

**LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
PETITION TO REZONE PROPERTY**

PLANNING & ZONING BOARD
July 1, 2015



BOARD OF COUNTY COMMISSIONERS
July 21, 2015

RZ-15-10-5 Stine Property Rezoning	Case Manager: Christine Rice, Planner	Agenda Item #4
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Owner: Richard and Christine Stine (the "Owner")

Applicant: Lake County Economic Growth Department (the "Applicant")

Requested Action: Rezone a 3.18 acre parcel that has been de-annexed from the Town of Lady Lake to unincorporated Lake County Rural Residential (R-1).

– Site Location & Information –



Size	3.18 acres	
Location	South of Lake Griffin Road and east of Dulgar Road; Town of Lady Lake area	
Alternate Key #	1279160	
Future Land Use	Proposed Urban Low (4 du/ net ac. max.)	
	Existing	Proposed
Zoning District	N/A	R-1
Density (LDR)	N/A	1 du/net ac.
Impervious Surface Ratio (LDR)	N/A	0.30 max
Floor Area Ratio	N/A	N/A
Joint Planning Area	Town of Lady Lake	
Utility Area	Town of Lady Lake	
Site Utilities	Well and septic	
Road Classification	Local	
Flood Zone/ FIRM Panel	AE/0170E	
Commissioner District	5 (Cadwell)	

Approximate site location outlined in Red

Site Visit: June 15, 2015

Sign Posted: June 15, 2015

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	R-1	Urban Low	Residential	single family dwellings
South	R-1	Urban Low	Residential	single-family dwellings
East	R-1	Urban Low	Residential	single-family dwellings
West	Town of Lady Lake	Lake Hermosa	Lake Hermosa	Property is adjacent to Lake Hermosa

- Summary of Staff Determination -

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

PLANNING & ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

Staff initiated rezoning of a 3.18-acre property that has been de-annexed from the Town of Lady Lake to Rural Residential (R-1) for residential use of an existing single family residence. The subject property is located near the Town of Lady Lake, south of Lake Griffin Road, east of Dular Road, and is adjacent to Lake Hermosa.

The proposed rezoning request is consistent with the Comprehensive Plan (Comp. Plan) and Land Development Regulations (LDR). Residential uses are allowable in the Urban Low Future Land Use Category (FLUC) and in the Rural Residential (R-1) Zoning District. The request to R-1 zoning (maximum density of one dwelling unit per net acre) for the existing residential dwelling is also consistent with the Urban Low Future Land Use Category (FLUC), which allows a maximum density of four (4) dwelling units per net buildable acre.

- Analysis -

(LDR 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 application for the existing residential use is consistent with LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which specifies residential uses in the Rural Residential (R-1) Zoning District. The purpose of this district is to provide a transition between agricultural and Conservation Areas and the more urban residential communities. It is intended to permit the development of single-family homes in an environment that is compatible with the surrounding natural resources.

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

The R-1 rezoning request is consistent with Comprehensive Plan Policy I-1.3.2 as residential uses are allowable in the Urban Low Future Land Use Category (FLUC). Rezoning the property to R-1 (maximum density of one dwelling unit per net acre) to reflect the existing residential dwelling is also consistent with the Urban Low density which allows four (4) dwelling units per net buildable acre, maximum density.

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

The proposed rezoning of the property to R-1 zoning is consistent with the adjacent surrounding residential land uses that have R-1 zoning.

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

The recent de-annexation of the property from the Town of Lady Lake by Lady Lake Ordinance 2014-11 (reference Attachment 1) has resulted in the need to rezone the property to Lake County zoning regulations.

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 subject property has individual well and septic.

Schools - The rezoning of this property will result in negligible impacts on public facilities.

Fire and Emergency Services - The subject parcel is approximately one (1) mile from Lake County Fire Station 52 (closest fire station), located at 306 Hermosa Street, Lady Lake.

Transportation - No adverse transportation impacts are expected from this rezoning.

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

Although the subject property is wooded, it has been developed as a single family residence.

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

The application does not contain any 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 be adverse to the existing development pattern of the area. The residential zoning of the property and its use as a single family residence is consistent with the residential development pattern within the surrounding 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 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 Planning & 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 application for the proposed rezoning and found:

1. The request is consistent with the Comprehensive Plan as seen in Policy I-1.3.2 as residential uses are allowable, and the request conforms to the general land use criteria and activities of the Urban Low Future Land Use Category.
2. The request is consistent with LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits residential uses in the R-4 Zoning District.

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

WRITTEN COMMENTS FILED:

Supportive: -0-

Concern: -0-

Opposition: -0-



CURRENT ZONING

1 inch = 400 feet



CURRENT 2030 FUTURE LAND USE

1 inch = 400 feet



Zoning Legend

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

FLU Legend

Bella Collina
Cagans Crossing
Conservation
Green Swamp Core Conservation
Green Swamp Ridge
Green Swamp Rural
Green Swamp Rural Conservation

Heavy Industrial
Mt Plymouth - sorrento Main Street District
Mt Plymouth - Sorrento Proper
Mt Plymouth - Sorrento Receiving Area
Office
Public Service Facility and Infrastructure
Receiving Area A-1-20


Recreation
Regional Commercial
Rural
Rural Transition
Sending Area A-1-20
Sending Area A-1-40
Urban High Density
Urban Low Density
Urban Medium Density

STINE PROPERTY

CASE NO.
RZ-15-10-5

CASE LOCATION:
S16, T18, R24

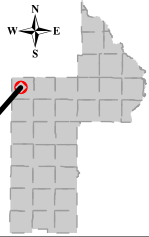
REQUESTING:
URBAN LOW



LAKE COUNTY FLORIDA

Planning & Community Design Division

Economic Growth Department



FOCUS AREA

1 **Section 2. Development Review and Approval:** Prior to the issuance of any permits, the Owner shall be
2 required to submit applications for and receive necessary final development order approvals as
3 provided in the Lake County Comprehensive Plan and Land Development Regulations. The
4 applications for final development orders shall meet all submittal requirements and comply with all
5 County codes and ordinances, as amended.

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

9 **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send a
10 copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section
11 125.66, Florida Statutes.

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

13 ENACTED this _____ day of _____, 2015.

14
15 FILED with the Secretary of State _____, 2015.

16
17 EFFECTIVE _____, 2015.

18
19 BOARD OF COUNTY COMMISSIONERS
20 LAKE COUNTY, FLORIDA

21
22 _____
JIMMY CONNER, Chairman

23 ATTEST:

24 _____
25 NEIL KELLY, Clerk of the
26 Board of County Commissioners
27 Lake County, Florida

28 APPROVED AS TO FORM AND LEGALITY

29 _____
30 SANFORD A. MINKOFF, County Attorney