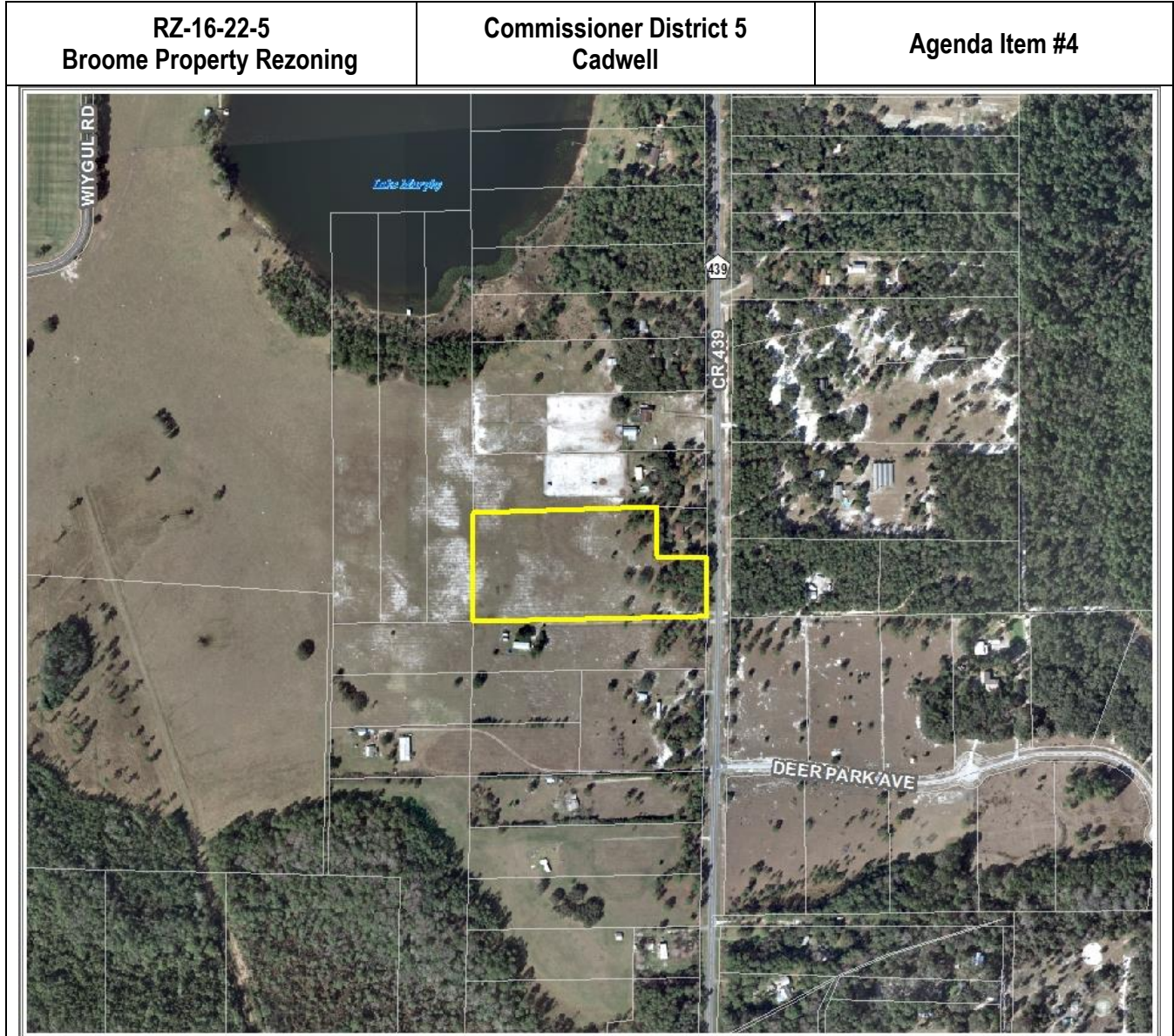


LAKE COUNTY PLANNING AND ZONING DIVISION  
REZONING STAFF REPORT

PLANNING & ZONING BOARD  
November 2, 2016



BOARD OF COUNTY COMMISSIONERS  
November 22, 2016



**Requested Action:** Rezone property from Ranchette District (RA) to Agriculture (A) to construct a barn for livestock prior to primary residence construction.

**Owner:** Zachary T. and Ashley C. Broome

**Applicant:** Zachary Broome

**- Site Location and Information -**

<b>Size</b>	9.76 acres
<b>Location</b>	North of Deer Park Avenue and adjacent to County Road 439 in the Umatilla area.
<b>Alternate Key #</b>	1453771
<b>Future Land Use</b>	Rural
<b>Existing Zoning District</b>	Ranchette District (RA)
<b>Proposed Zoning District</b>	Agriculture (A)
<b>Joint Planning Area</b>	NA

**- Land Use Table -**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
<b>North</b>	Rural	Rural Residential (R-1)	Single Family Residence	
<b>South</b>	Rural	Ranchette District (RA)	Single Family Residence	
<b>East</b>	Rural	Agriculture (A)	Vacant	
<b>West</b>	Rural	Agriculture (A)	Vacant	Adjacent to County Road 439

**- 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:**

**- Analysis -**

LDR Section 14.03.03 (Standards for Review)

The Applicant is requesting to rezone property identified as Alternate Key Number 1453771 from Ranchette District (RA) to Agriculture (A). The property is designated with the Rural Future Land Use Category (FLUC). The rezoning is being requested so that a barn for livestock may be constructed on the property prior to the construction of a primary residence. The approximately 9.76 acre property is generally located north of Deer Park Avenue and adjacent to County Road 439 in the Umatilla area.

The proposed Agriculture rezoning is consistent with the Rural FLUC. According to *Policy I-1.4.4 Rural Future Land Use Category* the intention of the Rural FLUC "...is to protect rural lifestyles represented by single-family homes on large lots and to accommodate agricultural pursuits." The Agriculture zoning district permits residential uses and general agriculture uses which includes livestock and farm structures. The Agriculture zoning district and the Rural FLUC both require a minimum density of five (5) net acres. The subject property contains 9.76 acres and is consistent with the required density for Agricultural zoning and Rural FLUC.

**- Analysis -**

Land Development Regulations Section 14.03.03 Standards for Review.

**A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;**

The applicant has plans to construct a barn and single family residence on the property. The proposed rezoning application is consistent with LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which specifies that a Single Family Dwelling Unit and General Agriculture uses are permitted within the Agriculture (A) Zoning District. Per the LDR the Agriculture zoning district requires a minimum of five acres. The property is consistent with the required minimum density.

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

The Agriculture rezoning request is consistent with Comprehensive Plan Policy I-1.4.1, *Rural Future Land Use Series*, as residential and agricultural uses are allowable within the Rural Future Land Use Category (FLUC). The proposed Agriculture zoning district is consistent with the minimum required density of the Rural FLUC.

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

The proposed rezoning application does not create any inconsistent land uses in the area and is consistent with the existing use of the property.

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

The owners of the subject property would like to construct a barn for livestock prior to constructing a primary residence.

**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 6 miles from Lake County Fire Station 21 (closest fire station), located at 25100 CR 44A, Eustis.

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;**

The proposed rezoning would not have adverse impacts on the natural environment. The Agriculture zoning district will only allow residential and agricultural uses on the property.

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

The application does not contain any information regarding the effect the proposed rezoning would have on 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 rezoning application would not result in a disorderly or illogical development pattern in the area. The rezoning is consistent with the properties to the west and east which are all zoned Agriculture. The properties to the north and south are also large lots with agricultural and residential uses but are zoned Rural Residential and Ranchette District.

**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 application is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in Sections A through H above.

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

None

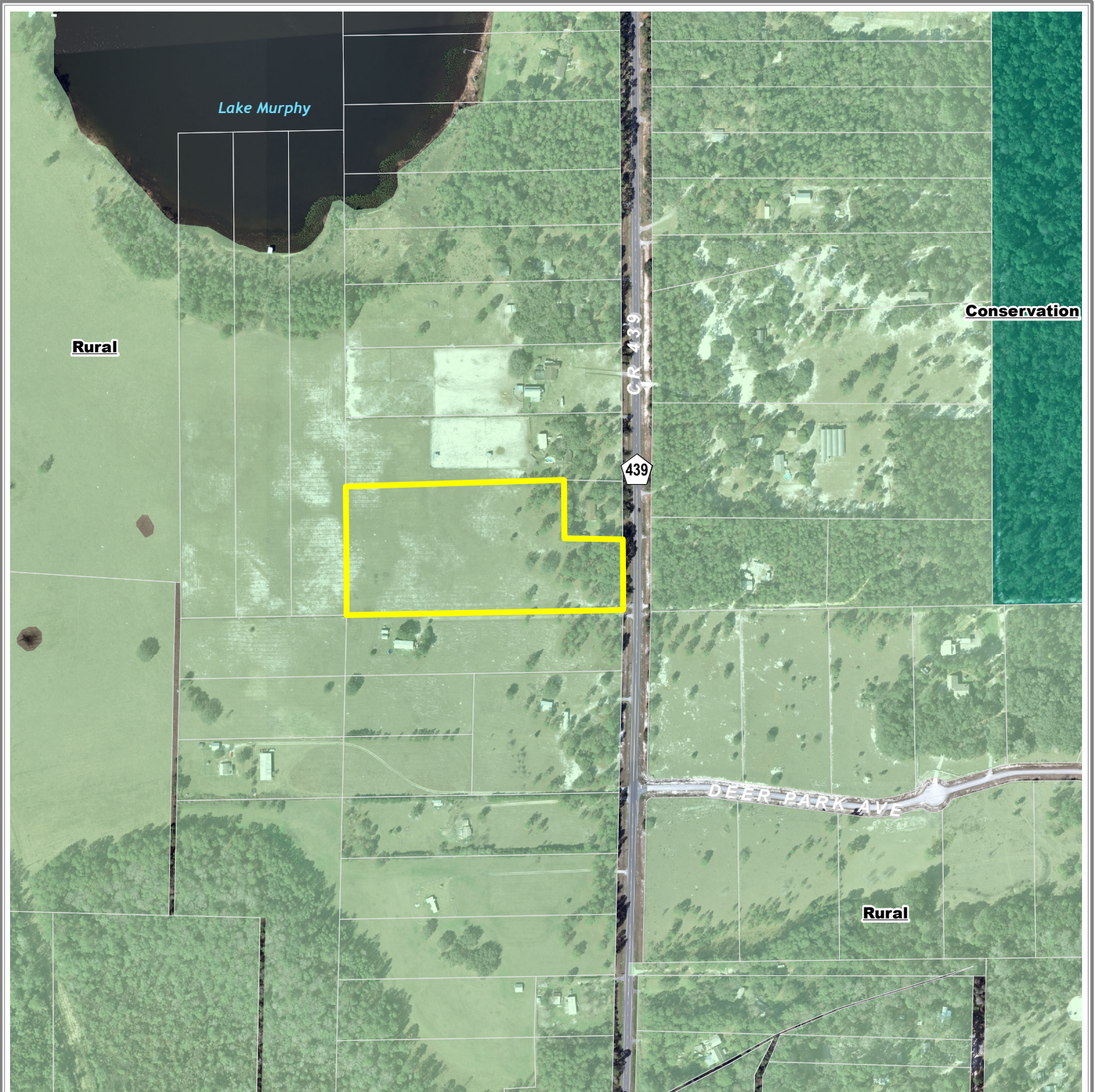
**FINDINGS OF FACT:** Staff has reviewed the application for the proposed rezoning and found:

1. The request is consistent with Comprehensive Plan *Policy I-1.4.4 Rural Future Land Use Category* Policy I-1.4.1 as residential and agricultural uses are allowable within the Rural Future Land Use Category.
2. The request is consistent with LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits residential and agricultural uses in the Agriculture (A) Zoning District.

Based on these findings of fact, staff recommends **approval** of the rezoning application, with conditions, as specified in the proposed Ordinance.

**Case Manager:** Christine Rice, Planner

**WRITTEN COMMENTS FILED:** Supportive: -0-      Concern: -0-      Opposition: -0-



**FUTURE LAND USE LEGEND**

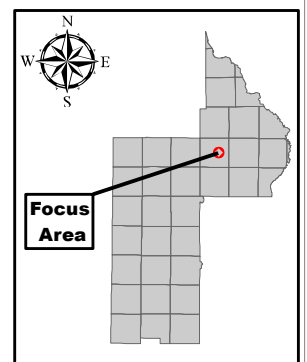
- |                                |  |                     |                      |
|--------------------------------|--|---------------------|----------------------|
| Bella Collina                  | Heavy Industrial                           | Recreation          | Urban Low Density    |
| Cagan Crossings                | 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  |                      |

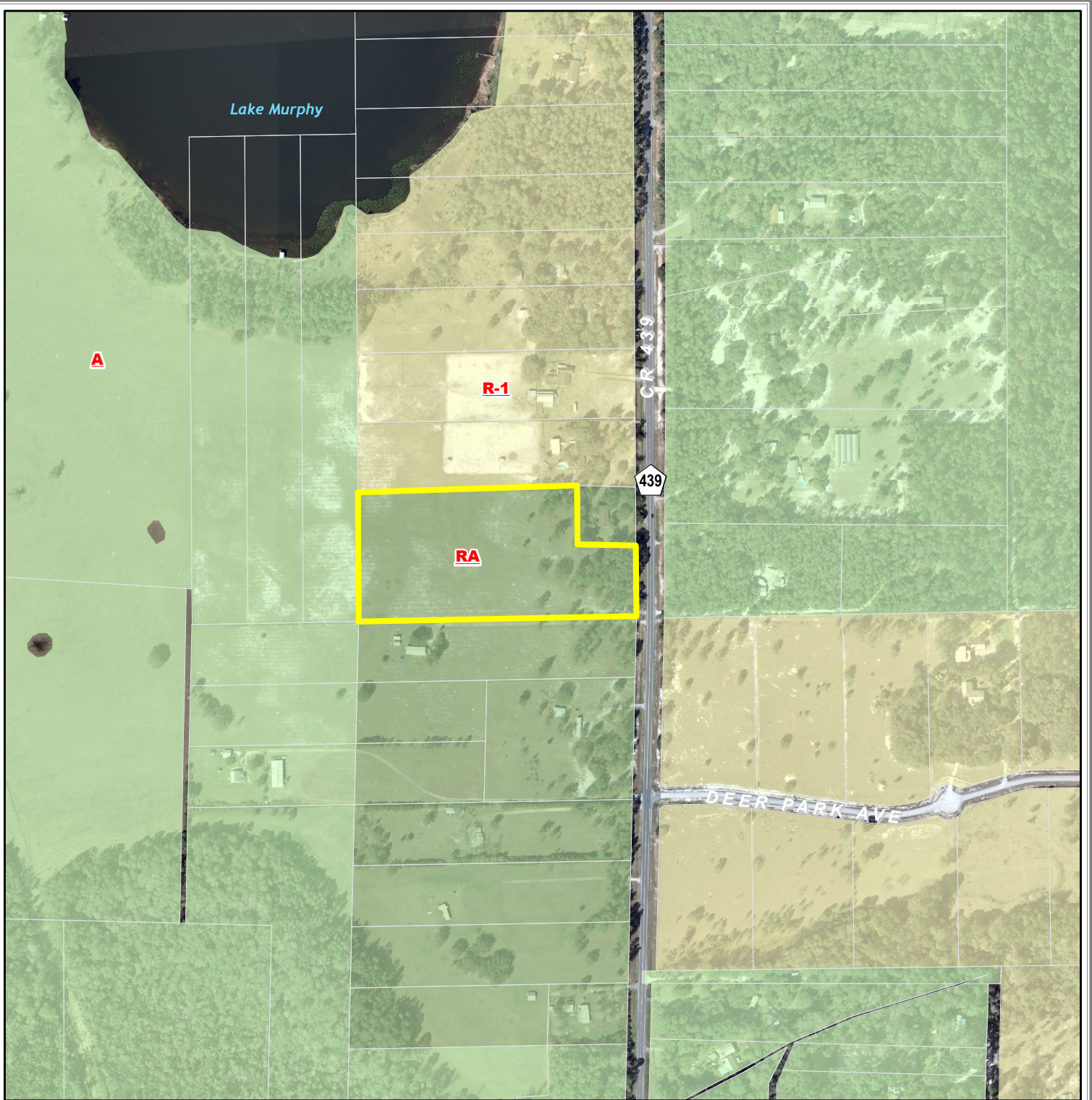
**NAME: BROOME**

**CASE NUMBER: RZ-16-22-5**

**LOCATION (S-T-R): 15, 22-18-27**

**REQUEST: RANCHETTE DISTRICT TO COMMUNITY FACILITY DISTRICT**





**ZONING LEGEND**

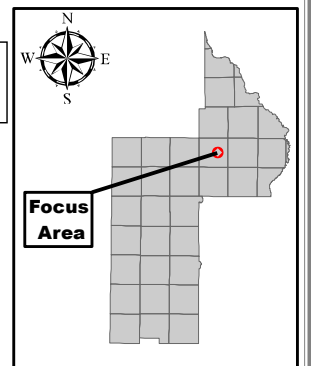
A	RA	R-2	R-4	R-7	RMRP	RV	C-2	LM	MP	PUD
AR	R-1	R-3	R-6	RP	RM	C-1	CP	HM	CFD	

**NAME: BROOME**

**CASE NUMBER: RZ-16-22-5**

**LOCATION (S-T-R): 15, 22-18-27**

**REQUEST: RANCHETTE DISTRICT TO COMMUNITY FACILITY DISTRICT**





1 **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send a  
2 copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section  
3 125.66, Florida Statutes.

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

5 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

6  
7 FILED with the Secretary of State \_\_\_\_\_, 2016.

8  
9 EFFECTIVE \_\_\_\_\_, 2016.

10  
11 BOARD OF COUNTY COMMISSIONERS  
12 LAKE COUNTY, FLORIDA

13  
14 \_\_\_\_\_  
SEAN M. PARKS, CHAIRMAN

15 **ATTEST:**

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

20 **APPROVED AS TO FORM AND LEGALITY**

21 \_\_\_\_\_  
22 MELANIE MARSH, COUNTY ATTORNEY