

# LAKE COUNTY PLANNING AND ZONING DIVISION COMPREHENSIVE PLAN AMENDMENT STAFF REPORT

<b>PLANNING AND ZONING BOARD</b>		BOARD OF COUNTY COMMISSIONERS
July 5, 2017		July 25, 2017 (Transmittal)

<p style="text-align: center;"><b>FLU-17-01-2</b></p> <p>Text and Map Amendment to establish a Rural Support Intersection at the intersection of State Road 19 and County Road 455 and 10 specifically include Alternate Key 1302625 at the proposed Rural Support Intersection</p>	<p style="text-align: center;"><b>Case Managers:</b></p> <p style="text-align: center;">Janie Barrón, Planner</p> <p style="text-align: center;">Michele Janiszewski, Chief Planner</p>	<p style="text-align: center;"><b>Agenda Item:</b></p> <p style="text-align: center;">#1</p>
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Case Information	
<b>Applicant:</b>	Jimmy Crawford
<b>Type:</b>	Comprehensive Plan Text and Map Amendment
<b>Creation or Revision:</b>	Revision
<b>Description:</b>	This request amends the Comprehensive Plan and the Future Land Use Map to designate the intersection of State Road 19 and County Road 455 as a Rural Support Intersection to include Alternate Key #1302625 in its entirety. The Future Land Use Map will be amended to reflect the a Rural Support Intersection at the intersection of State Road 19 and County Road 455 in the Groveland-Howey-in-the-Hills Area; Table FLUE 1 - Rural Support Intersections will be amended to reflect and the Rural Support Intersection proposed at State Road 19 and County Road 455; and Policy I-1.4.7.1 Rural Support Intersections will be amended to specifically state that Alternate Key #1302625 will be included in its entirety within the Rural Support Intersection.

Summary of Staff Recommendation
<p>Staff recommends <b>APPROVAL</b> of the proposed text and map amendment to the Future Land Use Element Policy I-1.4.7.1 <i>Rural Support Intersections</i>, to allow parcel with Alternate Key #1302625, which is located at the intersection of State Road 19 and County Road 455 and located northerly of Trout Lake to be designated as a Rural Support Intersection, which allows Rural Support Uses pursuant to Policy I-1.4.7.1 Rural Support Intersections and to add the Howey-Groveland Rural Support Intersection to Table FLUE 5 (Rural Support Intersections).</p> <p><b>Planning and Zoning Board Transmittal:</b></p> <p><b>Board of County Commissioners Transmittal:</b></p>

### Analysis

The applicant submitted a Comprehensive Plan Amendment application to amend the Future Land Use Map in order to designate a Rural Support Intersection at the intersection of State Road 19 and County Road 455 and to amend the Comprehensive Plan to specifically state that the property described as Alternate Key #1302625 will be included within the Rural Support Intersection. The proposed Rural Support Intersection is located northerly of Trout Lake between the City of Groveland and the Town of Howey-in-the-Hills and has been named the Howey-Groveland Rural Support Intersection (Attachment A).

Comprehensive Plan Policy I-1.4.7.1 *Rural Support Intersections*, states that where located, a Rural Support Intersection shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of way extending a distance of 330 feet along the right of way from the nearest corner of the intersection. All properties within 330 feet of the Rural Support Intersection would be allowed to be developed with Rural Support Uses.

Policy I-1.4.7 *Rural Support*, states that Rural Support uses are intended to address the need for narrowly defined commercial and office uses that support the resident population of areas within the Rural Future Land Use Series. Rural Support land uses include professional offices, personal services, convenience retail, agricultural-related retail sales of goods and services, banks, bars or taverns, automotive service stations, medical services, general restaurants, recreation commercial, churches, community residential homes, family day care or family residential homes, utilities, and communication towers. Such uses shall be limited in scale and scope to serve the basic and special needs of rural areas and ensure compatibility with the character of rural areas.

In addition to creating the Howey-Groveland Rural Support Intersection, the applicant is proposing a text amendment to Policy I-1.4.7.1 *Rural Support Intersections*, to explicitly include Alternate Key #1302625 within the proposed Rural Support Intersection due to its irregular shape. A similar provision is provided in the policy to accommodate a property located within the Lake Yale Rural Support Intersection. The applicant wants to ensure that the entire property is allowed to be developed for Rural Support Uses.

Alternate Key #1302625 contains approximately 2.5 +/- acres and is currently vacant. The property is zoned Agriculture with a Rural Future Land Use Category. The applicant has also submitted a rezoning application requesting to rezone the property from Agriculture (A) to Planned Commercial (CP) District. The applicant has indicated that there is no immediate plan to develop the property but wishes to designate the property as a Rural Support Intersection.

If this application is approved by the Board of County Commissioners (the 'Board') for transmittal, the rezoning application will be presented to the Board at the same time as the future land use amendment for approval. The draft CP ordinance is attached as Attachment E.

In order to clearly define, clarify and facilitate development suited for Rural Support Intersections (Future Land Use Policy I-1.4.7.1), staff is recommending approval of the application to designate a Rural Support Intersection at the intersection of State Road 19 and County Road 455; add the Howey-Groveland Rural Support Intersection to Table FLUE 5 (Rural Support Intersections); and amend Policy I-1.4.7.1 *Rural Support Intersections*, to explicitly include Alternate Key #1302625 within the proposed Rural Support Intersection due to its irregular shape.

**Standards for Review**

**A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The proposed Comprehensive Plan text amendment is consistent with all elements of the Comprehensive Plan. The amendment seeks to designate the intersection of State Road 19 and County Road 455 as a Rural Support Intersection, which would allow all properties within 330 feet of the intersection to be developed with Rural Support Uses.

Comprehensive Plan Policy I-1.4.7.1 indicates that a new Rural Support Intersection may only be located at the junction of two roads classified as arterials or collectors. Attachment B shows that State Road 19 is classified as a Rural, Minor Arterial Road and County Road 455 is classified as a Rural, Major Collector Road making the proposed Rural Support Intersection consistent with this criteria.

Comprehensive Plan Policy I-1.4.7.1 also states that no new Rural Support Intersections shall be located less than three (3) miles from another Rural Support Intersection or a Rural Support Corridor. Attachment C shows a three (3) mile radius around the subject property and shows that the only corridor located within the three (3) mile radius is the major commercial corridor along U.S. Highway 27. There are no Rural Support Intersections or Rural Support Corridors within three (3) miles of the proposed Rural Support Intersection so the application is consistent with this requirement.

**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 Land Development Regulations. Object I-1.4 *Rural Future Land Use Series*, is established to identify areas within Lake County where rural character and agricultural potential shall be preserved and enhanced. The Comprehensive Plan states that elements of compatibility shall be addressed in the Land Development Regulations, including but not limited to signage, hours of operation, lighting, building orientation, height, facade, architectural design, parking, landscaping and buffering. New Rural Support uses shall not be located adjacent to public conservation land. Any new development will be required to meet all criteria contained within the Comprehensive Plan and Land Development Regulation.

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

The proposed amendment will designate the intersection of County Road 455 and State Road 19 as a Rural Support Intersection and will explicitly include the property described as Alternate Key #1302625. The applicant has submitted a rezoning application to rezone the Alternate Key #1302625 to Planned Commercial (CP) from Agriculture (A) to allow Rural Support Uses consistent with the policies contained within the Comprehensive Plan. The applicant has indicated that there are no immediate plans to develop the property and when the property is developed it will be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

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

Rural Support uses are intended to address the need for narrowly defined commercial and office uses that support the resident population of areas within Rural Future Land Use Series. The applicant indicated that expansion of residential uses into the area, including the opening of a new turnpike interchange, and annexations by the cities of Minneola, Groveland and Leesburg justify the need for Rural Support Uses in the immediate are.

**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 proposed designation of a Rural Support Intersection will not affect the existing level of services for schools or parks and recreation. The amendment does not adversely impact the County's adopted levels of service for police, drainage, solid waste, and fire and emergency medical facilities. The properties will be serviced by septic tanks and wells.

Anyone intending to develop property within the proposed intersection will be required to submit an analysis to demonstrate that the proposed development does not adversely impact the County's adopted levels of service.

The Florida Department of Transportation (FDOT) reviewed the Comprehensive Plan amendment with the understanding that the applicant has applied for a rezoning application for Alternate Key #1302625 concurrently with this application (Attachment D). FDOT concluded that the proposed amendment and rezoning does not appear to adversely impact designated transportation resources and facilities of state importance. The Lake-Sumter Metropolitan Planning Organization reviewed FDOT's analysis and commented that the impacts on County Road 455 and the Level of Service will not be affected but warned that if the land use ends up having a convenience/gas station, the trip generation would be calculated by the number of proposed pumps and could increase the traffic demand on the existing road network.

**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. Any sensitive resources will be addressed through the development review process. New development will be required to meet all criteria contained within the Comprehensive Plan and Land Development Regulation.

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

There is no indication that the amendment would have an adverse impact on 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.**

Rural Support uses are intended to address the need for narrowly defined commercial and office uses that support the resident population of areas within the Rural Future Land Use Series. The immediate area is part of the Rural Future Land Use Category and the proposed amendment will have no negative effects on the development pattern in the area.

**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 proposed text amendment will be consistent with the purpose and interest of Lake County's regulations.

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

1. The request is consistent with Comprehensive Plan Policy I-1.4.7 *Rural Support*, which states that Rural Support uses are intended to address the need for narrowly defined commercial and office uses that support the resident population of areas within the Rural Future Land Use Series. Such uses shall be limited in scale and scope to serve the basic and special needs of rural areas and ensure compatibility with the character of rural areas; and
2. The proposed amendment is consistent with the Comprehensive Plan Policy I-1.4.7.1, *Rural Support Intersections*, which require new Rural Support Intersections to be located at least three (3) miles from existing Rural Support Intersections and Rural Support Corridors; and
3. The proposed amendment is consistent with the Comprehensive Plan Policy I-1.4.7.1, *Rural Support Intersection* which requires new Rural Support Intersections to be located at the junction of two (2) roads classified as arterials or collectors.

Based on these findings of fact, staff recommends **APPROVAL** of the proposed text amendment to the Future Land Use Element Policy I-1.4.7.1 *Rural Support Intersections*, to allow parcel with Alternate Key #1302625, which is located at the intersection of State Road 19 and County Road 455 and located northerly of Trout Lake to be designated as a Rural Support Intersection, which allows Rural Support Uses pursuant to Policy I-1.4.7.1 *Rural Support Intersections* and to add the Howey-Groveland Rural Support Intersection to Table FLUE 5 (*Rural Support Intersections*).

**Case Manager:** Janie Barrón, Planner and Michele Janiszewski, Chief Planner

**WRITTEN COMMENTS FILED:**

**Support: -0-**

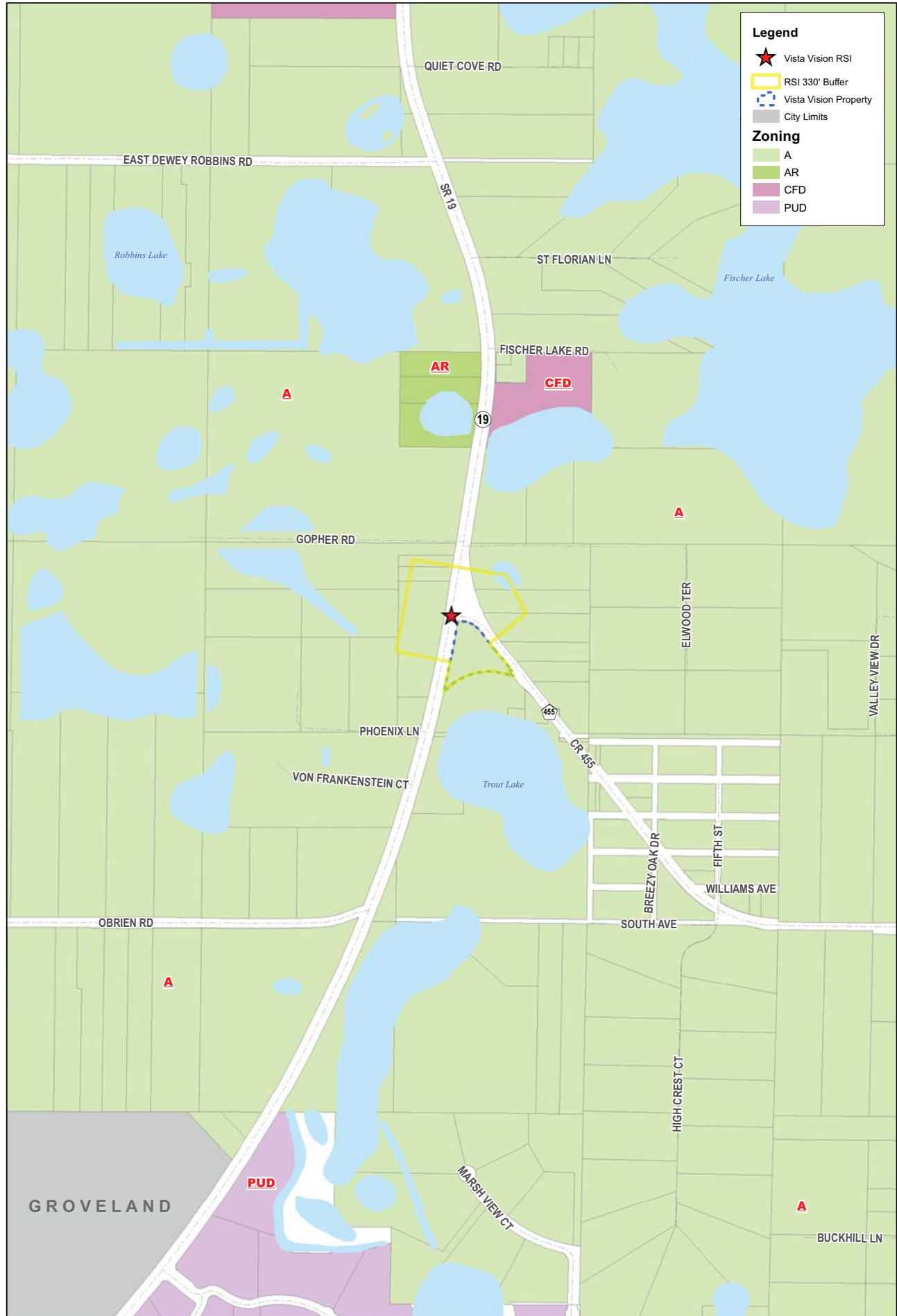
**Questions: -0-**

**Opposition: -0-**

# Howey-Groveland Rural Support Intersection (RSI) Zoning



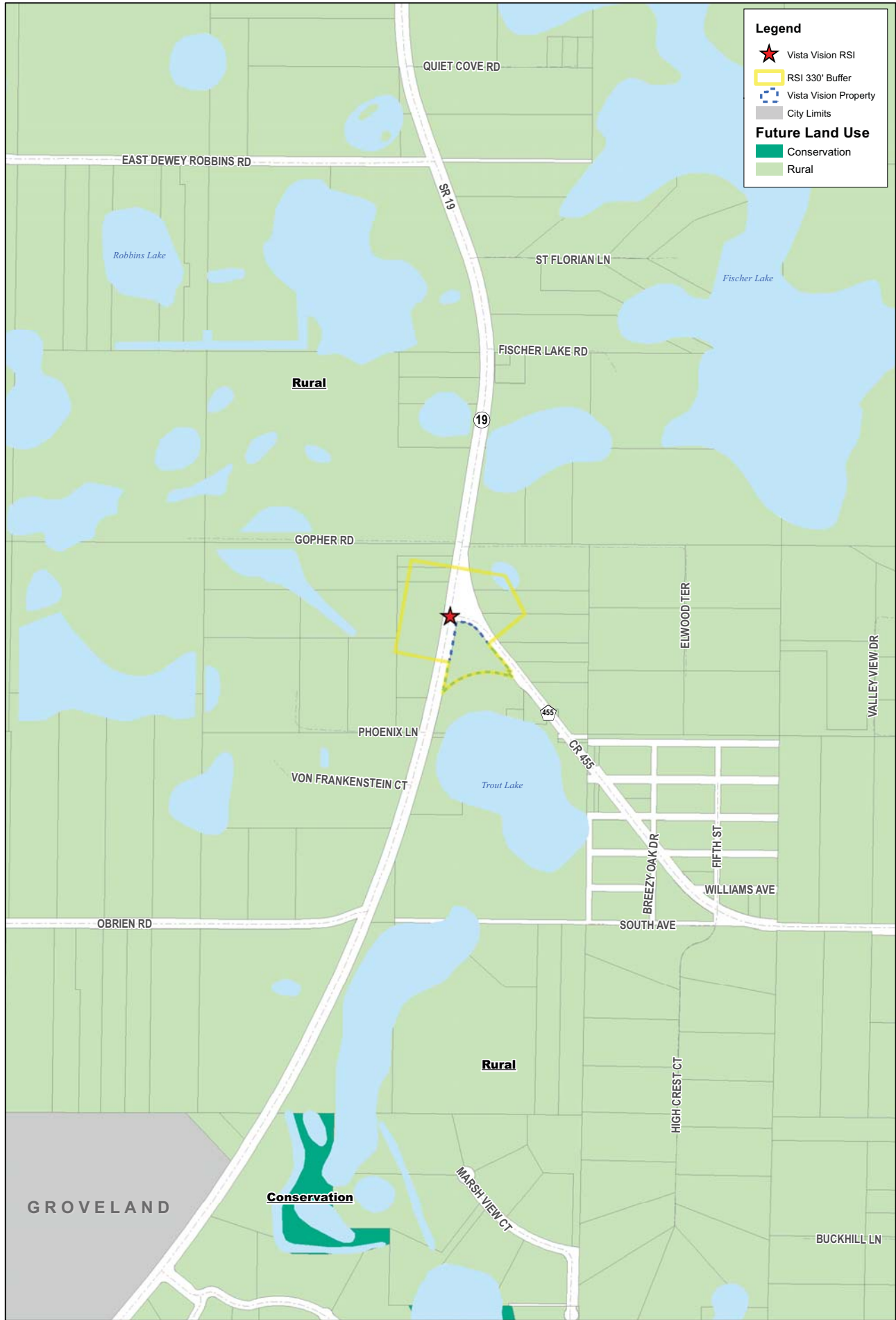
1 inch = 600 feet



# Howey-Groveland Rural Support Intersection (RSI) Future Land Use



1 inch = 600 feet



**Legend**

- ★ Vista Vision RSI
- RSI 330' Buffer
- Vista Vision Property
- City Limits

**Future Land Use**

- Conservation
- Rural





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

3 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan  
 4 Future Land Use Map is hereby amended to add a Rural Support Intersection at the intersection of State  
 5 Road 19 and County Road 455, northerly of Trout Lake, lying within Section 11, Township 21 and Range 25,  
 6 as shown in Exhibit A, attached hereto and incorporated herein.

7  
 8 **Section 2. Comprehensive Plan Text Amendment.** The 2030 Comprehensive Plan Policy I-1.4.7,  
 9 *Rural Support Intersections*, shall be amended as follows. Added text is shown as underlined, deleted text  
 10 is shown as ~~strikethrough~~. The notation \* \* \* shall mean that all preceding or subsequent text remains  
 11 unchanged.

12 \*\*\*

13 **I-1.4.7.1 Rural Support Intersections**

14 Intersections appropriate for Rural Support uses shall be limited to specific locations identified within the  
 15 Comprehensive Plan and depicted on the Future Land Use Map. Where located, a Rural Support Intersection  
 16 shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of  
 17 the right of way extending a distance of 330 feet along the right of way from the nearest corner of the  
 18 intersection, excepting a parcel described with Alternate Key #1702488 located at the Lake Yale Rural  
 19 Support Intersection and Alternate Key #1302625 located at the intersection of State Road 19 and County  
 20 Road 455, which shall be included in their its entirety due to the parcels' its irregular shapes. Structures used  
 21 for commercial purposes shall be limited to a maximum aggregate floor area ratio of 0.055 within each  
 22 property zoned for Rural Support and no single structure shall exceed 5,000 square feet. A new Rural  
 23 Support Intersection may only be located at the junction of two roads classified as arterials or collectors. No  
 24 new Rural Support Intersections shall be located less than three (3) miles from another Rural Support  
 25 Intersection or a Rural Support Corridor.

26  
 27 The following Rural Support Intersections are recognized:

28 **Table FLUE 1 - Rural Support Intersections**

Rural Support Intersection	Location
Lake Mack	Intersection of County Road 42 and Lake Mack Drive (south of County Road 42 only)
Emeralda Marsh area	Intersection of County Road 452 and Emeralda Island/Em En El Grove Road
West Lake County	Intersection of County Road 33 and Austin Merritt/Bridges Road
Cassia*	Intersection of State Road 44 and Brantley Branch Road *Located within the Wekiva River Protection Area
Yalaha	Intersection of County Road 48 and Lakeshore Drive
Eustis-Sorrento	Intersection of State Road 44 and County Road 437
Lake Yale	Intersection of County Road 452 and Felkins Road
<u>Howey-Groveland</u>	<u>Intersection of State Road 19 and County Road 455</u>

30  
 31 Elements of compatibility shall be addressed in the Land Development Regulations, including but not limited  
 32 to signage, hours of operation, lighting, building orientation, height, facade, architectural design, parking,  
 33 landscaping and buffering. New Rural Support uses shall not be located adjacent to public conservation land.

1 With the exception of commercial uses vested pursuant to this Comprehensive Plan, Rural Support uses  
2 shall be limited to designated Rural Support Intersections, Rural Support Corridors, and as an allowable use  
3 within the Rural Transition Future Land Use Category.

4  
5 \*\*\*

6 **Section 3. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida Statutes,  
7 Section 163.3184(11).

8  
9 **Section 4. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be  
10 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the  
11 validity of the remaining portions of this Ordinance.

12  
13 **Section 5. Effective Date.** The effective date of this plan amendment, if the amendment is not timely  
14 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan  
15 amendment package is complete. If timely challenged, this amendment shall become effective on the date  
16 the state land planning agency or the Administration Commission enters a final order determining this  
17 adopted amendment to be in compliance. No development orders, development permits, or land uses  
18 dependent on this amendment may be issued or commence before it has become effective. If a final order  
19 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made  
20 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to  
21 the state land planning agency.

22  
23 ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2017.

24  
25 FILED with the Secretary of State \_\_\_\_\_, 2017.

26  
27 BOARD OF COUNTY COMMISSIONERS  
28 LAKE COUNTY, FLORIDA

29  
30  
31 \_\_\_\_\_  
32 Timothy I. Sullivan, Chairman

33  
34 ATTEST:

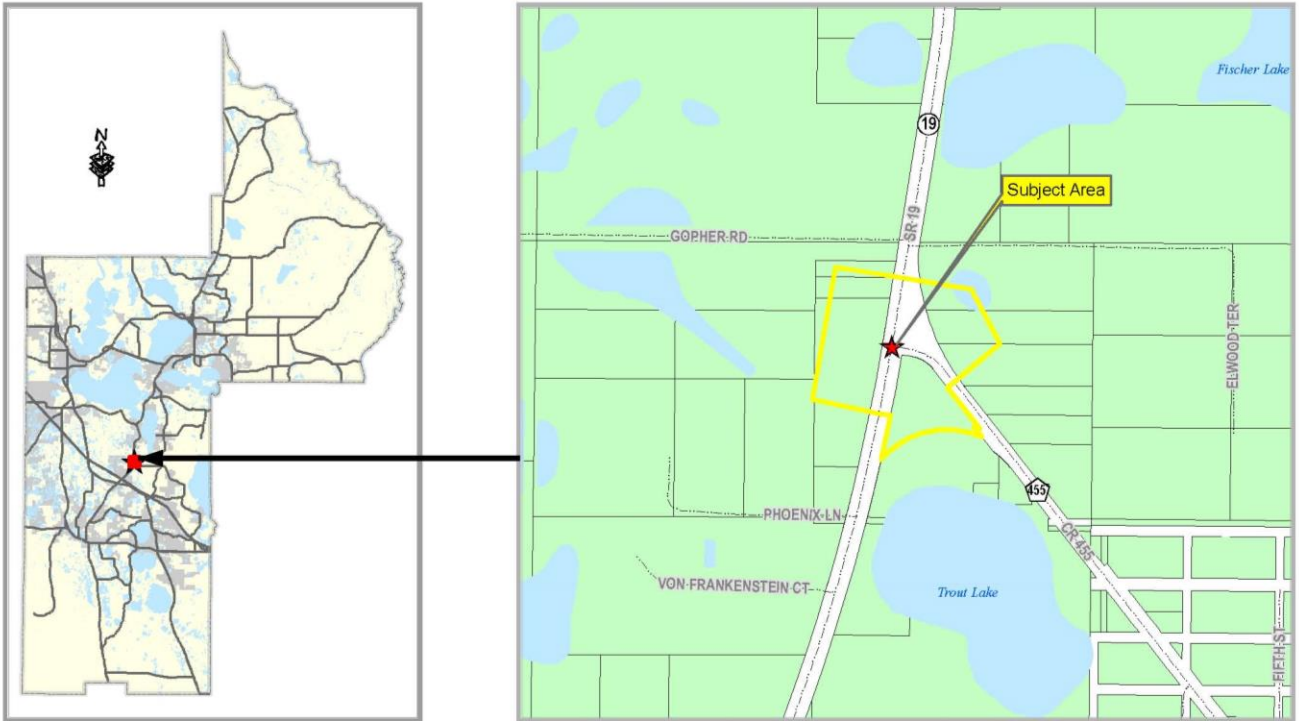
35  
36  
37 \_\_\_\_\_  
38 Neil Kelly, Clerk of the Board of  
39 County Commissioners, Lake County, Florida

40  
41 Approved as to form and legality:

42  
43  
44 \_\_\_\_\_  
45 Melanie Marsh, County Attorney

1  
2  
3

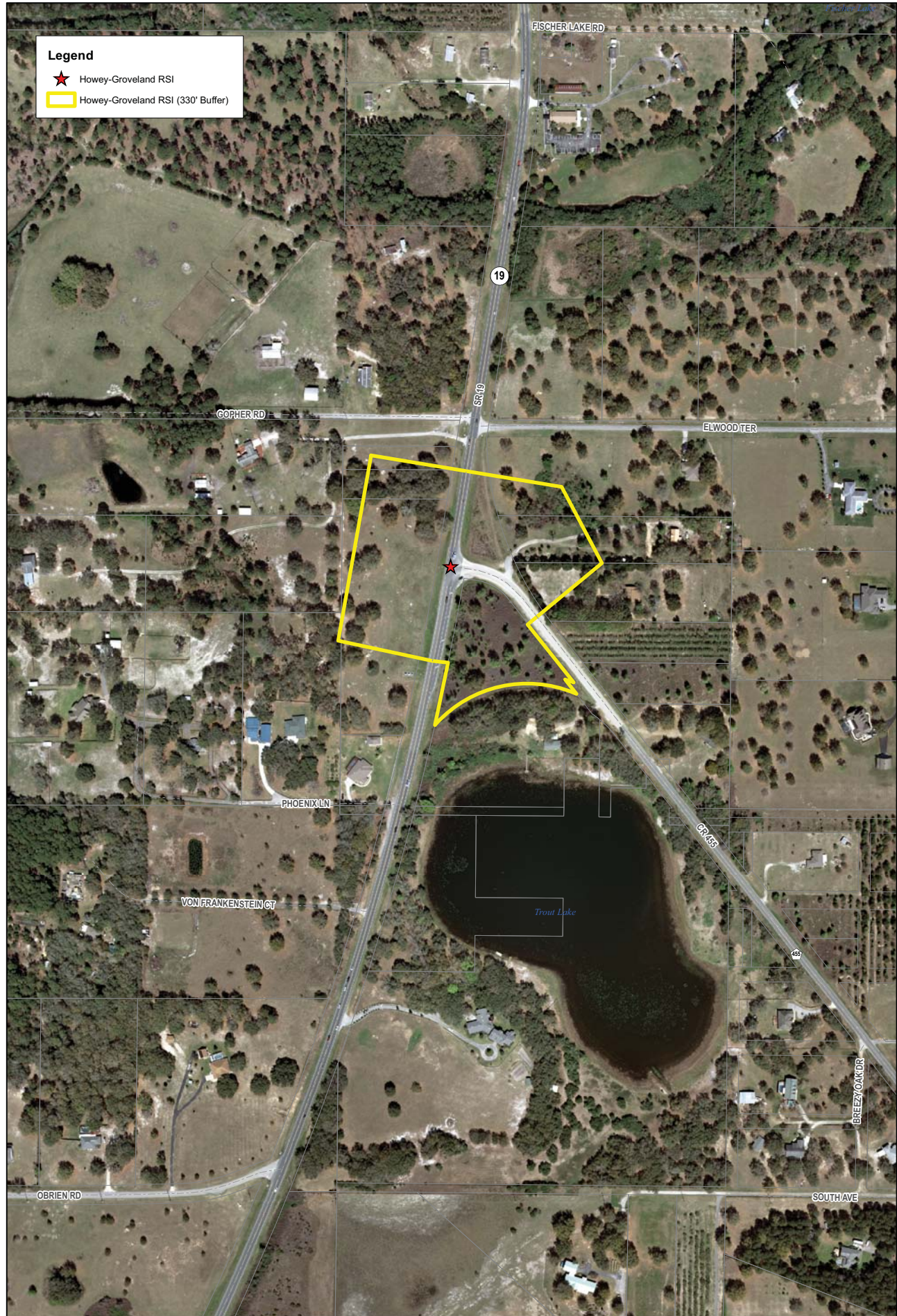
**EXHIBIT A.**  
**Howey-Groveland Rural Support Intersection**



4

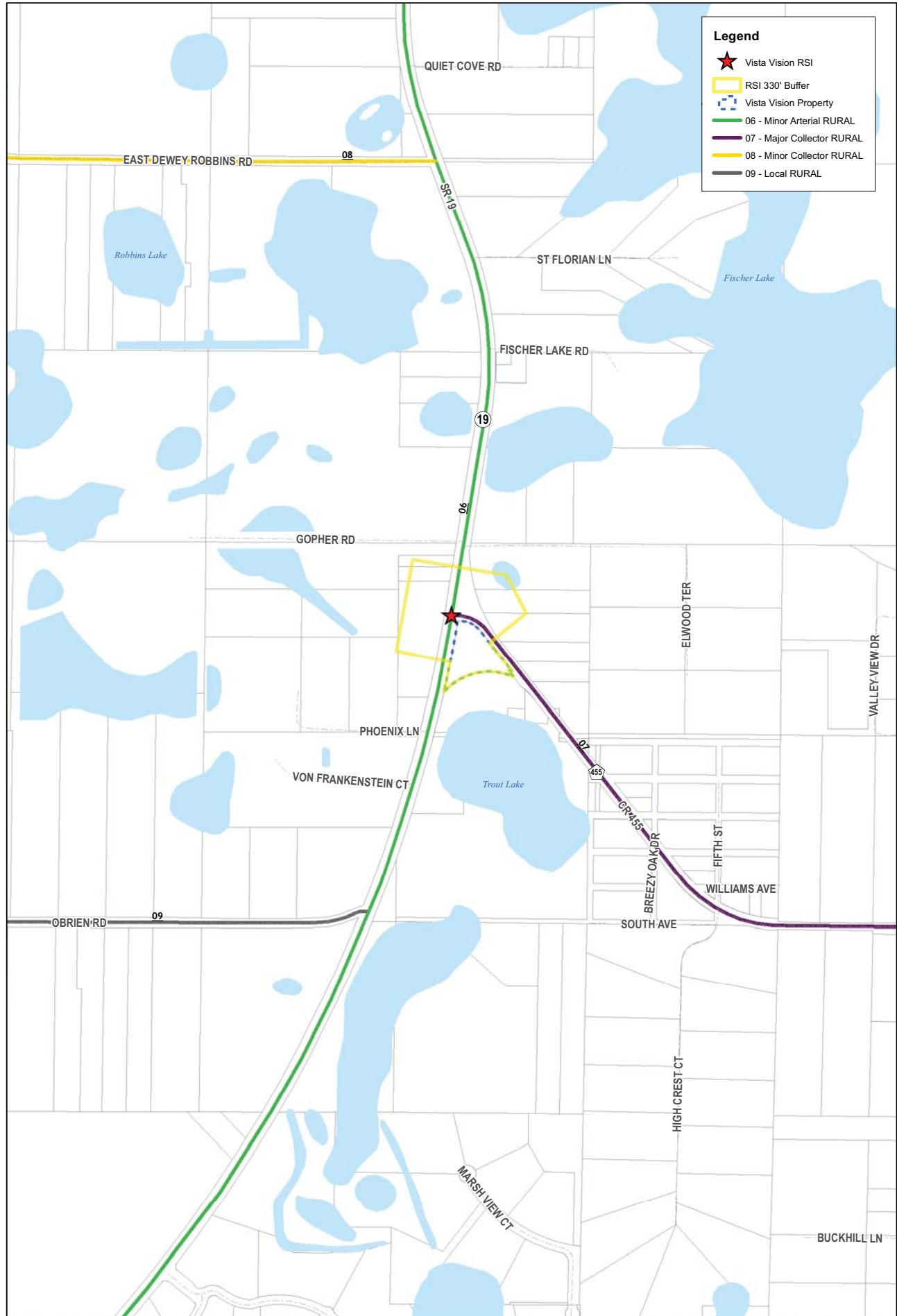
# Attachment A.

## Howey-Groveland Rural Support Intersection (RSI) 330 Foot Buffer With Vision Vista Property



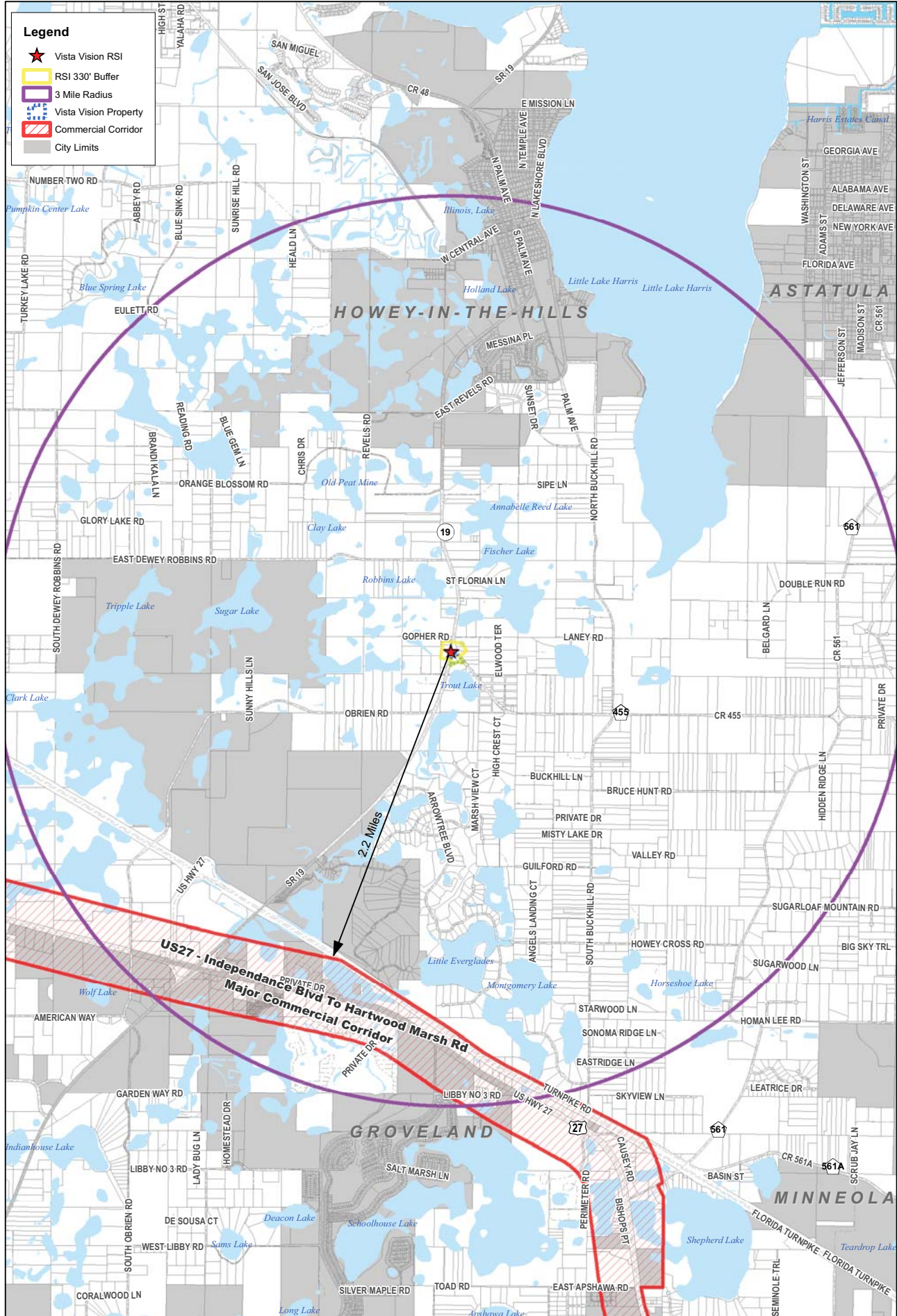
# Attachment B.

## Howey-Groveland Rural Support Intersection (RSI) Roadway Functional Classification



# Attachment C.

## Howey-Groveland Rural Support Intersection (RSI) Corridors & RSI within 3 Mile Radius



# Attachment D (5 Pages).



## *Florida Department of Transportation*

**RICK SCOTT  
GOVERNOR**

719 S. Woodland Boulevard  
DeLand, Florida 32720-6834

**RACHEL D. CONE  
INTERIM SECRETARY**

April 14, 2017

Mr. Tim McClendon  
Chief Planner  
Lake County Planning and Zoning Department  
Post Office Box 7800  
315 W. Main Street  
Tavares, Florida 32778

**Subject: Proposed Comprehensive Plan Amendment**  
**Local Government: Lake County**  
**DEO #: 17-1ESR**

Dear Mr. McClendon,

The Department of Transportation has completed its review of the subject proposed Comprehensive Plan Amendment as requested in your letter dated March 27, 2017, and received by the Department on March 30, 2017.

We appreciate the opportunity to participate in this review process. Since the amendment is not expected to have significant adverse impacts to the State Highway System (SHS) or the Strategic Intermodal System (SIS), the Department does not have any comments or recommendations.

If you have any questions, please contact Steve Shams at (386) 943-5421 or email at [Steve.Shams@dot.state.fl.us](mailto:Steve.Shams@dot.state.fl.us).

Sincerely,

A handwritten signature in blue ink that reads "Jean Parlow". The signature is written in a cursive, flowing style.

Jean Parlow  
Growth Management Coordinator

### *Attachment*

C:	Robert Chandler IV, Lake County	Carmen Monroy, FDOT
	Fred Milch, ECFRPC	Dana Reiding, FDOT
	Adam Biblo, DEO	David J. Cooke, FDOT
	D. Ray Eubanks, DEO	Dennis Smith, FDOT

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## COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

**Local Government:** Lake County  
**DEO Amendment #:** Lake County 17-1ESR  
**Date FDOT Received:** March 30, 2017  
**Review Comments Deadline:** April 29, 2017  
**Today's Date:** April 14, 2017

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### GENERAL BACKGROUND INFORMATION

Lake County has transmitted a proposed amendment to their Comprehensive Plan; specifically, an amendment to the County's Future Land Use Map. The amendment proposes to change the Future Land Use of approximately 2.4 acres from Rural to Rural Support Intersection.

### AMENDMENT – Lake County 17-1ESR

**Elements:** Future Land Use Map

**Statutory Reference:** Chapter 163.3177, F.S., Required and optional elements of comprehensive plan  
Chapter 163.3184, F.S., Process for adoption of plan amendment  
Chapter 163.3187, F.S., Process for adoption of small-scale amendment

### Background:

The property is approximately 2.4 acres in size and is located in the southeast corner of the intersection of SR 19 and CR 455, within Lake County. The property currently has a Future Land Use designation of Rural. The County has proposed to change the Future Land Use to Rural Support Intersection which requires a textual amendment to the Rural Support Intersection policy (which prevents this from being a small-scale amendment). The site is currently an undeveloped vacant lot. The subject property location is shown in **Figure 1**.

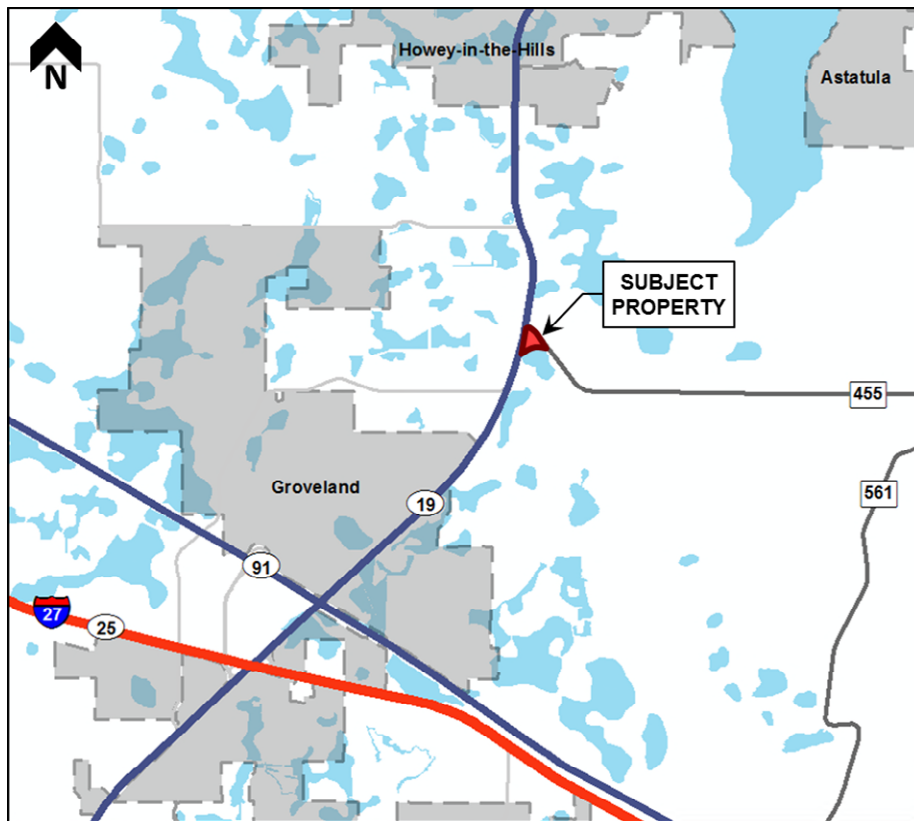
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FDOT Contact:	Steve Shams. MURP FDOT District 5 (In-House) Planning Project Manager	Reviewed by:	Clif Tate, PE Kimley-Horn and Associates, Inc.
Telephone:	386-943-5421		407-898-1511
E-mail:	<a href="mailto:Steve.Shams@dot.state.fl.us">Steve.Shams@dot.state.fl.us</a>		<a href="mailto:clif.tate@kimley-horn.com">clif.tate@kimley-horn.com</a>
File:	H:\OOC\Planning\Growth Management\CPA Project Files\Lake County\Review\2017\17-1ESR\Proposed\Lake_Proposed_17-1ESR_Review.doc		



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**Figure 1 – Location Map**

No traffic study was provided with the application. Therefore, an analysis of the potential development levels and projected operating conditions was conducted for the 5-year period (i.e., 2022) and the City's Comprehensive Plan horizon year (i.e., 2035). Although not required for evaluating the amendment, the year 2040 was also evaluated for informational purposes only.

**Table 1** summarizes the existing and future annual average daily traffic (AADT) volumes and level of service (LOS) on SR 19 in the vicinity of the proposed amendment. The volumes and LOS are projected without considering the impact of the proposed amendment. Without the proposed change, SR19, from North of SR 91 to North of Taylor Memorial Cemetery, is projected to operate at acceptable levels of service in 2017, 2022, 2035, and 2040.

FDOT Contact:	Steve Shams, MURP FDOT District 5 (In-House) Planning Project Manager 386-943-5421 <a href="mailto:Steve.Shams@dot.state.fl.us">Steve.Shams@dot.state.fl.us</a>	Reviewed by:	Clif Tate, PE Kimley-Horn and Associates, Inc.  407-898-1511 <a href="mailto:clif.tate@kimley-horn.com">clif.tate@kimley-horn.com</a>
Telephone:			
E-mail:			
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**Table 1 – 2017 (Estimated) and Future Conditions without the Proposed Amendment**

Road	From	To	LOS Std.	2017		2022		2035		2040	
				AADT	LOS	AADT	LOS	AADT	LOS	AADT	LOS
SR 19	North of SR 91	CR 455	C	9,000	B	9,500	C	11,400	C	12,400	C
	CR 455	North of Taylor Memorial Cemetery	C	9,000	B	9,500	C	11,400	C	12,400	C

Source: FDOT District Five 2016 LOS\_ALL Tables

The trip generation potential of the property was analyzed using the 9<sup>th</sup> Edition of the ITE Trip Generation Manual. The site has a current Future Land Use designation of Rural. Under the current Future Land Use designation, the property is subject to a maximum density of 1 dwelling unit per five (5) acres. Under the proposed Future Land Use, the maximum intensity allowed is a floor area ratio (FAR) of 0.055 and a maximum square footage requirement of 5,000 square feet. The site has the trip generation potential to result in an additional 212 daily trips under the proposed Future Land Use, as depicted in **Table 2**.

**Table 2 – Trip Generation**

Scenario	Future Land Use Designation	Land Use Assumed	ITE Land Use Code	Size	Units	Daily Trips
Existing	Rural	Single Family Residential	210	1	DU	10
<b>Existing Maximum Trip Potential</b>						<b>10</b>
Proposed	Rural (Rural Support Intersection)	Speciality Retail Center	826	5.0	KSF	222
<b>Proposed Maximum Trip Potential</b>						<b>222</b>
<b>Change in Trip Potential</b>						<b>212</b>

Source: ITE Trip Generation Manual, 9th Edition

The projected background AADTs (from Table 1) were combined with the projected trip generation from the proposed amendment (from Table 2) using an estimated traffic distribution. It is anticipated 40% of traffic will travel to and from the north along SR 19, and 40% will travel to and from the south along SR 19. The remaining 20% is anticipated to access the property via CR 455. A summary of traffic conditions with the proposed amendment, assuming the maximum intensity of development, is provided in **Table 3**.

FDOT Contact:	Steve Shams, MURP FDOT District 5 (In-House) Planning Project Manager 386-943-5421 <a href="mailto:Steve.Shams@dot.state.fl.us">Steve.Shams@dot.state.fl.us</a>	Reviewed by:	Clif Tate, PE Kimley-Horn and Associates, Inc.  407-898-1511 <a href="mailto:clif.tate@kimley-horn.com">clif.tate@kimley-horn.com</a>
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**Table 3 – Future Conditions with Proposed Amendment**

Road	From	To	Distribution of Traffic	Scenario	LOS Std.	2017		2022		2035		2040	
						AADT	LOS	AADT	LOS	AADT	LOS	AADT	LOS
SR 19	North of SR 91	CR 455	40%	Background Amendment	C	9,000	B	9,500	C	11,400	C	12,400	C
				<b>Total</b>		<u>85</u>		<u>85</u>		<u>85</u>		<u>85</u>	
						<b>9,085</b>	<b>B</b>	<b>9,585</b>	<b>C</b>	<b>11,485</b>	<b>C</b>	<b>12,485</b>	<b>C</b>
	CR 455	North of Taylor Memorial Cemetery	40%	Background Amendment	C	9,000	B	9,500	C	11,400	C	12,400	C
				<b>Total</b>		<u>85</u>		<u>85</u>		<u>85</u>		<u>85</u>	
						<b>9,085</b>	<b>B</b>	<b>9,585</b>	<b>C</b>	<b>11,485</b>	<b>C</b>	<b>12,485</b>	<b>C</b>

As depicted in Table 3, SR 19 from North of SR 91 to North of Taylor Memorial Cemetery is projected to operate acceptably through year 2035 with the proposed change.

**Technical Assistance:**

Pursuant to F.S. 163.3184(3)(b), the Florida Department of Transportation (FDOT) does not have comments or recommendations regarding the County's proposed amendment. The proposed change does not appear to adversely impact designated transportation resources and facilities of state importance.

The FDOT respectfully requests a copy of the adopted amendment. Please provide within ten business days of adoption in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statute (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

FDOT Contact: Steve Shams. MURP FDOT District 5 (In-House) Planning Project Manager Telephone: 386-943-5421 E-mail: <a href="mailto:Steve.Shams@dot.state.fl.us">Steve.Shams@dot.state.fl.us</a> File: H:\OOC\Planning\Growth Management\CPA Project Files\Lake County\Review\2017\17-1ESR\ProposedLake_Proposed_17-1ESR_Review.doc	Reviewed by: Clif Tate, PE Kimley-Horn and Associates, Inc. 407-898-1511 <a href="mailto:clif.tate@kimley-horn.com">clif.tate@kimley-horn.com</a>
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# Attachment E (4 Pages).

## Ordinance 2017-XX Vista Vision Property RZ-17-03-1

1 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE**  
2 **LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**  
3

4 **WHEREAS**, Jimmy D. Crawford (the "Applicant"), on behalf of Vista Vision, Ltd., (the "Owner") has  
5 made a request to establish a Planned Commercial (CP) zoning district on approximately 2.42 +/- acres; and

6 **WHEREAS**, the subject property consists of 2.42 +/- acres and is located east of U.S. Highway 27,  
7 south of the City of Clermont, in Section 36, Township 24 South, Range 26 East, and is more particularly  
8 described in below:

9 TRACT OF LAND IN NW ¼ OF SE ¼ BETWEEN SOUTHERLY RIGHT OF WAY OF STATE ROAD  
10 455 EASTERLY RIGHT OF WAY OF STATE ROAD 19 AND NORTHERLY RIGHT OF WAY OF  
11 ROAD CONNECTING STATE TOAD 455 AND STATE ROAD 19, ALL IN SECTION 11, TOWNSHIP  
12 21, RANGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

13 **WHEREAS**, the subject property is located within the Rural Future Land Use Category as shown on  
14 the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

15 **WHEREAS**, the subject property is included in its entirety within the Howey-Groveland Rural Support  
16 Intersection as defined in the Comprehensive Plan; and

17 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-17-03-1 on XXXXX,  
18 2017, after giving Notice of Hearing on petition for a change in zoning, including notice that said petition  
19 would be presented to the Board of County Commissioners of Lake County, Florida, on XXXXXXX, 2017;  
20 and

21 **WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of  
22 the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from  
23 the public and surrounding property owners at a public hearing duly advertised; and

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

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

29 **Section 1.** Terms: The County Manager or designee shall amend the Lake County Zoning Map to show the  
30 Planned Commercial (CP) zoning in accordance with Exhibit "A" of this Ordinance.

31 **A. Permitted Land Uses.**

32 1. Rural Support Uses to include professional offices, personal services, convenience retail,  
33 agricultural-related retail sales of goods and services, banks, bars or taverns, automotive  
34 service stations, medical services, general restaurants, recreation commercial, churches,  
35 community residential homes, family day care or family residential homes, utilities, and  
36 communication towers.

37 2. No single structure shall exceed 5,000 square feet.

- 1           3. Accessory uses directly associated with the above uses may be approved by the County  
2           Manager or designee. Any other use of the site not specified above shall require approval of an  
3           amendment to this Ordinance by the Board of County Commissioners.
- 4           **B. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height** shall be in  
5           accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.
- 6           **C. Setbacks.** Any new buildings or structures shall require building setbacks in accordance with the  
7           LDR, as amended.
- 8           **D. Parking Requirements.** Off-street parking shall be provided in accordance with the Lake County  
9           Land Development Regulations (LDR), as amended.
- 10          **E. Landscaping, Buffering, and Screening.** All new development will be required to provide  
11          landscaping in accordance with the Land Development Regulations, as amended.
- 12
- 13          **F. Environmental Requirements.** All future development shall be required to submit a current  
14          environmental assessment to identify potential negative impacts to wetlands, habitat, wildlife  
15          corridors, flora and fauna.
- 16          **G. Noise:** Compliance shall be in accordance with the LDR, as amended.
- 17          **H. Commercial Design Standards.** All future development shall demonstrate compliance with the  
18          commercial design standards established in the Land Development Regulations, as amended.
- 19          **I. Transportation Improvements.**
- 20               1. All access management shall be in accordance with the Comprehensive Plan and Land  
21               Development Regulations, as amended.
- 22               2. A left turn lane on SR 19 at the intersection of CR 455 will be required. The developer shall be  
23               responsible for design, permitting through FDOT, and construction of the turn lanes  
24               improvements.
- 25               3. Additional right-of-way shall be required to meet a minimum the standard right-of-way  
26               requirements per Land Development Regulations, as amended and the future developments  
27               onsite and offsite design.
- 28          **J. Utilities:** Utilities shall be provided in accordance with the Comprehensive Plan and LDR, as  
29          amended.
- 30          **K. Stormwater Management.** The stormwater management system shall be designed in accordance  
31          with all applicable Lake County and St. Johns River Water Management District (SJRWMD)  
32          requirements; as amended.
- 33          **L. Lighting:** Exterior lighting shall be in accordance with the LDR, as amended, and consistent with  
34          Dark-Sky Principles.
- 35          **M. Signage:** All signage shall be in accordance with the LDR, as amended.

1       **N. Concurrency Management Requirements.** Any development shall comply with the Lake County  
2       Concurrency Management System, as amended.

3       **O. Development Review and Approval.** Prior to the issuance of any permits, the Applicant shall be  
4       required to submit a site plan application for review and approval in accordance with the  
5       Comprehensive Plan and LDR, as amended.

6       **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

7       **A.** After establishment of the facilities as provided herein, the aforementioned property shall only be  
8       used for the purposes named in this Ordinance. Any other proposed use must be specifically  
9       authorized by the Board of County Commissioners.

10       **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,  
11       convert, or demolish any building structure, add other uses, or alter the land in any manner within  
12       the boundaries of the above described land without first obtaining the necessary approvals in  
13       accordance with the Lake County Code, as amended, and obtaining the permits required from the  
14       other appropriate governmental agencies.

15       **C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and  
16       the terms, conditions, and provisions hereof, and shall be binding upon the present Owner and any  
17       successor, and shall be subject to each and every condition herein set out.

18       **D.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall  
19       include in the transfer or lease agreement, a provision that the purchaser or lessee is made good  
20       and aware of the conditions established by this Ordinance and agrees to be bound by these  
21       conditions. The purchaser or lessee may request a change from the existing plans and conditions by  
22       following procedures contained in the Land Development Regulations, as amended.

23       **E.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement  
24       Special Master shall have authority to enforce the terms and conditions set forth in this ordinance  
25       and to recommend that the ordinance be revoked.

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

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

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

33  
34  
35  
36  
37

1 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
2  
3 FILED with the Secretary of State \_\_\_\_\_, 2017.  
4  
5 EFFECTIVE \_\_\_\_\_, 2017.  
6  
7

8 BOARD OF COUNTY COMMISSIONERS  
9 LAKE COUNTY, FLORIDA

10 \_\_\_\_\_  
11 TIMOTHY I. SULLIVAN, CHAIRMAN  
12  
13

14 ATTEST:

15  
16  
17 \_\_\_\_\_  
18 NEIL KELLY, CLERK OF THE  
19 BOARD OF COUNTY COMMISSIONERS  
20 LAKE COUNTY, FLORIDA  
21

22 APPROVED AS TO FORM AND LEGALITY  
23

24 \_\_\_\_\_  
25 MELANIE MARSH, COUNTY ATTORNEY