

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

<b>PLANNING AND ZONING BOARD</b>	 <b>LAKE COUNTY</b> FLORIDA	<b>BOARD OF COUNTY COMMISSIONERS</b>
<b>October 2, 2013</b>		Transmittal: October 30, 2013 Adoption: TBA

LPA#13/8/1-1T (DCA# 13-TBD) Amendment to the future land use map to extend the US 27 Major Commercial Corridor on the west side north from CR 474 to just north of Superior Blvd. (County Initiated)	<b>Case Manager:</b> Brian T. Sheahan, AICP Planning & Community Design Manager	<b>Agenda Item #5</b>
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- Item -

**Type:** County-initiated Comprehensive Plan Map & Text Amendment

**Creation or Revision:** Revision

**Description:** This request amends the Future Land Use Map to extend the Major Commercial Corridor on the east side of US Hwy 27 in the Four Corners Area northwards from the intersection of US 27 and CR 474 to just north of Superior Blvd. Table FLUE 3 under Policy I-1.3.10.6 will be amended to indicate the physical extent of the corridor. This extension is initiated by the County in recognition of the existing and planned commercial development in this area.

**LOCATION:** Four Corners area east of US 27 from US 192 north to Superior Blvd, as shown on the attached maps. The corridor extension lies within Sections 10, 14, 15, 22, 23, & 26 of Township 24S, Range 26E.

- Summary of Staff Recommendation -

Staff recommends **APPROVAL** of the request to adopt the Comprehensive Plan Future Land Use Map Amendment.

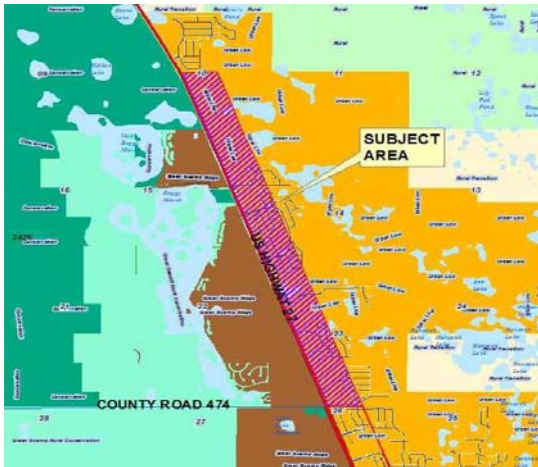
Planning & Zoning Board:

Board of County Commissioners:

**- Summary -**

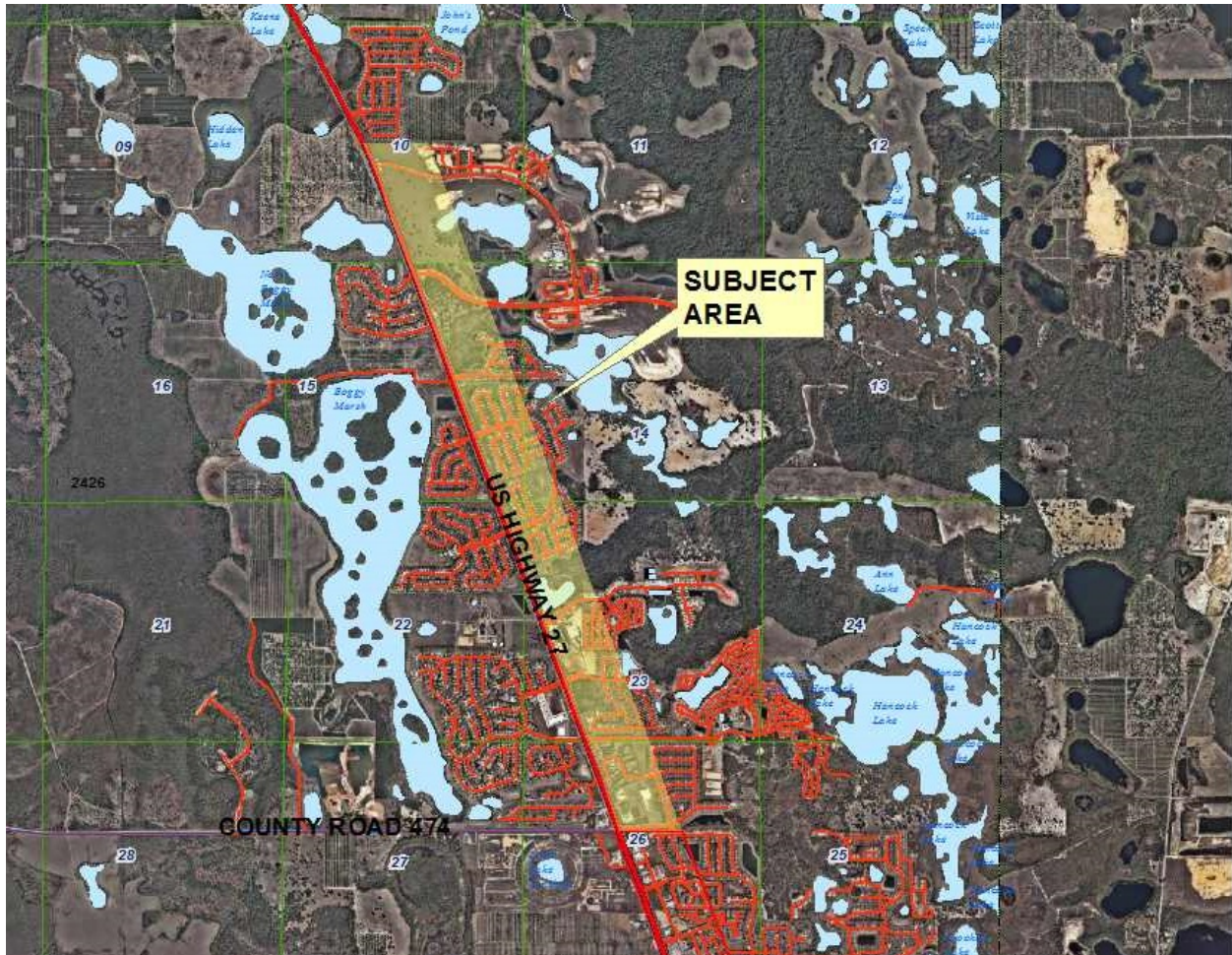
**Analysis:** On May 25, 2010, Lake County adopted the 2030 Comprehensive Plan, at that time the commercial growth planned for and projected was not adequately considered. Currently, property east of US 27, which runs from County Road 474 south to the Polk County line, is designated as a “Major Commercial Corridor” in the comprehensive plan. This existing designated area is characterized by a mixture of commercial and supporting residential development. This amendment would extend the designation northward from County Road 474 to the north side of Superior Boulevard, encompassing a total of 471.7 +/- acres. This part of US 27 has similar characteristics to the existing designated area, with a mixture of existing or approved commercial development and supporting residential development.

Within the proposed corridor extension, there are currently 59.8+/- acres of land developed for commercial purposes. A total of 46.2+/- acres is available for commercial development, including 12 acres in the approved Sunchase project. The identification of this area as a commercial corridor will support the neighboring residential development, thereby reducing commuter traffic to Clermont and other commercial centers in south Lake County. Within the proposed commercial corridor there are a total of 668 developed residential lots, and 152 vacant platted lots. Within the wider neighborhood, there are a total of 4,430 developed residential lots in existing subdivisions, together with 1,009 vacant platted lots.



**Table FLUE 3 amended to read as follows:**

<b>Major Commercial Corridors</b>	<b>Location</b>
US 441	Entire Corridor
Old Highway 441	From State Road 19 to the junction with Eudora Road and State Road 19A
State Road 19	From US Highway 441 north to County Road 44 and County Road 44A
US 27	Within the following segments: From Sumter County line south to County Road 48; From Independence Boulevard south to Harwood Marsh Road; and Outside of the Green Swamp Area of Critical State Concern <b>from 600 feet north of Superior Boulevard County Road 474</b> south to the Polk County Line
State Road 50	From US 27 east to the Orange County line
US 192	Entire corridor
State Road 19A	From US Highway 441 south to Old Highway 441



The proposed commercial corridor is in accordance with the adopted comprehensive plan requirements for such a designation.

- The proposed corridor is located within an Urban Low Density Future Land Use Category (Policy 1-1.3.10.5).
- The northern part of the proposed corridor is located within Lake Utilities service area, the southern part within South Lake Utilities service area. Both utility companies have water and sewer service available (Policy 1-1.3.10.2). No new utility service areas will need to be created (Policy 1-1.3.10.2).
- Existing development in this area ensures that the remaining land available for commercial development along this section of US 27 will be developed in a manner which avoids the creation of large distances between developed properties (Policy 1-1.3.10.6). A transportation analysis was also conducted to ensure there would be no impacts on the adopted level of service (attached).
- As with the existing commercial corridor to the south, the proposed extension extends a distance of 1320 feet from the center line of the right of way (Policy 1-1.3.10.6).

**Pursuant to Policy I-7.13.5 - Standards of Review for Amending the Future Land Use Map, the applicant shall demonstrate the following:**

- A. Demonstration that additional lands for residential use are needed to accommodate population projections consistent with the Comprehensive Plan if the FLUM amendment involves a potential increase in residential density, and that lands subject to the proposed amendment are in the most appropriate location with respect to the efficient use of public facilities and services for this increase in density, and with respect to all other policies of this Comprehensive Plan.**

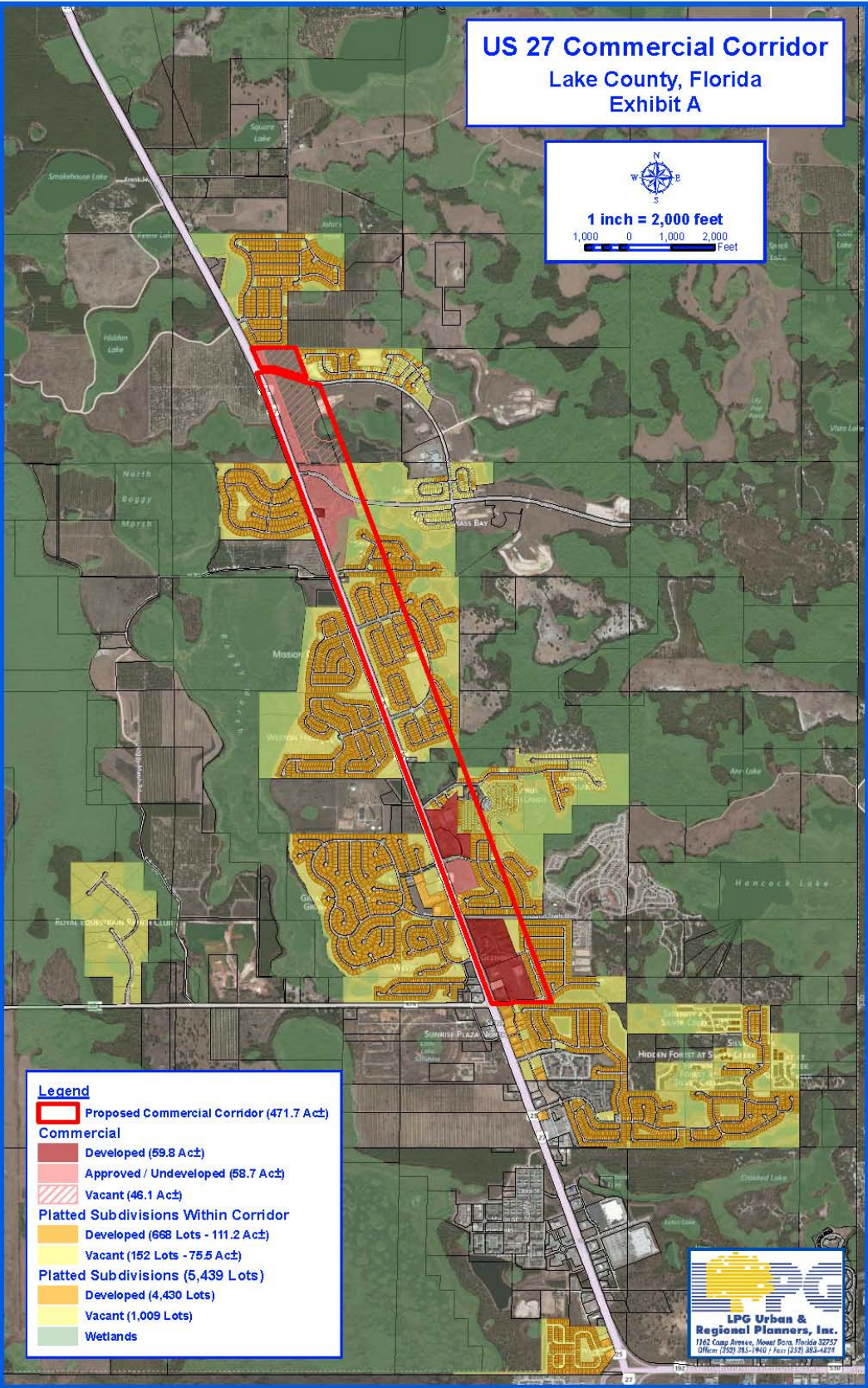
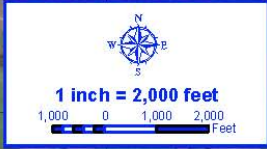
No residential use is proposed. Existing densities and intensities shall remain the same.

- B. Demonstration of need for non-residential and commercial lands based upon population and employment within the service area, vacancy rates for similar uses, and ability to reduce overall future transportation demands on the road network (reduction in Vehicle Miles Travelled – VMT);**

Within the proposed commercial corridor there are a total of 668 developed residential lots, and 152 vacant platted lots. Within the wider neighborhood, as shown on the following map (Exhibit A), there are a total of 4,430 developed residential lots in existing subdivisions, together with 1,009 vacant platted lots. The identification of this area as a commercial corridor will support the neighboring residential development, thereby reducing overall future transportation demands on the road network.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

# US 27 Commercial Corridor Lake County, Florida Exhibit A



Legend	
	Proposed Commercial Corridor (471.7 Ac±)
<b>Commercial</b>	
	Developed (59.8 Ac±)
	Approved / Undeveloped (58.7 Ac±)
	Vacant (46.1 Ac±)
<b>Platted Subdivisions Within Corridor</b>	
	Developed (668 Lots - 111.2 Ac±)
	Vacant (152 Lots - 75.5 Ac±)
<b>Platted Subdivisions (5,439 Lots)</b>	
	Developed (4,430 Lots)
	Vacant (1,009 Lots)
	Wetlands



- C. Demonstration of purpose for the proposed FLUM amendment and explanation of desired use, including submission of a conceptual site plan depicting important features including but not limited to the location of major roads, structures, significant limitations (e.g. wetlands, karst features, steep slopes) and environmentally sensitive areas, and required open space;**

This proposal will extend the US 27 Major Commercial Corridor northwards from County Road 474 to the north side of Superior Boulevard, encompassing an additional 471.7 +/- acres. The area is demonstrated on Exhibit A (above). The map also indicates existing residential development and wetlands. The existing commercial corridor runs from County Road 474 south to the Polk County and is characterized by a mixture of commercial and supporting residential development. The proposed extension area has similar characteristics to the existing designated area to the south, being a mixture of existing or approved commercial development and supporting residential development.

- D. Demonstration that facilities and services are or will be available within the levels of service adopted throughout the Comprehensive Plan (or the levels of service adopted by the municipality in whose utility area the proposed amendment is located and as adopted in the Capital Improvements element or by joint agreement with the County), including but not limited to water supplies (including permitted quantities) and facilities, sewer services, transportation, parks and recreational facilities, and schools;**

The majority of the proposed corridor extension is either already developed or approved for development. As such, within the proposed area for designation, there are only 46 +/- acres available for additional commercial development, resulting in limited impact on existing water, sewer and transportation facilities. As identified above, the proximity of over 5,000 homes in the immediate area provide an existing customer base for this additional commercial development, thereby reducing the need for these residents to travel further for their shopping needs, with a resultant reduction in future transportation demands on the road network.

The northern part of the proposed corridor is located within Lake Utilities service area, the southern part is within South Lake Utilities service area. Both utility companies have water and sewer service available (Policy 1-1.3.10.2). No new utility service areas will need to be created (Policy 1-1.3.10.2).

- E. Demonstration that the amendment will not fiscally burden County services;**

The proposed commercial corridor is an area already developed and has available county services as well as water/sewer utilities from private sources. The majority of the vacant land is already designated for commercial uses (58.7 acres). Additional commercial development will increase the County's tax base, provide services and facilities for local residents and reduce trip generation and impact on existing County/State roadways.

- F. Demonstration that the amendment would not cause unnecessary and unmitigated negative impacts on natural resources, including but not limited to wetlands, uplands, habitat, wildlife corridors, wildlife, groundwater and surface water, recharge, and karst features, and further demonstration that the integrity of interconnected ecosystems of local, state, regional, and federal significance will be preserved;**

As seen in Exhibit A (above), the affected area for the proposed commercial corridor designation is largely characterized by urban development with limited wetland areas. In accordance with the

County's conservation policies, wetlands will be protected from development through the development approval process.

**G. Demonstration that historic and cultural resources will not be affected by unnecessary and unmitigated negative impacts;**

The proposed commercial corridor extension is located in an already developed urban area with no impact on historical or cultural resources.

**H. Demonstration that any proposed Future Land Use Map amendment to the Urban Future Land Use Series from the Rural Future Land Use Series is contiguous to existing urban development in the Urban Future Land Use Series so as to discourage urban sprawl;**

Not applicable to this application.

**I. Demonstration that the proposed Future Land Use Map amendment provides an appropriate transition of land uses adjacent to the rural area, and that the amendment shall create a final area of transition between the rural area and existing urban development to constrain future intrusion into the rural area. Adequate transition shall be required to maintain compatibility with adjacent, existing communities and may require flexible lot sizes, provision of open space or variable buffers.**

The proposed commercial corridor is located within an Urban Low Density Future Land Use Category (Policy 1-1.3.10.5). As shown on Exhibit A the area is located adjacent to existing development, thereby resulting in infill development, which is compatible with neighborhood development. Due to the existing physical constraints of residential developments and wetlands in the proposed commercial corridor extension, the remaining land available for commercial development along this section of US 27 can only be developed in a manner which avoids the creation of large distances between developed properties (Policy 1-1.3.10.6).

The proposed commercial corridor is currently predominately commercial. Apart from 46.1 acres at the northern end of the corridor, the only areas not used as commercial are environmentally constrained by two ponds or lakes. The additional 46+/- acres is a small area adjacent to an existing strip of land approved for commercial development, providing a logical, more usable commercial area to address the market that already exists in this part of the County. The designation of the subject parcels as Regional Commercial would allow all of the existing uses to be conforming, and it would create an orderly flow of land uses in that area, in keeping with the intent of the Lake County 2030 Comprehensive Plan.

**– Staff Recommendation –**

**APPROVAL** of the proposed amendment.

**Planning & Zoning Board Recommendation:**