

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

PLANNING AND ZONING BOARD		BOARD OF COUNTY COMMISSIONERS
November 26, 2014	Commissioner Parks (District #2)	Adoption: December 16, 2014

SLPA #14/10/2-2	Case Manager Team:	Agenda Item #1
The proposed small-scale amendment seeks to change from the Regional Office Future Land Use to the Regional Commercial Future Land Use on the parcel described as Alternate Key #1453321, which consists of 3.49 +/- acres.	Melving Isaac Senior Planner	

Lake County has previously processed four Small-Scale Comprehensive Plan Amendments this calendar year, which consisted of a combined total of 18.05 acres; the total acreage for Small-Scale Comprehensive Plan Amendments this calendar year, which includes this amendment (SLPA #14/10/2-2) is 21.54 acres (shall not exceed 80 acres).

- Item -

Applicant:	David Clutts, P.E., Civil Engineering Solutions, Inc.
Owner:	U-Haul Company of Florida
Type:	Small-Scale Comprehensive Plan Future Land Use Map Amendment
Creation or Revision:	Revision
Description:	Amend the Future Land Use Map for the parcel located in the Clermont area, Southeast of State Road 50 and Granville Ave. intersection, <u>from</u> Regional Office Future Land Use Category <u>to</u> Regional Commercial Future Land Use Category .

- Summary of Staff Recommendation -

Staff recommends **APPROVAL** of the proposed amendment to the 2030 Future Land Use Map.

Analysis: The subject property consists of 3.49 +/- acres in size and is the site of a U-Haul storage/moving equipment rental facility, located southeast of State Road 50 and Granville Ave. intersection. The property is situated within the Clermont Joint Planning Area and within the Interlocal Service Boundary Agreement (ISBA) area between Lake County and City of Clermont. The property is also located within the Lake Apopka Basin Overlay District.

The uses surrounding the subject property consist of commercial/industrial uses including vehicular sales and retail to the north across State Road 50, a boat sales/repair facility to the west, a vacant parcel to the east and an industrial facility to the south of the subject property.

The property is currently designated as Regional Office Future Land Use) and is located within the Major Commercial Corridor. The properties on the north-side, across State Road 50, are designated as Regional Commercial Future Land Use Category. The properties to the west, east and south are designated as Regional Office FLUC. This parcel and most of the parcels located along State Road 50 in this area consist of commercial uses.

An aerial map showing future land use categories of the neighboring properties, is provided below, Exhibit #1.

Exhibit #1 – Aerial Map



The proposed small-scale amendment changes the FLUC from Regional Office to Regional Commercial consistent with the existing land use of the property for the commercial use of a storage facility which includes rental of moving equipment and sale of related products. In addition, the proposed small-scale amendment is consistent with the proposed future, additional uses of the property, as described in an application to rezone the subject property from Heavy Industrial (HM) to Planned Commercial (CP) for the uses of Automotive Repair, Consumer Services and Repair, Convenience and General Retail, Self-Service Storage and Warehouses. This rezoning application is being processed simultaneously, and is also consistent with the proposed Regional Commercial FLUC.

The subject property was designated as Regional Office FLU with the adoption of the 2030 Comprehensive Plan on May 25, 2010. The Regional Office FLUC is intended to provide a variety of office uses and limited commercial uses that support office uses. Policy I-1.3.6, *Regional Office Future Land Use Category*, is copied below for your reference.

Policy I-1.3.6 Regional Office Future Land Use Category

The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial uses. Developments within this Category are not subject to Commercial Location Criteria.

Zoning applications within the Regional Office Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses.

Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family residential development shall be constructed only after or simultaneously with construction of commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of Gross Leasable Area of commercial space and the allowed F.A.R. shall not be applied to such residential areas. Residential uses are

excluded on parcels in this category located within the Mount Dora Joint Planning Area first authorized by the Board of County Commissioners on September 28, 2004.

Design standards shall be provided in the Land Development Regulations that ensure that office development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas.

Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A floor area ratio of up to a maximum 3.0 will be allowed. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order process. The maximum Impervious Surface Ratio shall be 0.75.

TYPICAL USES INCLUDE:

- *General office, including: services, finance, insurance and real estate;*
- *Limited commercial retail trade uses that support office land uses;*
- *Light industrial uses such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;*
- *Day care facilities;*
- *Health Services, except hospitals;*
- *Civic uses;*
- *Religious organizations;*
- *Colleges, universities and professional schools;*
- *Public order and safety;*
- *Hotels and other lodging places;*
- *Utilities; and*
- *Limited multi-family residential.*

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- *Light industrial uses as provided above that take place primarily outside an enclosed building;*
- *Heliports; and*
- *Hospitals.*

Although the subject and adjacent properties to the west, east and south have a Regional *Office* FLUC, the land area is not developed with office uses. The properties are developed with commercial and industrial uses including vehicular sales and retail to the north across State Road 50, a boat sales/repair facility to the west, a vacant parcel to the east and an industrial facility to the south of the subject property.

The current owner, U-Haul Company of Florida, acquired the subject property in 2011 and currently operates a U-Haul facility at this location. At this time, the owner wishes to expand his operation for which the owner has also submitted a rezoning and site plan application simultaneously with the proposed Regional Commercial FLUC. However, the actual Regional Office FLUC only allows limited commercial uses that support office uses.

In addition, Comprehensive Plan Policy I-7.1.1 *Nonconforming Uses and Antiquated Plats*, only allows minor expansions up to 10% of the nonconforming uses existing, therefore the expansion of the existing facilities would not qualify as a minor expansion of the existing nonconforming use. The owner would like to change the property's future land use to the Regional Commercial FLUC, consistent with the properties to the north and the commercial use of a boat sales/repair facility to the west. The Regional Commercial FLUC is intended to provide for a variety of commercial uses. The Regional Commercial FLUC is more consistent with the property's current and proposed use than the Regional Office FLUC. *Policy I-1.3.7 Regional Commercial Future Land Use Category* from Lake County's 2030 Comprehensive Plan is copied below for your reference.

Policy I-1.3.7 Regional Commercial Future Land Use Category

The Regional Commercial Future Land Use Category provides for a variety of commercial uses concentrated within or in proximity to a large planned project, such as a regional mall with a non-residential floor area typically in excess of 299,000 square feet. This category is intended to accommodate commercial development, which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian friendly gathering areas. Office and limited light industrial uses shall also be permitted within this category. This category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. This land use shall be located at the intersections of major roadways and along these roadways as infill development. Developments within this Category are not subject to Commercial Location Criteria.

Zoning applications within the regional commercial future land use category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses.

Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family residential development shall be constructed only after or simultaneously with construction of commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of gross leasable area of commercial space

and the allowed FAR shall not be applied to such residential areas. Residential uses are excluded on parcels in this category located within Mount Dora joint planning area first authorized by the Board of County Commissioners on September 28, 2004.

Design standards shall be provided in the Land Development Regulations that ensure that commercial development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A FAR up to 3.0 will be allowed. The maximum Impervious Surface Ratio shall be 0.75. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order.

TYPICAL USES INCLUDE:

- *Commerce uses, including: services, retail trade, finance, insurance and real estate;*
- *Office uses;*
- *Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas and Sanitary Services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;*
- *Civic uses;*
- *Amusement, entertainment and commercial recreation within an enclosed building;*
- *Religious organizations;*
- *Day care services;*
- *Colleges and universities and professional schools;*
- *Hotels and other lodging places;*
- *Public order and safety;*
- *Utilities; and*
- *Limited multi-family residential.*

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- *Light industrial, as provided above that takes place primarily outside an enclosed building;*
- *Heliports; and*
- *Hospitals.*

Exhibits #2 and #3 show the Future Land Use Map of this section as it currently exists and as proposed, respectively.

Exhibit #2- Current Future Land Use Map

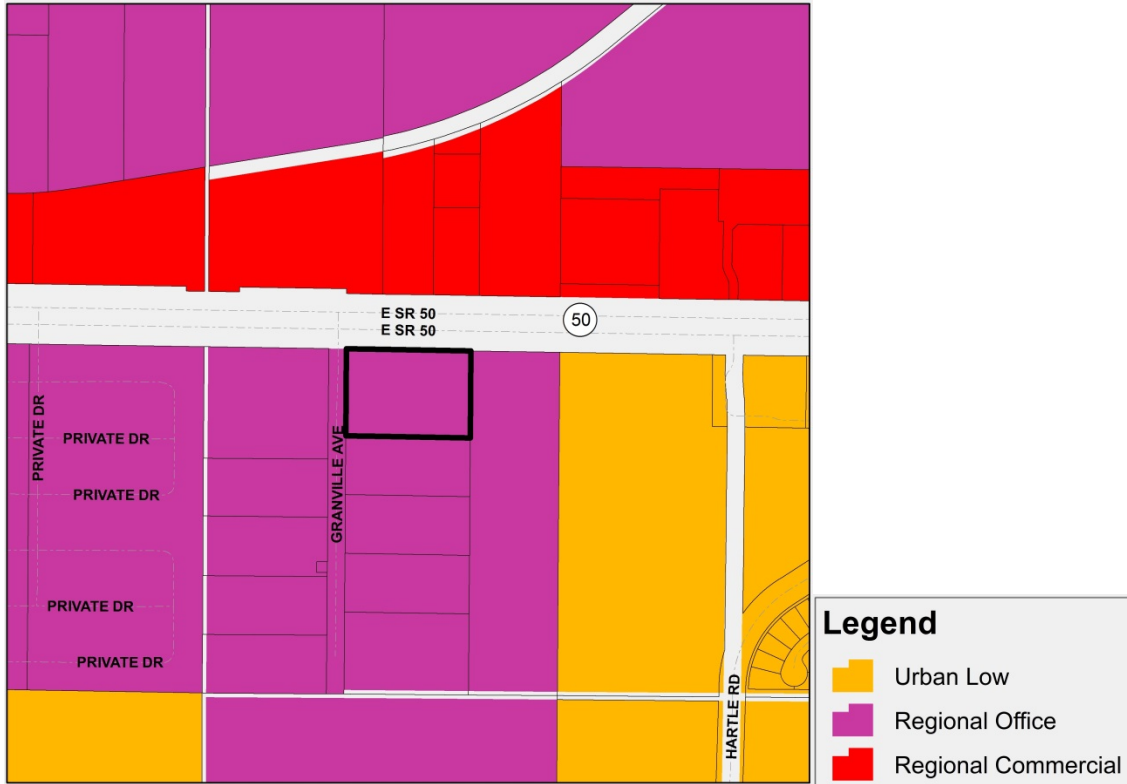
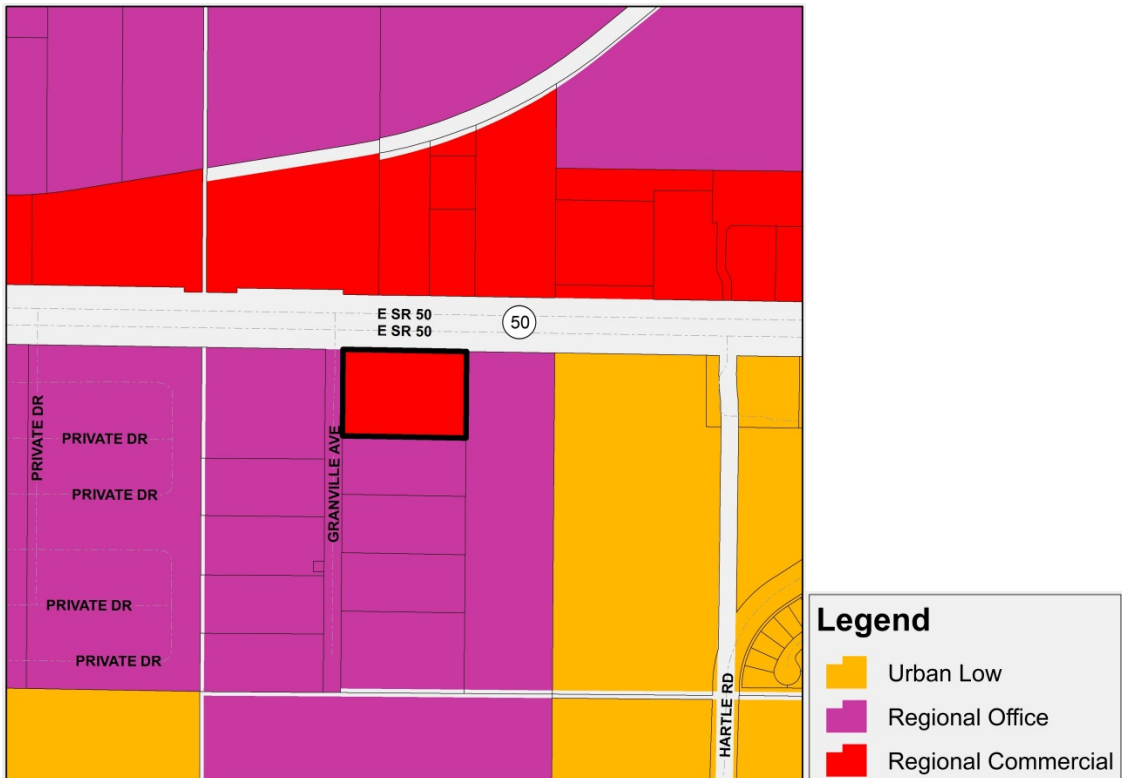


Exhibit #3- Proposed Future Land Use Map



-Standards for Review-

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

The proposed map amendment is consistent with the Comprehensive Plan. The neighboring properties to the north are designated with the Regional Commercial FLUC and the subject property's current and proposed uses are consistent with the Regional Commercial FLUC. Additionally, the subject property is also located within the Major Commercial Corridor.

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The property is currently developed with the commercial use of a storage facility which includes rental of moving equipment and sale of related products. The owner intends to expand his operation for which the owner has also submitted a rezoning and site plan application simultaneously. The expansion, rezoning and site plan are consistent with the proposed Regional Commercial FLUC. According to *Policy I-1.3.7 Regional Commercial Future Land Use Category*, commerce uses are a typical use for the Regional Commercial FLUC. The property is currently part of the Regional Office FLUC which, according to *Policy I-1.3.6, Regional Office Future Land Use Category*, only allows limited commercial uses that support office uses. Changing the FLUC from Regional Office to Regional Commercial will make the property's current and proposed uses consistent with its FLUC.

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

The property is currently developed with a storage/moving equipment rental facility and the owner intends to expand his operation in the property for additional related commercial uses, which are consistent with the Regional Commercial FLUC. Changing the FLUC from Regional Office to Regional Commercial will make the property's current and proposed use consistent with its FLUC.

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

The parcel was designated as Regional Office FLU designation with the adoption of the 2030 Comprehensive Plan in anticipation of office development in the area, but created a nonconforming use in the previous rental equipment facility and the existing storage/moving equipment rental facility. Currently the property is developed with a storage/moving equipment rental facility and the owner intends to expand his operation in the property for additional related commercial uses instead of office uses; therefore, it is necessary to change the property's FLUC to Regional Commercial which allows commercial development.

- 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 property is currently developed as a storage/moving equipment rental facility, and will continue to be utilized as such; therefore, the proposed map amendment will not increase the demand for public facilities, infrastructure or services.

Water/Sewage - The property is currently being served with central water and sewer by the City of Clermont through a utility services agreement.

Transportation - Public Works Engineering has indicated that the standard Level of Service (LOS) for the impacted roadway of SR 50 is "D" with a capacity of 3,020 trips. This segment of roadway (Hancock Rd to CR 455) is currently operating at seventy four percent (74%) of its capacity. This project will be generating nineteen (19) peak hour trips; with fourteen (14) directional pm peak hour trips increasing the volume to capacity ratio (v/c) to seventy five percent (75%). Currently there are no State funded improvements scheduled for this segment of SR 50 roadway. Public Works has advised that because the rezoning project proposes various land uses for the future, transportation concurrency will need to be determined at the time of those changes. The full extent of the impacts will be evaluated as part of the site plan review process for the proposed expansion.

- 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. The property does not contain any wetlands or flood zones. The parcel is already developed with a storage/moving equipment rental facility and any additional development will be required to meet all requirements of the Comprehensive Plan and the Land Development Regulations.

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

There is no indication that there will be any adverse effects on the property values in the area. The subject property is currently developed as a storage/moving equipment rental facility, and will be utilized as such with the addition of related commercial uses as proposed in the application to rezone the subject property from Heavy Industrial (HM) to Planned Commercial (CP) for the uses of Automotive Repair, Consumer Services and Repair, Convenience and General Retail, Self-Service Storage and Warehouses, which is being processed simultaneously with the proposed Regional Commercial FLUC.

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.

This property is currently developed as a storage/moving equipment rental facility; the proposed amendment will make the Future Land Use Category consistent with the existing and proposed commercial uses. The adjacent parcels to the north across State Road 50 are designated as Regional Commercial and although the parcels to the west and east are designated as Regional Office, they are currently utilized for commercial uses. The subject property and adjacent properties along State Road 50 are also located within the Major Commercial Corridor. The proposed future land use change will result in a logical development pattern.

I. Whether the proposed amendment would be consistent with or advance the public interest, and is in harmony with the purpose and interest of these regulations.

The amendment is consistent with the interest of the public and these regulations. The surrounding area is designated as Regional Commercial or Regional Office; the subject parcel is developed with a storage/moving equipment rental facility and will continue to be utilized as such. The appropriate future land use category for this parcel is Regional Commercial and the designation of the parcel as Regional Commercial will provide consistency with the Comprehensive Plan, resulting in a logical development pattern.

-Conclusions-

The subject property is developed with a storage/moving equipment rental facility, located along State Road 50 in the Clermont area. The proposed map amendment would change the Future Land Use Category from Regional Office to Regional Commercial in order to make the Future Land Use Category consistent with the surrounding land use designations to the north of the property, and consistent with the property's current and proposed use. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

-Staff Recommendation-

Staff recommends **APPROVAL** of the adoption of the proposed Comprehensive Plan Map Amendment.

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**ADOPTION
ORDINANCE 2014 – XX
SLPA #14/10/2-2
U-Haul Company of Florida
Comprehensive Plan Amendment**

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM REGIONAL OFFICE FUTURE LAND USE CATEGORY TO REGIONAL COMMERCIAL FUTURE LAND USE CATEGEORY FOR THE PROPERTY LOCATED IN THE CLERMONT AREA, SOUTHEAST OF STATE ROAD 50 AND GRANVILLE AVE. INTERSECTION, WITH ALTERNATE KEY NUMBER 1453321, AS SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal planning, and land development regulation in the State of Florida; and

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WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County Commissioners of Lake County to "Prepare and enforce comprehensive plans for the development of the county"; and

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WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on May 25, 2010, the Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030 Comprehensive Plan; and

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WHEREAS, on July 23, 2010, the State of Florida Department of Community Affairs, now known as the Community Planning and Development Division of the Florida Department of Economic Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

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WHEREAS, on September 22, 2011, the Lake County 2030 Comprehensive Plan became effective; and

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WHEREAS, Section 163.3187, Florida Statutes, sets forth the process for adoption of Small-Scale Comprehensive Plan Amendments; and

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WHEREAS, on November 26, 2014, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

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WHEREAS, on December 16, 2014, this Ordinance was heard at the public hearing before the Lake County Board of County Commissioners for adoption; and

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WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to adopt the amendment to the Lake County Comprehensive Plan Future Land Use Map;

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

Section 1. Comprehensive Plan Future Land Use Amendment.

The 2030 Future Land Use Map is hereby amended to change the Future Land Use Category from Regional Office to Regional Commercial for the property with address 13650 Granville Ave., Clermont, described as Alternate Key Number 1453321, lying within Section 26, Township 22, Range 26, and comprised of 3.49 +/- acres, as shown in Exhibit "A".

Section 2. Advertisement. This Ordinance was advertised pursuant to Chapter 163, Florida Statutes, Section 163.3187.

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. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete.

ENACTED this ____ day of _____, 2014.

FILED with the Secretary of State _____, 2014.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Jimmy Conner, Chairman

ATTEST:

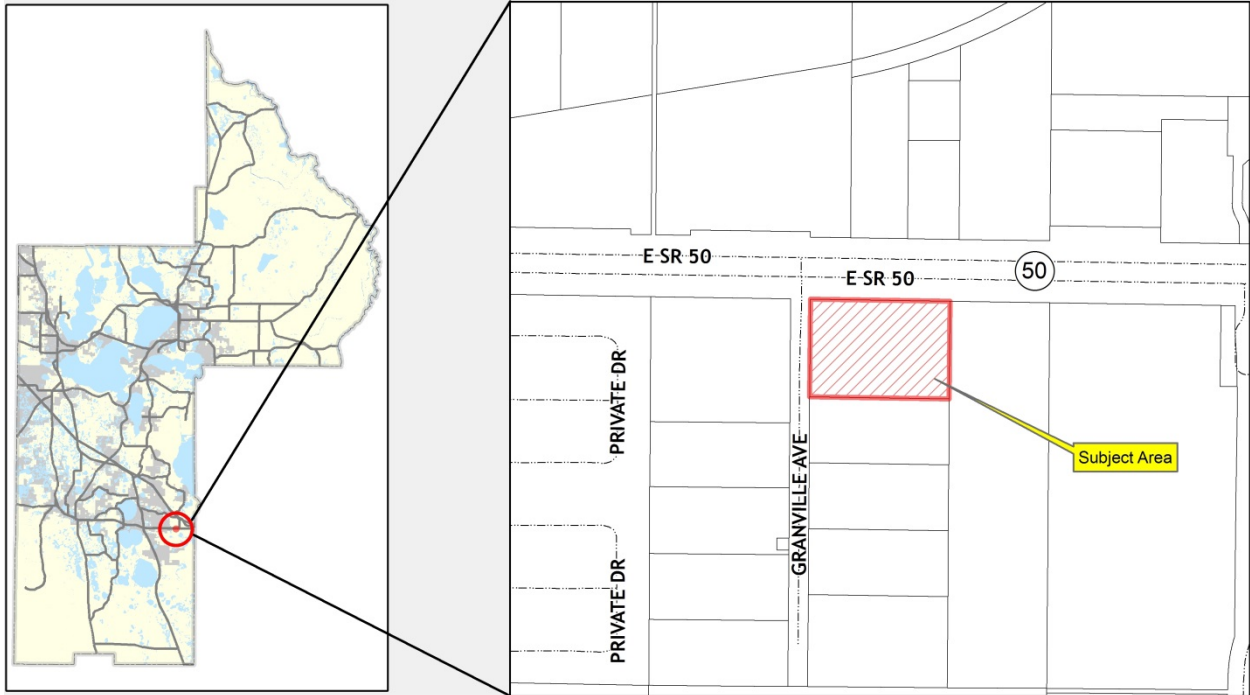
Neil Kelly, Clerk of the Board of
County Commissioners, Lake County, Florida

Approved as to form and legality:

Sanford A. Minkoff, County Attorney

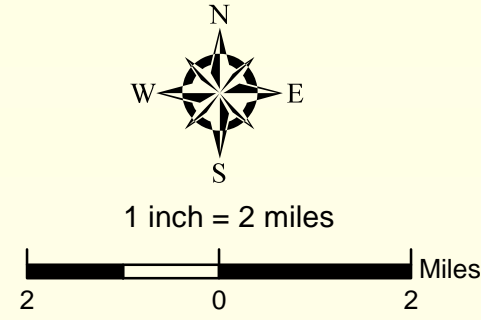
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EXHIBIT A



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2030 ADOPTED FUTURE LAND USE PLANNING HORIZON 2030 LAKE COUNTY FLORIDA



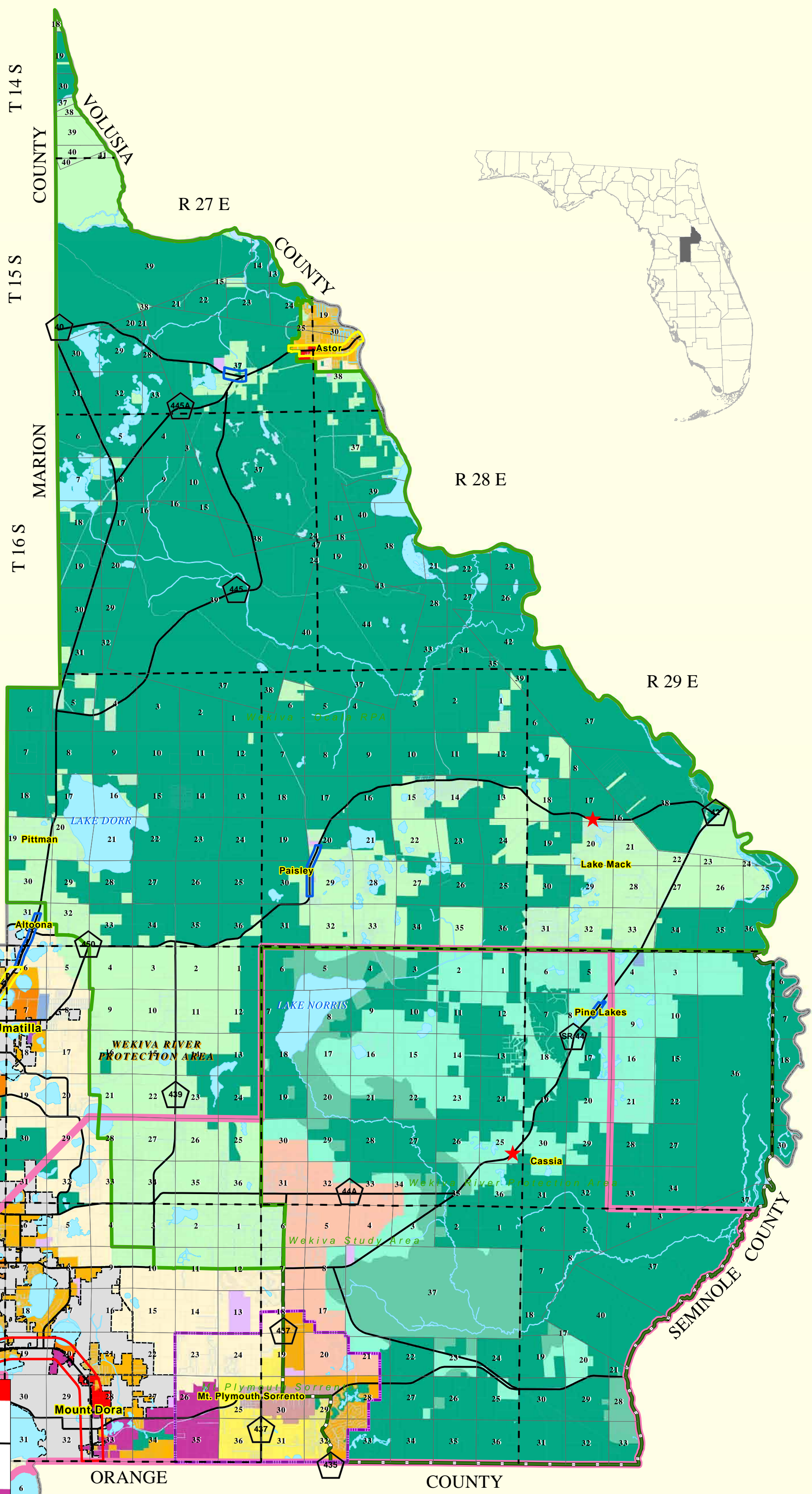
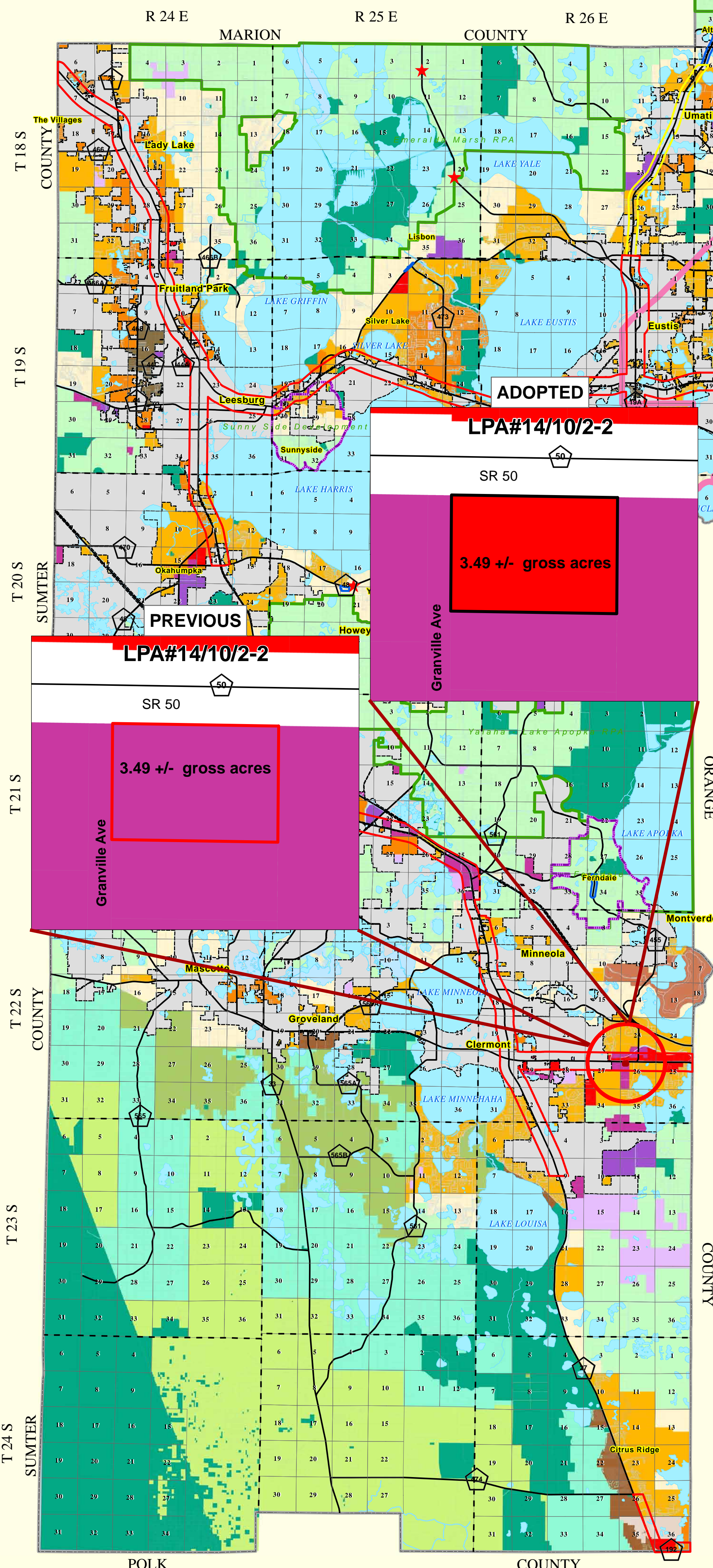
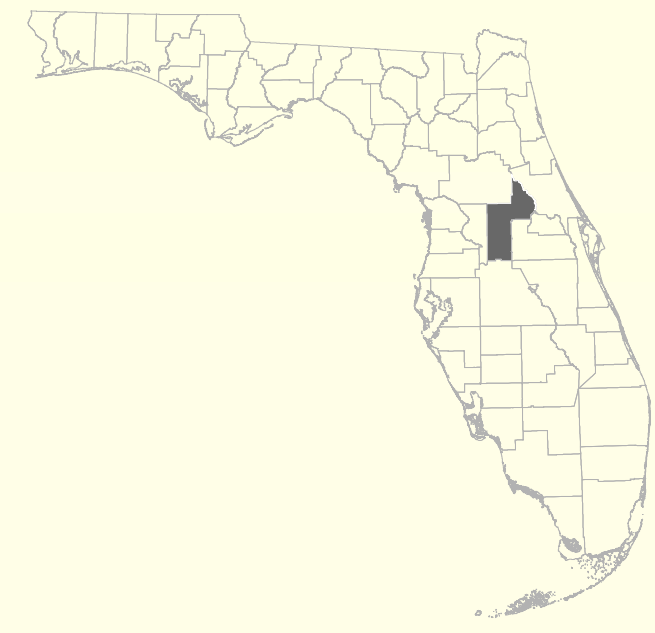
Amended Ordinances

Ordinance #2011-41 (Pospisil-Thrill Hill Road Property)
 Ordinance #2011-42 (Pospisil-Grays Airport Road Property)
 Ordinance #2011-43 (Sorrento Commons Property)
 Ordinance #2011-44 (Nola Land Company Property)
 Ordinance #2011-45 (Long & Scott Property)

Ordinance #2012-32 (Pine Lakes Rural Support Corridor)

Ordinance #2013-15 (Collina Bay Area - RT to UL)
 Ordinance #2013-34 (AK#1781817 - RT to UL)
 Ordinance #2013-35 (AK#'s 1176913, 2930705, 2582952, 1388121, 1176905 - RT to I)
 Ordinance #2013-36 (AK#'s 1037409, 3798103, 3309324, 1592356, 2827068, 3784890 - RO to RC)
 Ordinance #2013-37 (AK#'s 1587166, 3781212, 1024609, 1092591 - RT & UL to RO)
 Ordinance #2013-59 (AK#'s 1814545, 2993111, 1814537, 1124506, 1708991 - UL to RC)

Ordinance #2014-20 (AK#'s 1246555, 1246504, 1246482 - C to PSFI)
 Ordinance #2014-37 (Ecotourism & Agri-Tourism)
 Ordinance #2014-38 (Fire Station #109 - C to PSFI)
 Ordinance #2014-39 (Fire Station #110 - C to PSFI)
 Ordinance #2014-40 (Fire Station #111 - C to PSFI)
 Ordinance #2014-41 (Florida Rock - PSFI to I)
 Ordinance #2014-42 (Nola Land Company)
 Ordinance #2014-43 (Mt Plymouth Gated Communities)
 Ordinance #2014-44 (Sorrento Commons Property)
 Ordinance #2014-45 (Yalaha Rural Support Corridor)
 Ordinance #2014-46 (Jones Property - Mt Plymouth-Sorrento Neighborhood to Mt Plymouth-Sorrento Main Street)
 Ordinance #2014-47 (Bella Collina FLU Category - RT to Bella Collina)
 Ordinance #2014-48 (Bella Collina PUD - Rezone 5 acres - LM to PUD for consistency with new Bella Collina FLUC)
 Ordinance #2014-49 (Bassett Small-Scale - PSFI to R)



LEGEND: ADOPTED JUNE 2, 2011
REVISED AUGUST, 2014

2030 Future Land Use Categories

Urban Future Land Use Series	Regional Office	Bella Collina
Urban Low Density - Max 4 du/1 Net Acre	Regional Commercial	
Urban Medium Density - Max 7 du/1 Net Acre	Industrial	
Urban High Density - Max 12 du/1 Net Acre	Cagans Crossing	
Rural Future Land Use Series	Conservation	Recreation
Rural - Max 1 du/5 Net Acres		Public Service Facility and Infrastructure
Rural Transition -		
Max 1 du/5 Net Acres Base Density		
Max 1 du/3 Net Acres with 35% Open Space		
Max 1 du/1 Net Acre with 50% Open Space		
Public Benefit Future Land Use Series		
Applicable Only In Mt. Plymouth-Sorrento Community		
Mt. Plymouth - Sorrento Neighborhood		Mt. Plymouth - Sorrento Main Street
Max 2 du/1 Net Acre		Max 5.5 du/Net Acre w/TDR's in the WRPA
Applicable Only In Wekiva River Protection Area		
A-1-20 Receiving Area		A-1-20 Sending Area
Max 1 du/20 Net Acres Base Density		Max 1 du/20 Net Acres Base Density
Max 1 du/5 Net Acres with 50% Open Space		Max 1 du/5 Net Acres with 50% Open Space
Max 1 du/1 Net Acre with 50% Open Space and TDR's		
Mt Plymouth - Sorrento Receiving Area		A-1-40 Sending Area
Max 5.5 du/1 Net Acre/TDR's		Max 1 du/40 Net Acres Base Density
		Max 1 du/10 Net Acres with 50% Open Space
Applicable Only In Green Swamp Area of Critical State Concern		
Ridge - Max 4 du/1 Net Acre		Rural Conservation - Max 1 du/10 Net Acres
Green Swamp Rural - Max 1 du/5 Net Acres		Core Conservation - Max 1 du/20 Net Acres
Major Road	Wekiva River Protection Area	Municipal Area
Water Body	Green Swamp Area of Critical State Concern	-Current as of October, 2013
Major Commercial Corridor	Wekiva Study Area	Rural Support Intersection
Minor Commercial Corridor	Special Community	-Symbol denotes intersection location only. Refer to Comprehensive Plan for Rules concerning Rural Support Intersections.
Rural Support Corridor	Rural Protection Area	

DATA SOURCES: Lake County GIS Department, Planimetrics Data Completion and Map production compliments of the Growth Management Department, Planning and Community Design.

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LAKE COUNTY
FLORIDA