

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

PLANNING AND ZONING BOARD	 LAKE COUNTY <small>FLORIDA</small>	BOARD OF COUNTY COMMISSIONERS
May 2, 2012		Transmittal: May 22, 2012 Adoption: June 26, 2012

LPA# 12/5-2 Extension of Pine Lake Rural Support Corridor and related text amendments	Case Manager: Brian T. Sheahan, AICP Planning & Community Design Manager	Agenda Item # 5
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- Item -

Type: County-initiated Comprehensive Plan Small Scale Map and Text Amendment

Creation or Revision: Revision

Description: Text and Map Amendment. This request amends Future Land Use **Policy I-1.4.4 Rural Future Land Use Category** to allow up to a 30 percent impervious surface ratio for Rural Support uses as allowed for agricultural, civic and recreational uses; amends Future Land Use Element, **Policy I-1.4.7.2 Rural Support Corridors**, to include an additional 2.65+/- acres within the Pine Lake Rural Support Corridor; and amends the 2030 Future Land Use Map to include an additional 2.65+/- acres in the Pine Lakes Rural Support Corridor.

- Summary of Staff Recommendation -

Staff recommends **APPROVAL** of the request to adopt the Comprehensive Plan Future Land Use Element Text Amendments and the Amendment to the 2030 Future Land Use Map.

- Summary -

Analysis: On September 22, 2011, the 2030 Comprehensive Plan became effective. When this policy was discussed for implementation in the Pine Lakes Community, it was determined that there was insufficient acreage within the Rural Support Corridor, which would prevent its successful

application. A limitation on building size also precluded the development of many food/dry goods stores that serve local communities. In reviewing larger building footprints, the amount of impervious surface also needed to be examined.

- 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.

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.

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. The adjacent property to the south is a gas/convenience store and the property borders CR 44.

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

Additional Lands Required

An examination of the lands within the Pine Lakes Rural Support Corridor determined that the average parcel size is about 0.5 acres. This would allow a maximum size structure of approximately 2,200 square feet, with limited area for parking. The largest parcel in this corridor is roughly 1.5 acres and is developed with a convenience store that is not sufficient to meet the community's needs, based on input received from the community. The proposed ordinance would add 2.65 acres to the corridor that would be sufficient to accommodate a 10,000-square-foot store, with sufficient area for parking.

Building Size

An examination of building sizes determined general stores (food and general merchandise) are typically 8,000-10,000 square feet in size. It is the express intent of Policy I-1.4.7.2 *Rural Support Corridors* to ensure rural communities are provided with retail and services to supply the local community's needs and reduce the need for transportation. Based on this need, the proposed ordinance will increase the limitation on building size from 5,000 square feet to 10,000 square feet for all Rural Support Corridors.

Impervious Surface Ratio

Policy I-1.4.4 Rural Future Land Use Category allows up to a 30% Impervious Surface Ratio (ISR) for agricultural, civic and recreational uses, all other uses within the Rural Future Land Use Category are allowed 20% ISR. In order to provide sufficient area for required parking, even when using the maximum amount of pervious materials, it is difficult to achieve 20% impervious surface as currently specified. Given that the storm water impacts of Rural Support uses and institutional/civic uses are essentially the same, the proposed ordinance increases the current ISR limitation from 20% to 30% for rural support uses.

- 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.**

The storm water impacts of Rural Support uses and institutional/civic uses are essentially the same. Policy I-1.4.4 Rural Future Land Use Category allows a higher ratio of impervious surface for civic and recreational uses, the proposed ordinance would allow equal treatment for Rural Support Uses. The proposed ordinance increases the current ISR limitation from 20% to 30% for rural support uses which is the same as allowed for civic, recreational and agricultural uses. This will allow 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 –

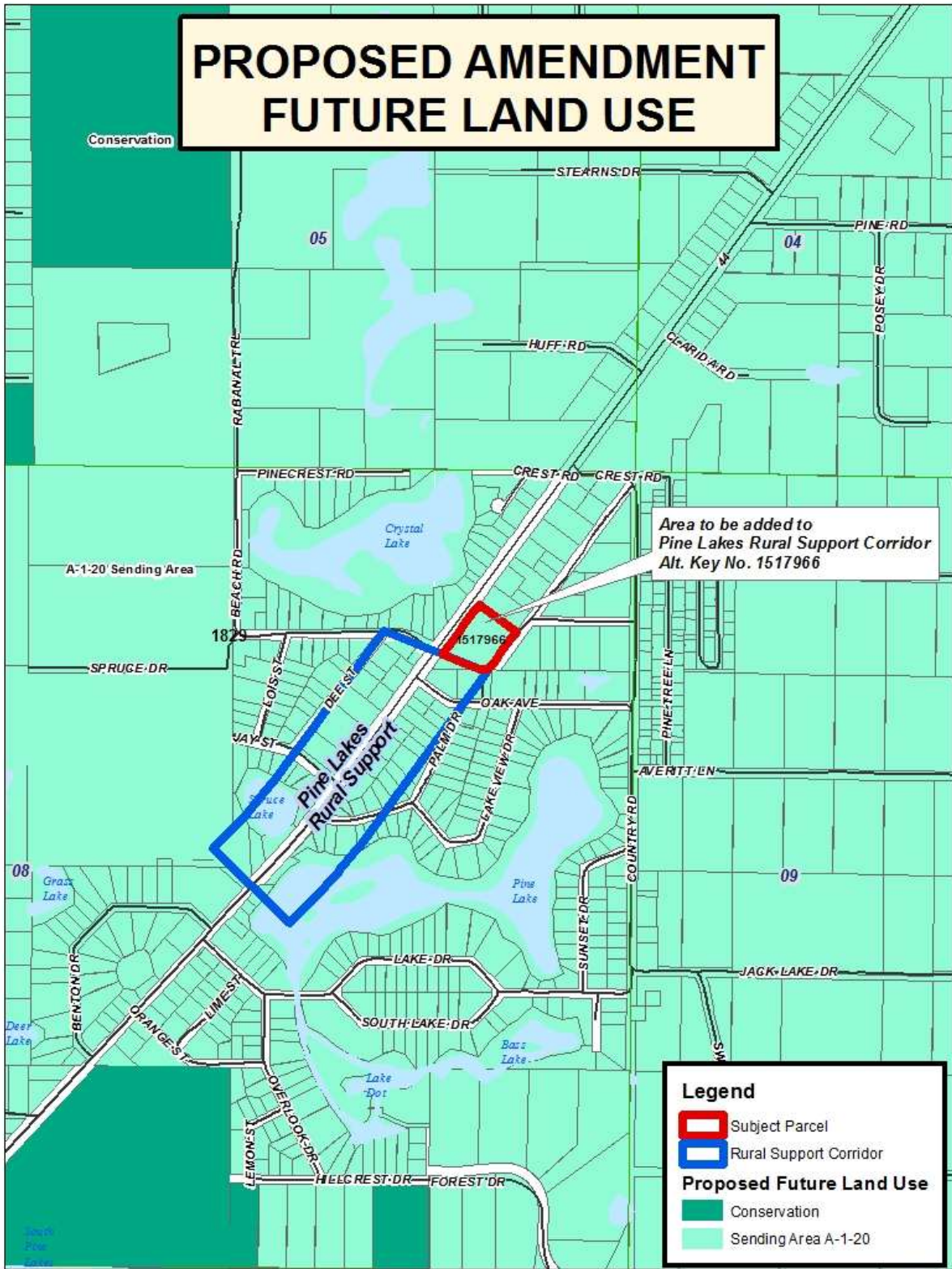
The amendments recommended above will address the specific needs of the Pine Lakes Community and the general needs of the other communities served by a Rural Support Corridor as seen in the changes to Future Land Use Policies I-1.4.4 *Rural Future Land Use Category* and I-1.4.7.2 *Rural Support Corridors* by providing for a reasonable amount of commercial support uses and development standards.

– Staff Recommendation –

APPROVAL of the proposed amendments.

Planning & Zoning Board Recommendation:

PROPOSED AMENDMENT FUTURE LAND USE



ORDINANCE 2012-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN AND FUTURE LAND USE MAP; AMENDING FUTURE LAND USE ELEMENT POLICY I-1.4.4 RURAL FUTURE LAND USE CATEGORY TO ALLOW UP TO A 30 PERCENT IMPERVIOUS SURFACE RATIO FOR RURAL SUPPORT USES AS ALLOWED FOR AGRICULTURAL, CIVIC AND RECREATIONAL USES; AMENDING FUTURE LAND USE ELEMENT POLICY I-1.4.7.2 RURAL SUPPORT CORRIDORS TO INCREASE THE MAXIMUM BUILDING SIZE FROM 5,000 SQUARE FEET TO 10,000 SQUARE FEET FOR RURAL SUPPORT USES AND AMENDING FUTURE LAND USE TABLE FLUE 6 TO INCLUDE AN ADDITIONAL 2.65+/- ACRES WITHIN THE PINE LAKE RURAL SUPPORT CORRIDOR; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act is set forth in Chapter 163, Florida Statutes, Part II, Section 163.3161 through 163.3243; and

WHEREAS, Chapter 125, Florida Statutes, Section 125.01(g), authorized the Board of County Commissioners of Lake County to "Prepare and enforce comprehensive plans for the development of the county"; and

WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May, 2010, the Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030 Comprehensive Plan Amendment; and

WHEREAS, on the 23rd day of July, 2010, the State of Florida Department of Community Affairs, now known as the Department of Economic Opportunity published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

WHEREAS, on the 22nd day of September, 2011, the Lake County 2030 Comprehensive Plan Amendment became effective; and

WHEREAS, Section 163.3187, Florida Statutes, sets forth the process for adoption of Small Scale Comprehensive Plan Amendments; and

WHEREAS, on the 22 day of May 2012, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners; and

WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to adopt these amendments to the Lake County Comprehensive Plan;

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Comprehensive Plan Text Amendment. The following Policy shall be amended as shown:

Policy I-1.4.4 Rural Future Land Use Category

The Rural Future Land Use Category is intended to protect rural lifestyles represented by single-family homes on large lots and to accommodate agricultural pursuits.

This Future Land Use Category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural operations, civic uses compatible with a rural community, and Rural Support functions where appropriate.

New development shall not utilize regional water and wastewater utilities in this category, except when the absence of such facilities would result in a threat to public health or the environment. An extension of central services for either reason shall not justify an increase in density or intensity on the site being served, or any property adjoining the extended utility or lines.

The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural, **Rural Support**, civic and recreational uses, which shall be 0.30.

* * *

Section 2. Comprehensive Plan Text Amendment. The following Policy shall be amended as shown:

I-1.4.7.2 Rural Support Corridors

Corridors appropriate for Rural Support uses shall be limited to specific locations identified within the Comprehensive Plan and depicted on the Future Land Use Map. In order to maintain the functional and aesthetic integrity of rural areas, Rural Support Corridors shall be limited strictly to rural communities with an established pattern of commercial activity. Where located, a Rural Support Corridor shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of way between specified termini. The County shall adopt Land Development Regulations defining characteristics including but not limited to the specific type, size, height, and appearance of Rural Support uses within the corridor.

Subject to further restrictions within the Land Development Regulations, the maximum aggregate floor area ratio for primary structures in any Rural Support Corridors shall not exceed 0.10, and no single primary structure shall exceed ~~5,000~~ 10,000 square feet with the exception of the Astor Park Corridor.

In the Astor Park Rural Support Corridor, the maximum aggregate floor area ratio for primary structures shall not exceed 0.20 calculated on the area of the lot, and no single primary structure shall exceed 10,000 square feet.

The following Rural Support Corridors are recognized:

Table FLUE 1 - Rural Support Corridors

Rural Support Corridor	Location
Astor Park	Starting at the intersection of State Road 40 and Park Road and then running east along SR 40 to the intersection of SR 40 and Astor Transfer Station Road.
Paisley	Starting at the center of the intersection of County Road 42 and Central Avenue then running northward along County Road 42 to the center of the intersection of County Road 42 and Country Squire Road.
Ferndale	Starting from a point on the centerline of County Road 455 located 330 feet south of the center of the intersection of County Road 455 and Trousdale Street, then running northward along CR455 to a point on the centerline of County Road 455 located 330 feet north of the center of the intersection of County Road 455 and County Road 561A.
Lake Jem	County Road 448 from the center of the intersection of County Road 448 and Grand Oak Lane, then running eastward along County Road 448 to the Apopka-Beau Claire Canal.
Altoona	Starting at the center of the intersection of State Road 19 and Baker Road, then running northward along State Road 19 to the center of the intersection of State Road 19 and East Altoona Road.
Pine Lakes*	That portion of State Road 44 located within the Pine Lakes plat identified in Plat Book 12 Page 67: <u>and parcels east of SR 44 located within 650 feet north of Oak Avenue as shown on the Future Land Use Map.</u> *Located within the Wekiva River Protection Area

Section 3. Comprehensive Plan Small Scale Map Amendment. The 2030 Future Land Use Map is hereby amended to include approximately 2.65 +/- acres located northeast of Eustis, in the Pine Lakes area – northeast of the intersection of State Road 44 & Oak Ave., Section 8 – Township 18 South – Range 29 East, including a parcel with Alternate Key #1517966 in the Pine Lake Rural Support Corridor. The land is further described as:

LEGAL DESCRIPTION:

Lots 32, 33, 34, 35, 36, 37, 38, 39, and 40 in Florida Hills, a subdivision in Lake County, Florida, according to the plat thereof, recorded in Plat Book 13, Page 59, of the Public Records of Lake County, Florida.

And as shown below in Exhibit A.

Section 4. Advertisement. This Ordinance was advertised pursuant to Chapter 163, Florida Statutes, Section 163.3184(15).

Added text is shown as underlined and deleted text is ~~struck through~~. “* * *” signifies that no changes are proposed in remainder of section.

Section 5. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 6. Effective Date. This Ordinance shall become effective as provided by Section 163.3189, Florida Statutes.

ENACTED this ____ day of _____, 2012.

FILED with the Secretary of State _____, 2012.

EFFECTIVE _____, 2012

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Leslie Campione, Chairman
This ____ day of _____, 2012.

ATTEST:

Neil Kelly, Clerk of the
Board of County Commissioners,
Lake County, Florida

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

