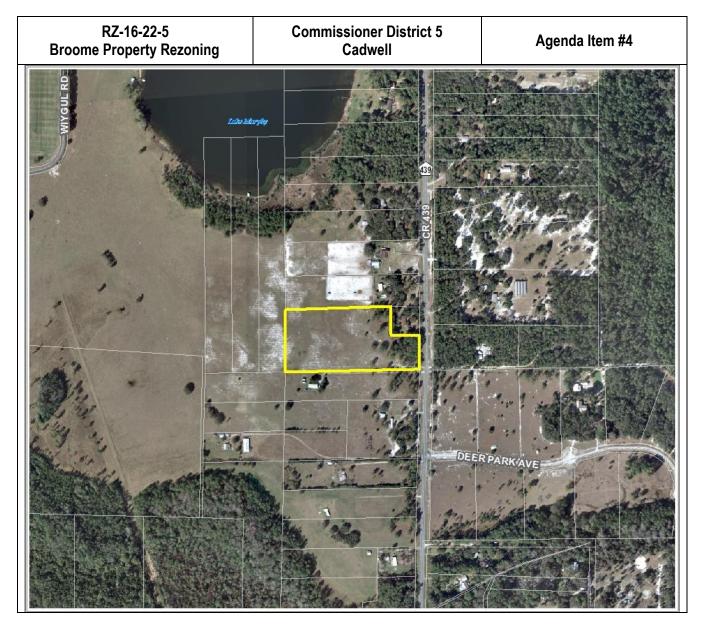
LAKE COUNTY PLANNING AND ZONING DIVISION REZONING STAFF REPORT

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

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- Site Location and Information -

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

- Land Use Table -

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

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- 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;

<u>Water/Sewage</u> - The subject property has individual well and septic.

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

<u>Fire and Emergency Services</u> - The subject parcel is approximately 6 miles from Lake County Fire Station 21 (closest fire station), located at 25100 CR 44A, Eustis.

<u>Transportation</u> - 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.

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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

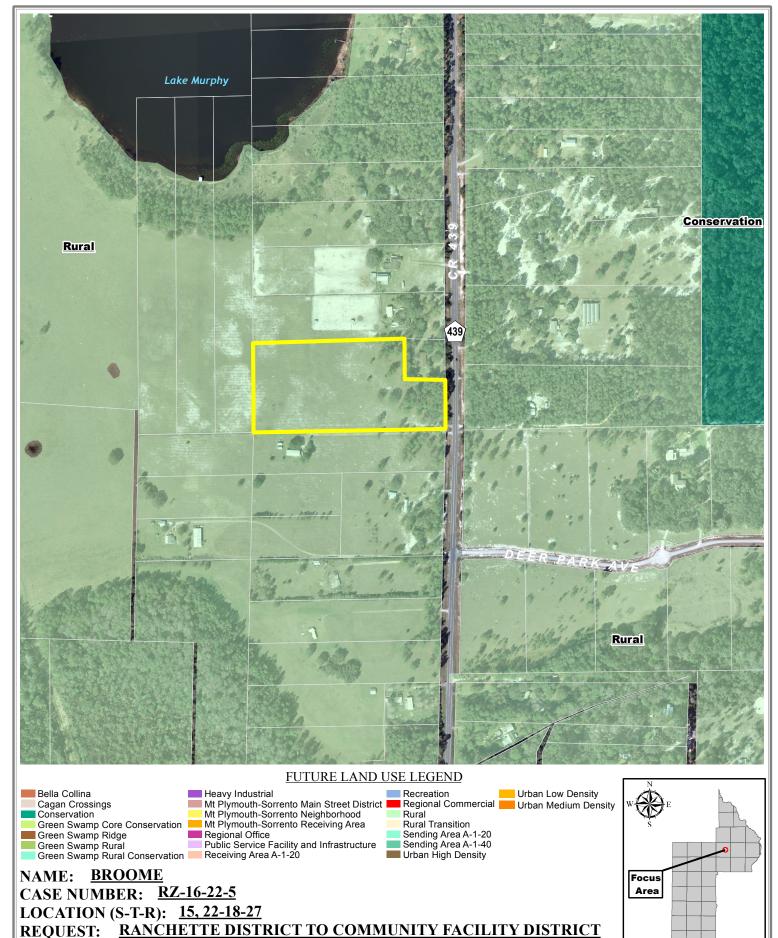
WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -0-

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CURRENT FUTURE LAND USE

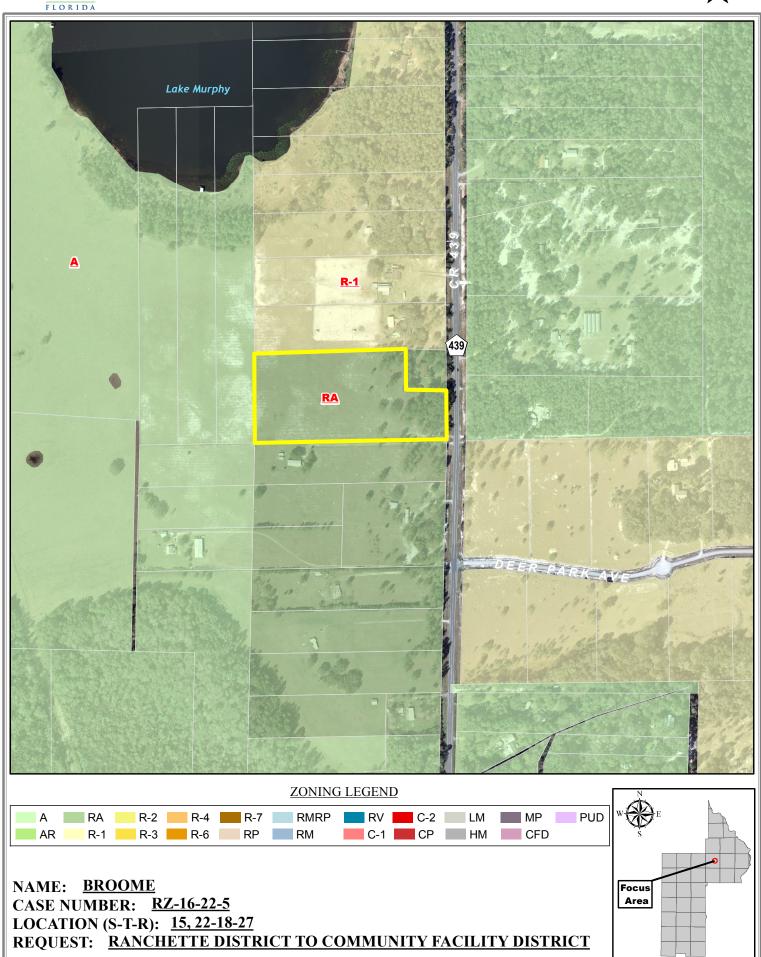






CURRENT ZONING





1 2 3		ORDINANCE #2016-XX Zachary T. and Ashley C. Broome Property RZ-16-22-5
4 5		ANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE ONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.
6 7 8	(the "Prope	HEREAS, Zachary T. Broome (the "Applicant), on behalf of Zachary T. and Ashley C. Broome orty Owners") has submitted an application to rezone approximately 9.76 acres of property from District (RA) to Agriculture (A); and
9 10 11	Deer Park	HEREAS, the subject property consists of approximately 9.76 acres, and is generally located north of Avenue and adjacent to County Road 439 in the Umatilla area, in Section 15, Township 18 South, cast, identified by Alternate Key Number 1453771, and more particularly described below:
12		LEGAL DESCRIPTION:
13 14 15		ake Murphy Estates, a subdivision in Lake County, Florida, according to the plat thereof recorded in 3, Page 55, Public Records of Lake County, Florida.
16 17		bject to valid easements of record. WHEREAS , the subject property is located within the Rural Future category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and
18 19	WH Regulations	HEREAS, the property will be zoned Agricutlure (A) in accordance with the Lake County Zoning s; and
20 21 22	2016, after	HEREAS, the Lake County Planning & Zoning Board reviewed Petition RZ-16-22-5 on November 2, giving Notice of Hearing on petition for a change in the use of land, including notice that said petition esented to the Board of County Commissioners of Lake County, Florida, on November 22, 2016; and
23 24 25	Lake Count	HEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the y Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the public adding property owners at a public hearing duly advertised; and
26 27		HEREAS, upon review, certain terms pertaining to the development of the above described property duly approved; and
28 29 30	that the Lar	DW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, and Development Regulations of Lake County, Florida, be altered and amended as they pertain to the ect property, subject to the following terms:
31 32	Section 1.	Terms: The County Manager or designee shall amend the Official Zoning Map to rezone the subject property to Agriculture (A).
33 34 35 36 37	Section 2.	Development Review and Approval: Prior to the issuance of any permits, the Owner shall be required to submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders shall meet all submittal requirements and comply with all County codes and ordinances, as amended.
38 39 40	Section 3.	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 4.	Filing with the Department of State. The clerk shall be and is hereby direct copy of this Ordinance to the Secretary of State for the State of Florida in ac 125.66, Florida Statutes.	
Section 5.	Effective Date. This Ordinance shall become effective as provided by law	N.
El	NACTED this day of	, 2016.
FI	FILED with the Secretary of State	
EI	FFECTIVE	, 2016.
	BOARD OF COUNTY COMMISSIONERS LAKE COUNTY, FLORIDA	
	SEAN M. PARKS, CHAIRMAN	-
ATTEST:		
NEII VEI	LY, CLERK OF THE	
BOARD O	OF COUNTY COMMISSIONERS UNTY, FLORIDA	
APPROVE	ED AS TO FORM AND LEGALITY	
MEI ANIE	MARSH COUNTY ATTORNEY	