

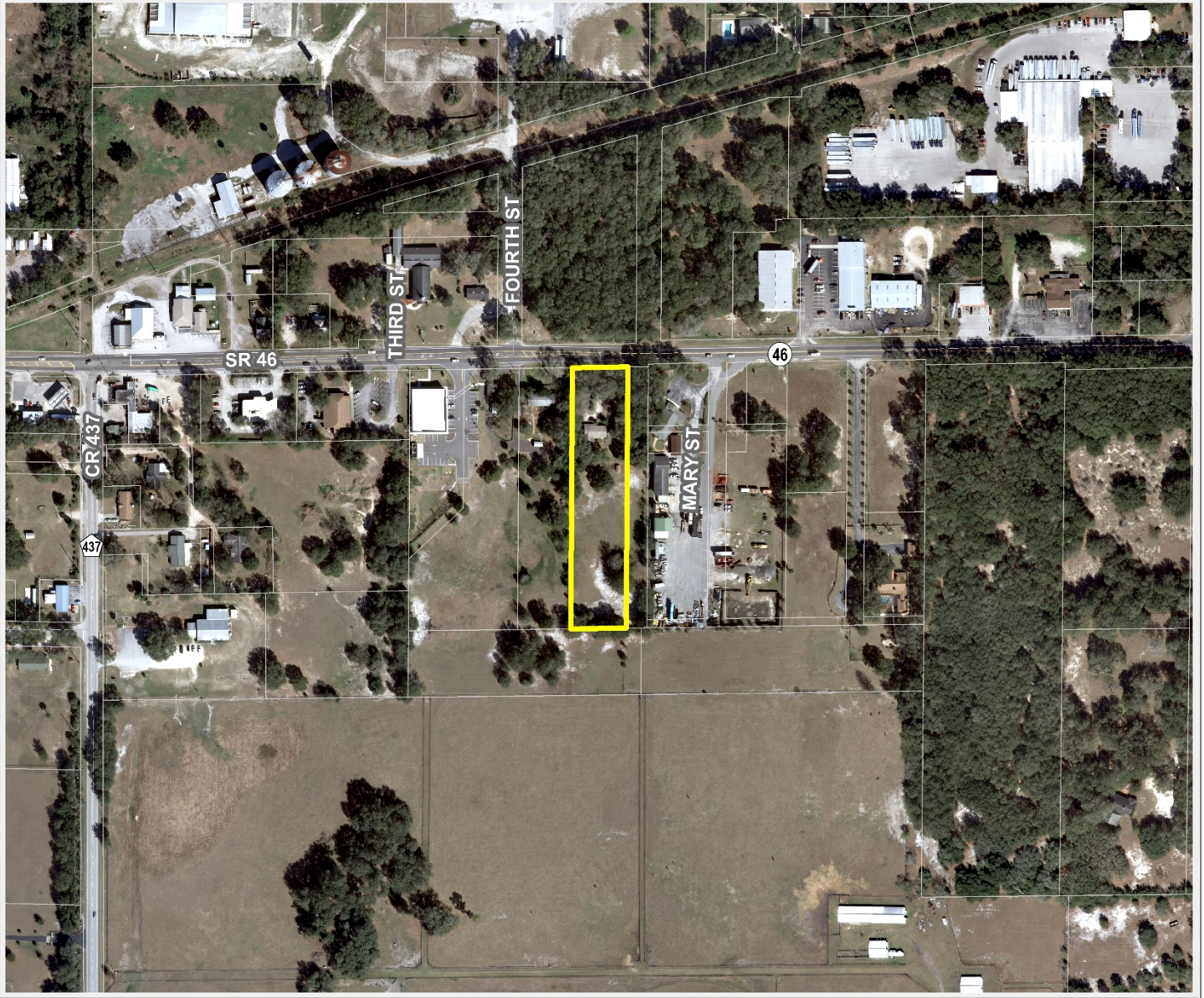
LAKE COUNTY PLANNING AND ZONING DIVISION
REZONING STAFF REPORT

PLANNING AND ZONING BOARD
April 27, 2016



BOARD OF COUNTY COMMISSIONERS
May 17, 2016

<p>RZ-16-08-4 E. Lake Chamber of Commerce/ Jacqueline De Witt</p>	<p>District 4</p>	<p>Agenda Item # 6</p>
--	--------------------------	-------------------------------



Requested Action: Rezone subject property from Urban Residential (R-6) to Neighborhood Commercial (C-1).

Owner: Jacqueline De Witt (the "Owner/s")

Applicant: East Lake Chamber of Commerce – Betty Ann Christian, Secretary (the "Applicant/s")

- Site Location & Information -

Size	2.05 +/- acres
Location	24214 SR 46, Sorrento, Fl
Alternate Key #	1598214 (effected parcel)
Future Land Use	Mount Plymouth-Sorrento Main Street
Existing Zoning District	Urban Residential (R-6)
Proposed Zoning District	Neighborhood Commercial (C-1)
Joint Planning Area	none

Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Mount Plymouth-Sorrento Main Street	C-2	Vacant	None
South	Mount Plymouth-Sorrento Main Street	R-6	Vacant	None
East	Mount Plymouth-Sorrento Main Street	CP	Professional Office	WLW Construction, Inc. (Contractor Office)
West	Mount Plymouth-Sorrento Main Street	R-1	Bait Shop	Non-conforming Zoning District

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** to rezone subject property from Urban Residential (R-6) to Neighborhood Commercial (C-1).

PLANNING AND ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Applicant is requesting to rezone the property from Urban Residential (R-6) to Neighborhood Commercial (C-1) to allow professional office use as permitted by the Mount Plymouth-Sorrento Main Street Future Land Use Category (FLUC). The property is currently developed with a single-family residential home and is being used as a single family residence. The East Lake Chamber of Commerce wishes to change the use of this property from residential to professional office in order develop the property as the new location of the East Lake Chamber of Commerce. The proposed rezoning is consistent with the Mount Plymouth-Sorrento Main Street FLUC. Any impacts on public facilities and the natural environment will be evaluated when the property is redeveloped if this rezoning is approved.

- Standards of Review and Analysis -

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

The application is consistent with Land Development Regulations (LDR) Section 3.00.02 (R) ("Purpose and Intent of Districts") which describes the purpose and intent of the C-1 Zoning District. In addition, the application is consistent with LDR Section 3.01.03 Schedule of Permitted and Conditional Uses, which describes the permitted uses allowed within the C-1 zoning district. These uses are consistent with the Mt. Plymouth-Sorrento Main Street Future Land Use Category (FLUC).

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

The subject property is part of the Mt. Plymouth-Sorrento Main Street FLUC which allows commercial development. Rezoning the property to C-1 is consistent and compatible with the Mt. Plymouth-Sorrento Main Street Future Land Use Category.

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

The property is currently developed with a Single-Family Residential (SFR) unit which is being used as a residence which is consistent with the Mt. Plymouth-Sorrento Main Street FLUC. The current and proposed land uses for the surrounding area are residential and commercial consistent with the Mt. Plymouth-Sorrento Main Street FLUC. The Applicant is requesting to rezone the property to Neighborhood Commercial (C-1) to develop the site as the new office location for the East Lake Chamber of Commerce facility (professional office) which is consistent with the existing and proposed land uses for the surrounding area.

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

With the adoption of the 2030 Lake County Comprehensive Plan the property was designated as being part of the Mt. Plymouth-Sorrento Main Street FLUC; it was previously part of the Mt. Plymouth Main Street FLUC (1992 Comprehensive Plan Future Land Use Map). The property's current use as a single family residence is a permitted use within this category. The Applicant wishes to develop the site as a professional office and obtain the highest and best use for the property, thus requiring the zoning change to C-1.

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;

Additional demands on facilities will be evaluated when the property is redeveloped; however, no adverse impacts to public facilities are anticipated at this time.

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

The property is currently developed with a SFR unit, currently being used as a residence. Any additional development will need to comply with the Comprehensive Plan and Land Development Regulations. As this is a previously developed site, there is no indication the rezoning to C-1 will cause any significant adverse impacts to the natural environment. If this rezoning is approved the site will undergo additional evaluation for impacts to the natural environment during the site plan review and approval process.

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

The application does not contain information related to the effect on adjacent property values.

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

The property is located within an area designated as being part of the Mt. Plymouth-Sorrento Main Street FLUC. The property to the west is zoned Rural Residential (R-1), to the north is Neighborhood Commercial (C-1), east is Urban Residential (R-6) and Planned Commercial (CP), and to the south Urban Residential (R-6) demonstrating a mix of residential and commercial zoning and uses. The rezoning of this property to C-1 will result in an orderly and logical development pattern for the area consistent with the Comprehensive Plan and LDRs.

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

The proposed rezoning would not be in conflict with the public interest and would be in harmony with the purpose and intent of these Regulations.

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

Not at this time.

FINDINGS OF FACT: Staff has reviewed the application for this rezoning request and found:

1. The proposed rezoning is consistent with Comprehensive Plan Policy I-3.2.6 Mt. Plymouth-Sorrento Main Street FLUC; and
2. The proposed rezoning is consistent with LDR Section 3.00.02 (R) ("Purpose and Intent of Districts"), which describes the intent of the C-1 zoning district.
3. The application is consistent with LDR Section 3.01.03 Schedule of Permitted and Conditional Uses, which describes the permitted uses allowed within the C-1 zoning district.

Based on the findings of fact, staff recommends **Approval** to rezone the subject property from Urban Residential (R-6) to Neighborhood Commercial (C-1).

Case Manager: Rick Hartenstein, AICP, CPM, Senior Planner

WRITTEN COMMENTS FILED:

Support: -1-

Concern: -0-

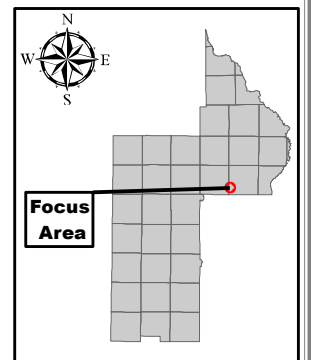
Opposition: -0-

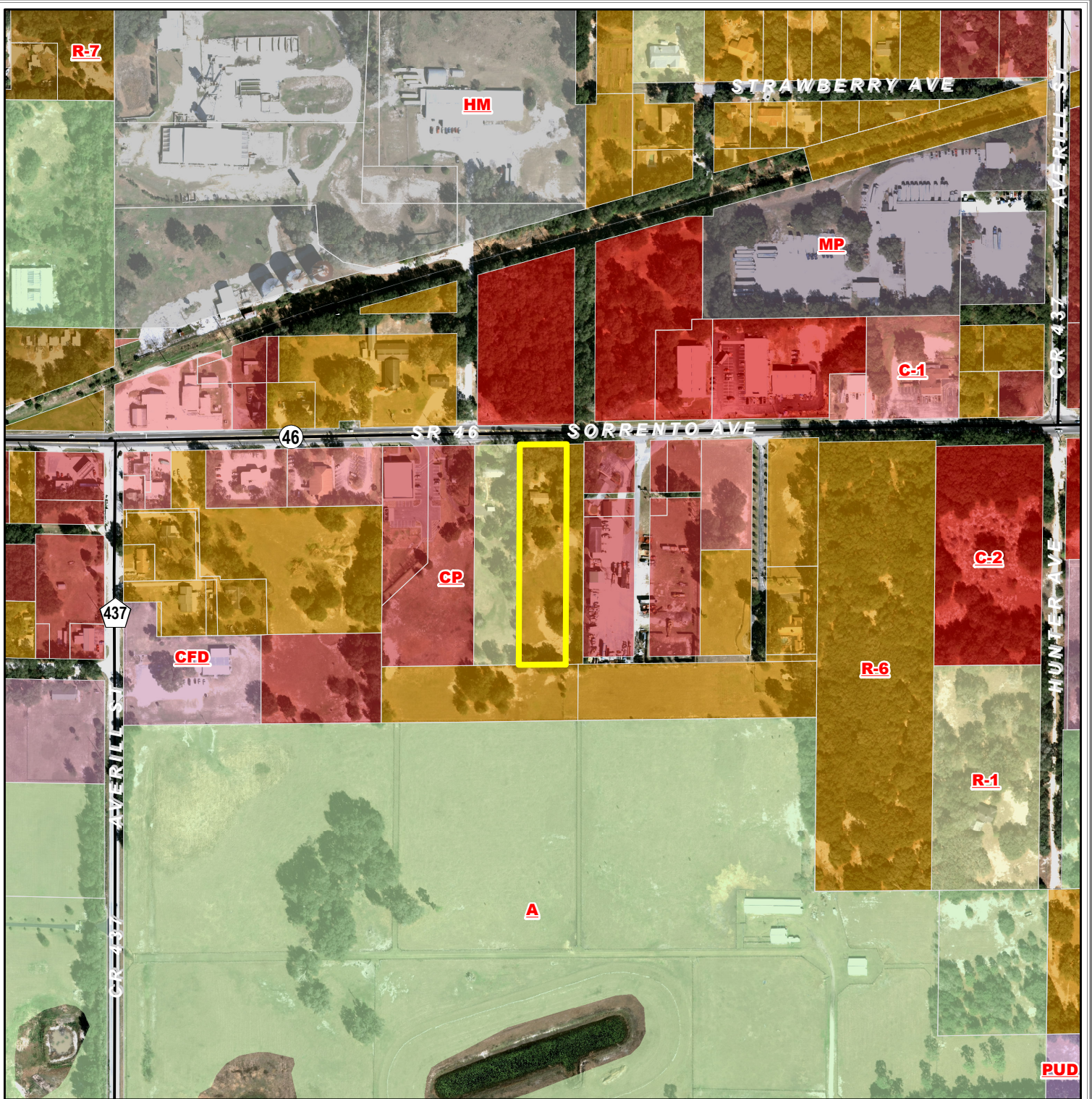


FUTURE LAND USE LEGEND

- | | | | |
|--------------------------------|--|---------------------|----------------------|
| Bella Collina | Heavy Industrial | Recreation | Urban Low Density |
| Cagans Crossing | Mt Plymouth-Sorrento Main Street District | Regional Commercial | Urban Medium Density |
| Conservation | Mt Plymouth-Sorrento Neighborhood | Rural | |
| Green Swamp Core Conservation | Mt Plymouth-Sorrento Receiving Area | Rural Transition | |
| Green Swamp Ridge | Regional Office | Sending Area A-1-20 | |
| Green Swamp Rural | Public Service Facility and Infrastructure | Sending Area A-1-40 | |
| Green Swamp Rural Conservation | Receiving Area A-1-20 | Urban High Density | |

NAME: EAST LAKE CHAMBER OF COMMERCE / DEWITT
CASE NUMBER: RZ-16-8-4
LOCATION (S-T-R): 30-19-28
REQUEST: URBAN RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL

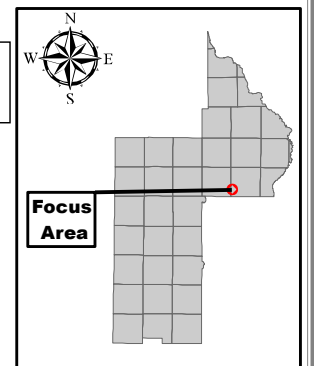




ZONING LEGEND

A	RA	R-2	R-4	R-7	RMRP	RV	C-2	LM	MP	PUD
AR	R-1	R-3	R-6	RP	RM	C-1	CP	HM	CFD	

NAME: EAST LAKE CHAMBER OF COMMERCE / DEWITT
CASE NUMBER: RZ-16-8-4
LOCATION (S-T-R): 30-19-28
REQUEST: URBAN RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL



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

4 **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send
5 a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with
6 Section 125.66, Florida Statutes.

7 **Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

8 ENACTED this _____ day of _____, 2016.

9
10 FILED with the Secretary of State _____, 2016.

11
12 EFFECTIVE _____, 2016.

13
14 BOARD OF COUNTY COMMISSIONERS
15 LAKE COUNTY, FLORIDA

16
17 _____
SEAN M. PARKS, CHAIRMAN

18 ATTEST:

19 _____
20 NEIL KELLY, CLERK OF THE
21 BOARD OF COUNTY COMMISSIONERS
22 LAKE COUNTY, FLORIDA

23 APPROVED AS TO FORM AND LEGALITY

24 _____
25 MELANIE MARSH, COUNTY ATTORNEY