shall be permitted:

- 14 1. General Retail.
- 15 2. Rural Support Uses as specified in the Comprehensive Plan, as amended.
- 16 3. Accessory uses directly associated with the above primary uses may be approved by the County
17 Manager or designee. Any other use of the site not specified above shall require approval of an
18 amendment to this Ordinance by the Board of County Commissioners.

19 B. Open Space: 70%

20 The development shall maintain the minimum open space on the site, consistent with the
21 Comprehensive Plan and Land Development Regulations (LDR), as amended.

22 C. Impervious Surface Ratio (ISR): 0.30

23 D. Floor Area Ratio (FAR): 0.10

24 E. Building Height: 30 feet or maximum of two (2) stories.

25 F. Building Size: 10,000 maximum

26 G. Building Design:

- 27 1. All structures and fencing shall be designed to provide a country or rustic appearance as shown in
28 Exhibit "B" (Conceptual Elevation). All such designs shall be approved by Lake County.
- 29 2. Dumpster: Any trash receptacle or dumpster shall be bear proof.

30 H. Parking: Parking for the development shall be consistent with the LDR and Comprehensive Plan, as
31 amended except as provided below.

- 32 1. Thirty (30) vehicle parking spaces shall be provided as demonstrated on Exhibit "A" (Conceptual
33 Plan).
- 34 2. Any future increase in the gross leasable area of the building will be required to comply with the
35 parking requirements of the LDR, as amended.

36 I. Buffers and Landscaping:

- 37 1. Any mature trees within buffer areas or not within the development footprint shall be preserved and
38 maintained.

- 1 2. Landscaping shall be installed and maintained in accordance with the Comprehensive Plan and
2 LDR, as amended.
- 3 3. Best Management Practices for native landscaping and “right plant-right place” landscaping
4 techniques shall be used for the landscape design to minimize the use of chemicals, pesticides,
5 and water for irrigation. Invasive and exotic plant species are prohibited.
- 6 J. Setbacks. Setbacks shall be in accordance with the Comprehensive Plan and LDR, as amended.
- 7 K. Transportation Improvements/Access Management: Requirements shall be determined for the
8 proposed use at site plan review and in accordance with the LDR, as amended. At a minimum, the
9 following conditions are required for development of the property in accordance with the Conceptual
10 Plan attached hereto as Exhibit “A” unless determined at site plan review are not necessary:
 - 11 1. A left turn will be required on CR 42 for the entrance to the site.
 - 12 2. Additional right of way shall be required for the construction of the off site road improvements along
13 the entire road frontage.
 - 14 3. The future site plan will require storm water and commercial driveway permits.
 - 15 4. Applicant will be required to complete a Tier 1 Traffic Study prior to site plan approval.
- 16 L. Lighting:
 - 17 1. Exterior lighting shall be cut-off type lighting.
 - 18 2. Lighting shall not illuminate adjacent properties and rights-of-way and shall not exceed 0.08 foot-
19 candles at the property line.
 - 20 3. Lighting shall be designed so as to prevent direct glare, light spillage, and hazardous interference
21 consistent with Dark Sky Principles and in accordance with the Comprehensive Plan and LDR, as
22 amended.
- 23 M. Noise: A noise assessment shall be required with the site plan submittal to demonstrate mitigation for
24 any noise impacts the proposed project may have on the neighboring uses pursuant to the LDR, as
25 amended.
- 26 N. Signage: Signs shall be in accordance with the LDR, as amended.
- 27 O. Concurrency Management Requirements: Any development shall comply with the Lake County
28 Concurrency Management System, as amended.
- 29 P. Development Review and Approval: Prior to the issuance of any permits, the Applicant shall be
30 required to submit a site plan for review and approval in accordance with the Comprehensive Plan and
31 LDR, as amended.
- 32 Q. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this
33 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and
34 Lake County Land Development Regulations shall include any future amendments to the Statutes,
35 Code, Plans, and/or Regulations.
- 36 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:
 - 37 A. After establishment of the facilities as provided herein, the aforementioned property shall only be used
38 for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by
39 the Board of County Commissioners.

- 1 B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,
2 convert, or demolish any building structure, add other uses, or alter the land in any manner within the
3 boundaries of the above described land without first obtaining the necessary approvals in accordance
4 with the Lake County Code, as amended, and obtaining the permits required from the other appropriate
5 governmental agencies.
- 6 C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and
7 the terms, conditions, and provisions hereof, and shall be binding upon the present Owner and any
8 successor, and shall be subject to each and every condition herein set out.
- 9 D. Construction and operation of the proposed use shall at all times comply with the regulations of this
10 and other governmental permitting agencies.
- 11 E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall be
12 included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and
13 aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The
14 purchaser or lessee may request a change from the existing plans and conditions by following
15 procedures contained in the Land Development Regulations, as amended.
- 16 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
17 Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and
18 to recommend that the ordinance be revoked.

19 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
20 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
21 affect the validity of the remaining portions of this Ordinance.

22

1 Section 4. Effective Date. This Ordinance shall become effective as provided by law.

2 ENACTED this _____ day of _____, 2013.

3 FILED with the Secretary of State _____, 2013.

4 EFFECTIVE _____, 2013.

5 BOARD OF COUNTY COMMISSIONERS
6 LAKE COUNTY, FLORIDA

7 _____
8 LESLIE CAMPIONE, Chairman

9 ATTEST:

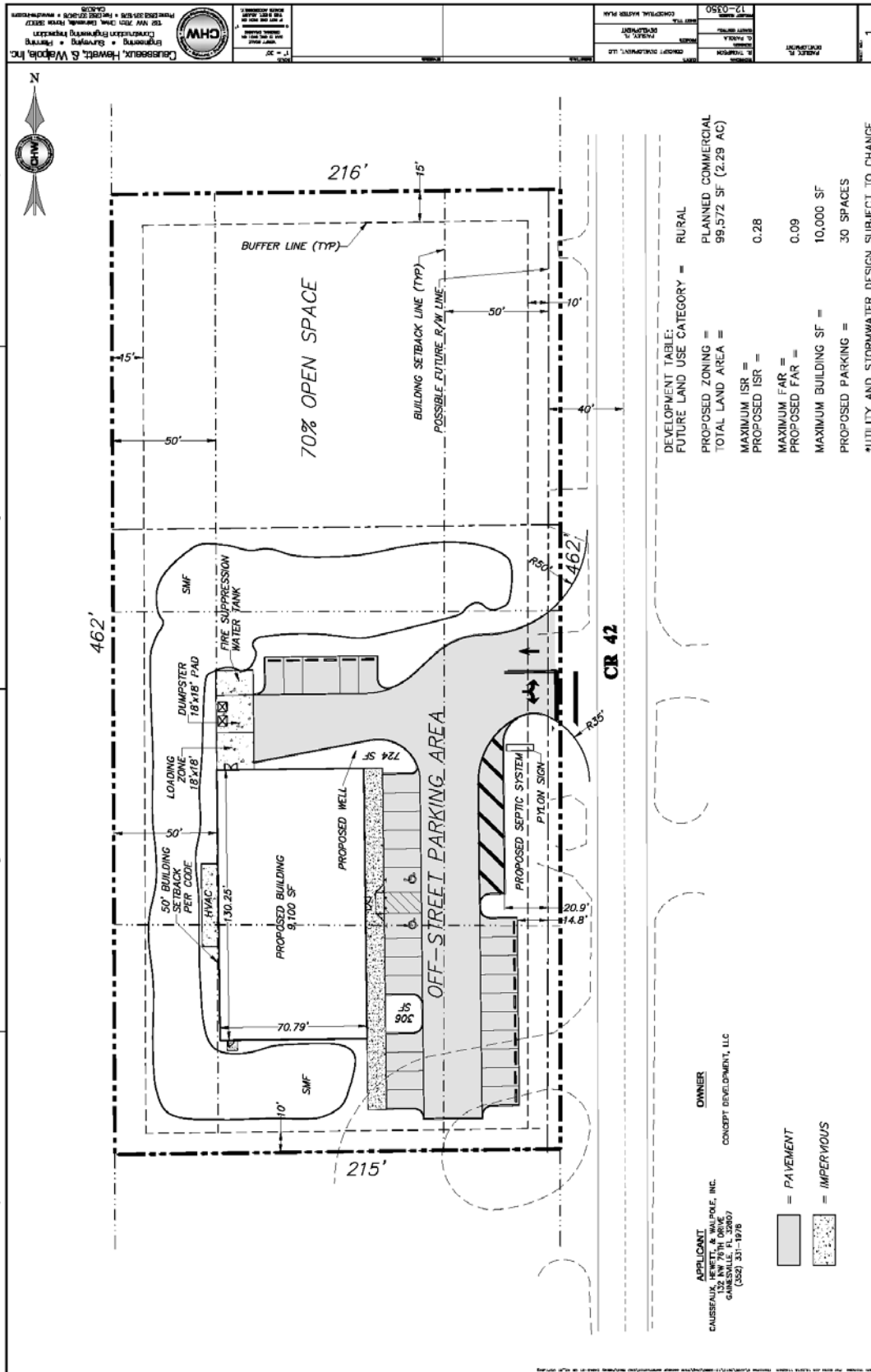
10 _____
11 NEIL KELLY, Clerk of the
12 Board of County Commissioners
13 Lake County, Florida

14 APPROVED AS TO FORM AND LEGALITY

15 _____
16 SANFORD A. MINKOFF, County Attorney
17

1

EXHIBIT "A" - CONCEPTUAL PLAN



2

1
2

EXHIBIT "B" - CONCEPTUAL BUILDING ELEVATIONS



3

Attachment 1

PH Transportation Planning Inc.
1725 Riverbirch Hollow
Tallahassee, FL 32308

Telephone (850) 510-6461
mphemmen@comcast.net



June 23, 2011

Susan L. Fraser
City of Keystone Heights
Planning Consultant

Sent electronically via email
slfraser@bellsouth.net

Re: Parking Study for Keystone Heights Small Box Retail [MPH 11-08]

Susan:

MPH Transportation Planning, Inc. (MPH) is submitting the following parking study for the proposed Small Box Retail Discount Store on Green Way in Keystone Heights, Florida. A reduction in parking spaces has been requested by the developer from that specified by local code. Local code requires 45 total parking spaces for this 9,100 square foot discount store. The revised site plan provides only 30 parking spaces. As the City's planning consultant you have requested justification for this 33% reduction in spaces.

Two data sources are being submitted that substantiate the position that **30 parking spaces** are more than adequate for the 9,100 square foot Small Box Retail Discount Store. Table 1 provides an analysis of Small Box Retail Stores opened in the last 2 years in the north Florida market area. This table provides an average number of parking spaces per thousand square feet (ksf) of building footprint. A subset of data was analyzed comprised only of the 9,100 sq. ft. stores. Six of eight (75%) these stores have 31 or fewer parking spaces. The results of this analysis indicate the average rate for all size and types of Small Box Retail stores is 3.63/ksf = **33 parking spaces** for a 9,100 sq. ft. store and 3.5/ksf = **32 parking spaces** based solely on 9,100 sq. ft. stand-alone Small Box Retail Discount Stores.

A second data source is provided in a parking lot utilization study at the Monticello Small Box Retail store. This 12,480 sq. ft. store has only 35 parking spaces (3.3/ksf). A count of traffic entering and exiting the only driveway serving this store was conducted from 9:00 a.m. until 7:00 p.m. on Tuesday, June 21, 2011. This data is summarized in 15 minute intervals and provides for a net vehicle impact per period. Photos were also taken every hour on the hour to support the fact that parking space utilization was less than 60% in any hour. The maximum vehicles in the parking lot at any one time was **23** according to the field data technician recording the data

A copy of all data analyzed for this parking study is attached to this report. A printout of the hourly photos taken of the parking lot is included with the supporting documentation. If further consultation or modification to any of the items is required, please call me at (850) 510-6461 anytime during normal business hours to discuss.

Sincerely,

Mike Hemmen

Mike Hemmen, AICP
MPH Transportation Planning, Inc.

Copies distributed electronically to:

Brian Crawford brian@conceptconstruction.net
Al Tilly, P.E. atilly@chw-inc.com

Small Box Discount Retail Stores - Parking Space Analysis

North Florida Small Box Retail Stores Data				Other	Total	Parking Spaces	
Year	Location	Type	Size	Retail	Sq. Ft.	Provided	/ksf
2009	Perry	Retail	9100	2400	11500	47	4.09
2010	Lake Butler	Retail	9100	0	9100	31	3.41
2010	Waldo	Retail	9100	3000	12100	54	4.46
2010	Fanning Springs	Retail	12480	0	12480	50	4.01
2010	Cross City	Retail	12480	0	12480	39	3.13
2010	Astor	Retail	9100	0	9100	38	4.18
2010	St. Joe Beach	Retail	9100	0	9100	28	3.08
2010	Panama City	Retail	8988	0	8988	36	4.01
2011	Tallahassee	Retail	9100	0	9100	36	3.96
2011	Leon County	Retail	9100	0	9100	31	3.41
2011	Reddick	Retail	9100	0	9100	30	3.30
2011	SR 247	Retail	9100	0	9100	31	3.41
2011	Monticello	Retail	12480	0	12480	35	2.80
2011	Summerfield	Retail	9100	0	9100	30	3.30
2011	Keystone Heights	Retail	9100	0	9100	36	3.96
	Average parking spaces per 1,000 square feet (ksf) of building space =						3.63
32	Average parking spaces for 9,100 square foot retail store (sp/ksf) =						3.50

Notes: ** Standard 9,100 sq. ft. retail stores

MPH Transportation Planning
Tallahassee, Florida
850-510-6461

Project No. MPH11-08
Keystone Heights Dollar General
Parking Study

File Name : dg_parking
Site Code : 00000000
Start Date : 6/21/2011
Page No : 1

Groups Printed- Vehicles

Start Time	Parked Cars From North	Exit From East		Enter From West	Int. Total
		Ped	Th	Th	
Factor		1.0	1.0	1.0	
09:00		9	4	13	26
09:15		8	5	4	17
09:30		12	3	7	22
09:45		9	6	3	18
Total		38	18	27	83
10:00		10	4	5	19
10:15		11	4	5	20
10:30		8	6	3	17
10:45		9	5	6	20
Total		38	19	19	76
11:00		9	2	2	13
11:15		8	6	5	19
11:30		6	9	7	22
11:45		6	5	5	16
Total		29	22	19	70
12:00		7	5	6	18
12:15		12	5	10	27
12:30		17	8	13	38
12:45		10	14	7	31
Total		46	32	36	114
13:00		9	7	6	22
13:15		8	9	8	25
13:30		9	4	5	18
13:45		11	5	7	23
Total		37	25	26	88
14:00		13	5	7	25
14:15		16	5	8	29
14:30		23	7	14	44
14:45		13	16	6	35
Total		65	33	35	133
15:00		11	7	5	23
15:15		11	7	7	25
15:30		10	10	9	29
15:45		12	9	11	32
Total		44	33	32	109
16:00		7	13	8	28
16:15		6	13	12	31
16:30		6	6	6	18
16:45		2	9	5	16
Total		21	41	31	93
17:00		2	8	8	18
17:15		4	9	11	24
17:30		5	9	10	24
17:45		9	9	13	31
Total		20	35	42	97
18:00		11	7	9	27
18:15		11	9	9	29
18:30		7	11	7	25
Grand Total		367	285	292	944
Apprch %		100.0	100.0	100.0	
Total %		38.9	30.2	30.9	

RBS

1 2001 10 17 11 00:01 AM 1001 10 17 11 00:01 AM 1001 10 17 11 00:01 AM 1001 10 17 11 00:01 AM 1001 10 17 11 00:01 AM

CFN 2001124836
 Bk 02047 Pgs 2084 - 2087; (4pgs)
 DATE: 12/27/2001 04:10:06 PM
 JAMES C. WATKINS, CLERK OF COURT
 LAKE COUNTY
 RECORDING FEES 17.00
 TRUST FUND 2.50

ORDINANCE #2001-145
Tracking No. #148-01-Z
John Parker and Blanche Parker
PH#73-01-4

FILED
 2001 DEC 17 11 21 AM
 CLERK OF COURT
 LAKE COUNTY
 FLORIDA

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake County Planning and Zoning Commission did, on the 7th day of November, 2001, review PH#73-01-4 a request for revocation of CUP#87/2/1-5 and rezoning from A (Agriculture) to C-1 (Neighborhood Commercial) to allow the use of museum, gift shop, and bait and tackle shop on property generally located in the Paisley area – From the intersection of CR 42 and Maggie Jones Road, proceed N on CR 42 approximately 1/2 mile to property lying W of the road and N of Crooked Mile Road (non-county maintained road). (Sec 30 Twp. 17S Rge. 28E) (1.17 +/- acres)

LEGAL DESCRIPTION: [EXHIBIT "A" - ATTACHED]

AND, after giving Notice of Hearing on petition for a change in the use of land, including a notice that said amendment would be presented to the Board of County Commissioners of Lake County, Florida, on the 27th day of November, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Commission, and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised, and

WHEREAS, upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land subject to the following terms and conditions:

ORDINANCE #2001-145

(Tracking No. #148-01-Z) (PH#73-01-4) (Blanche Parker and John Parker)

1. Terms: The County Manager or designee shall amend the Lake County Zoning Maps to reflect revocation of CUP#87/2/1-5 and rezoning from A to C-1 for those uses as outlined herein.
 - A. Land Uses: Use of the site shall be limited to 5,000 square feet of commercial building area and other uses as outlined herein. The County Manager or designee shall amend the Lake County Zoning Maps from A (Agriculture) to C-1 (Neighborhood Commercial) in accordance with this ordinance. The County Manager or designee may approve normal accessory uses related thereto. Any other use of the site shall require approval of an amendment by the Board of County Commissioners.
 - B. Setbacks: The applicant shall maintain setbacks in accordance with the Lake County Land Development Regulations for the C-1 zoning district.
 - C. Landscaping/Buffers: The applicant shall provide landscape buffers in accordance with the Lake County Land Development Regulations.
 - D. Transportation: Access to the site shall be limited to County Road 42.
 - E. Lighting: Light sources to illuminate signs, facades, buildings, parking and loading areas shall be shaded. Exterior lighting shall be directed away from adjacent properties. Lighting including light poles or lighting attached to structures shall not exceed thirty (30) feet in height.
 - F. Development Review and Approval: Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the Lake County Development Review Staff. The site plans shall meet all submittal requirements and comply with all County Codes and Ordinances, as amended.
 - G. Future Amendments to Statutes, Code, Plan and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations, include any future amendments to the Statutes, Code, Plan, and/or Regulations.
 - H. Future Development Orders: Any requested development order must comply with the Lake County Land Development Regulations, as amended, and the Lake County Comprehensive Plan, as amended.

ORDINANCE #2001-145
(Tracking No. #148-01-Z) (PH#73-01-4) (Blanche Parker and John Parker)

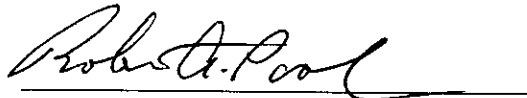
Section 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 27th day of November, 2001.

FILED with the Secretary of State December 17, 2001.


EFFECTIVE December 17, 2001.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA



ROBERT A. POOL, VICE CHAIRMAN

ATTEST:


James C. Watkins, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY:



SANFORD A. MINKOFF, County Attorney

EXHIBIT "A" – LEGAL DESCRIPTION

**ORDINANCE NO. #2001-145
Tracking No. #148-01-Z
PH#73-01-4
Blanche Parker & John Parker**

**AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE
DATE.**

LEGAL DESCRIPTION: From the NE cor of the S 1/4 of Govt Lot 1 (SE 1/4 of NE 1/4) in Sec 30
Twp 17S Rge. 28E, run thence N 150 ft to the POB for this tract; thence run N 203.8 ft to a point
located 315 ft S of the NE cor of the SE 1/4 of NE 1/4 of Sec 30 Thence run W 250 ft, thence run S
203.8 ft to a point 150 ft N of the S bdry of said SE 1/4 of NE 1/4 of Sec 30, thence run E 250 ft to
the POB, subject to the r/w of SR 42 bordering the E side of said property.

FILED
2001 DEC 17 PM 2:35
CLERK OF STATE
TALLAHASSEE, FLORIDA