

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

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| PLANNING AND ZONING BOARD |  LAKE COUNTY FLORIDA | BOARD OF COUNTY COMMISSIONERS |
| November 28, 2012 | | Transmittal: December 18, 2012 Adoption: TBA |

| | | |
|---|---|---|
| <p style="text-align: center;">LPA# 12/5-2</p> Amendment to increase maximum ISR in Rural Support Corridors from 20% to 30% AND to increase the maximum permitted building size from 5,000SF to 10,000SF within all Rural Support Corridors. | <p style="text-align: center;">Case Manager:</p> Brian T. Sheahan, AICP Planning & Community Design Manager | <p style="text-align: center;">Agenda Item # 3</p> |
|---|---|---|

- Item -

Type: County-initiated Comprehensive Plan Text Amendment

Creation or Revision: Revision

Description: Text Amendment. This request amends Future Land Use **Policy I-1.4.4 Rural Future Land Use Category** to increase the maximum permitted impervious surface ratio (ISR) within Rural Support Corridors from twenty percent (20%) to thirty percent (30%), as is currently allowed only for agricultural, civic and recreational uses in the Rural Future Land Use Category; and amends Future Land Use Element, **Policy I-1.4.7.2 Rural Support Corridors**, to increase the maximum permitted building size for all Rural Support Corridor Uses from 5,000SF to 10,000SF. This change was previously executed as a small scale amendment to the Pine Lakes Rural Support Corridor (RSC) and this change is to make it uniform throughout all RSCs.

- Summary of Staff Recommendation -

Staff recommends **APPROVAL** of the request to adopt the Comprehensive Plan Future Land Use Element Text Amendments and the Amendment to the 2030 Future Land Use Map.

- Summary -

Analysis: On September 22, 2011, the 2030 Comprehensive Plan became effective. An amendment to the Comprehensive Plan similar to the one proposed herein was processed in May/June 2012 for the Pine Lakes Rural Support Corridor. This prior amendment allowed a parcel in the Pine Lakes Rural Support Corridor to have a maximum ISR of thirty percent (30%) and a primary structure of no more than ten thousand (10,000) square feet. The Lake County Board of County Commissioners directed that this amendment should be applied to all six Rural Support Corridors as shown in the attached map, since the 2030 Comprehensive Plan provides for a maximum of only five thousand (5,000) square feet for structures in Rural Support Corridors other than Astor Park. Allowing larger building footprints in Rural Support Corridors requires an accompanying increase in the amount of impervious surface allowed to ensure efficient use of land.

- Standards for Review -

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

The proposed amendment would be consistent with the Comprehensive Plan as previously determined by the Board.

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 Comprehensive Plan. The amendment will provide greater opportunities for development in Rural Support Corridors that will serve the needs of their respective rural communities. This change would allow for residents local access to goods and services at the size and scope necessary to meet the rural community's needs.

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

The proposed amendment is consistent with the existing and proposed uses as the building sizes in the Rural Support Corridors include existing buildings of similar size as the proposed amendment.

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

Building Size

An examination of building sizes determined that small-scale commercial uses such as general stores (i.e. those selling food and general merchandise) are typically 8,000-10,000 square feet in size. It is the express intent of Policy I-1.4.7.2 *Rural Support Corridors* to ensure rural communities are provided with retail and services to supply the local community's needs and reduce the need for transportation. Based on this need, the proposed Comprehensive Plan amendment will increase the limitation on building size from 5,000 square feet to 10,000 square feet for all Rural Support Corridors.

Impervious Surface Ratio

Policy I-1.4.4 Rural Future Land Use Category allows up to a 30% ISR for agricultural, civic and recreational uses, while all other uses within the Rural Future Land Use Category are allowed up to 20% ISR. This is intended, in part, to provide sufficient area for required parking. Rural support uses would generally require more parking as they are more intense than other uses typically associated with rural uses. It is difficult to achieve 20% impervious surface as currently specified and they have similar development characteristics to agricultural, civic and recreational uses which are already permitted in Rural Support Corridors with ISR of 30%. Given that this amendment would simply extend the 30% ISR limitation to all uses in Rural Support Corridors, this indicates that the stormwater impacts of the proposed increase in ISR limitations would be minimal.

- 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 amendment will not result in any additional demand on public facilities.

- 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.

- 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 affects on the 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.**

This amendment would affect roughly 200 parcels in the six Rural Support Corridors ranging in size to 0.2 acres to 14 acres in size in Altoona.

The storm water impacts of Rural Support uses and institutional/civic uses are essentially the same or proportional. Policy I-1.4.4, *Rural Future Land Use Category*, allows a higher ratio of impervious surface for agricultural, civic and recreational uses; the proposed ordinance would allow equal treatment for all other uses in Rural Support Corridors only. The proposed ordinance increases the current ISR limitation from 20% to 30% for all uses in Rural Support Corridors, which is the same ISR currently allowed for civic, recreational and agricultural uses in Rural Support Corridors. This will allow an orderly and logical development pattern as previously determined by the Board.

- 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 amendment is consistent with the interest of the public and these regulations.

– Conclusions –

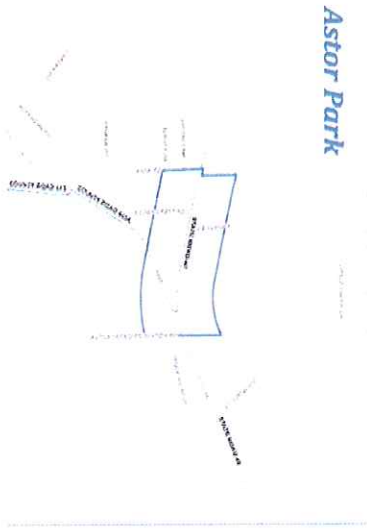
The amendments recommended above will address the specific needs of the Pine Lakes Community and the general needs of the other communities served by a Rural Support Corridor as seen in the changes to Future Land Use Policies I-1.4.4 *Rural Future Land Use Category* and I-1.4.7.2 *Rural Support Corridors*, by amending Comprehensive Plan provisions to facilitate development of Rural Support Corridor uses requiring more square footage and ISR than currently allowed under the Plan, while still limiting the size and scale of such development, in keeping with the intent of the Lake County 2030 Comprehensive Plan.

– Staff Recommendation –

APPROVAL of the proposed amendments.

Planning & Zoning Board Recommendation:

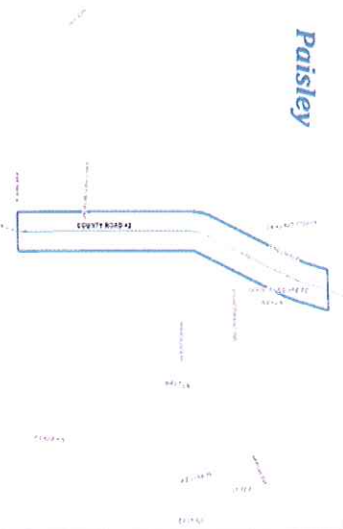
Astor Park



Ferrdale

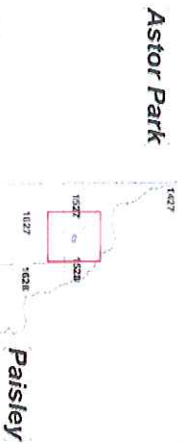


Paisley



Rural Support Corridors

Astor Park



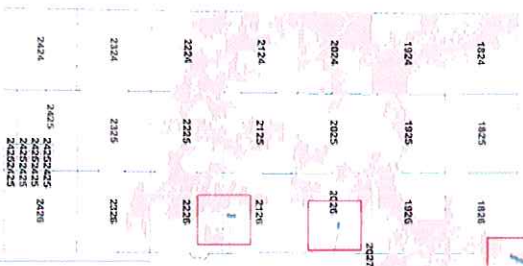
Altoona



Pine Lakes

Lake Jem

Ferrdale

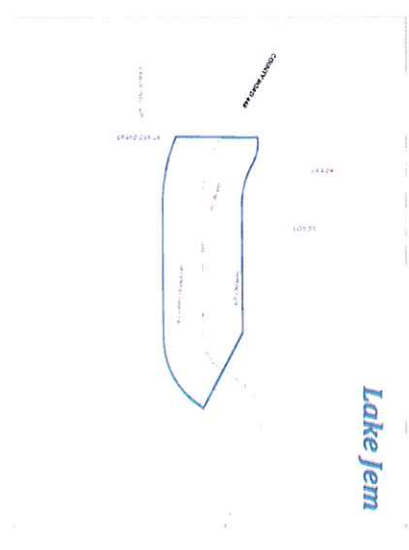


| Parcel ID | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) |
|-----------|----------------|----------------|----------------|----------------|
| 1827 | 1827 | 1827 | 1827 | 1827 |
| 1828 | 1828 | 1828 | 1828 | 1828 |
| 1829 | 1829 | 1829 | 1829 | 1829 |
| 1830 | 1830 | 1830 | 1830 | 1830 |
| 1831 | 1831 | 1831 | 1831 | 1831 |
| 1832 | 1832 | 1832 | 1832 | 1832 |
| 1833 | 1833 | 1833 | 1833 | 1833 |
| 1834 | 1834 | 1834 | 1834 | 1834 |
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| 1841 | 1841 | 1841 | 1841 | 1841 |
| 1842 | 1842 | 1842 | 1842 | 1842 |
| 1843 | 1843 | 1843 | 1843 | 1843 |
| 1844 | 1844 | 1844 | 1844 | 1844 |
| 1845 | 1845 | 1845 | 1845 | 1845 |
| 1846 | 1846 | 1846 | 1846 | 1846 |
| 1847 | 1847 | 1847 | 1847 | 1847 |
| 1848 | 1848 | 1848 | 1848 | 1848 |
| 1849 | 1849 | 1849 | 1849 | 1849 |
| 1850 | 1850 | 1850 | 1850 | 1850 |

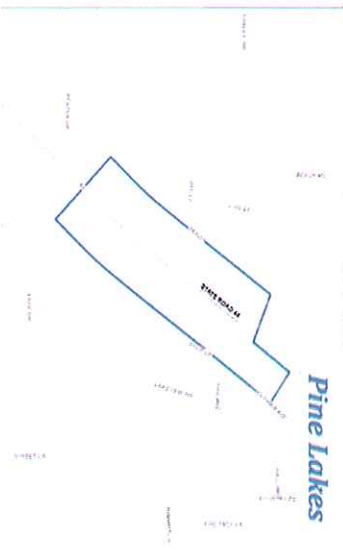
Altoona



Lake Jem



Pine Lakes



1 County, Florida, that:

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3 **Section 1. Comprehensive Plan Text Amendment.** The following Policy shall be
4 amended as shown:

5
6 **Policy I-1.4.4 Rural Future Land Use Category**

7 The Rural Future Land Use Category is intended to protect rural lifestyles represented by
8 single-family homes on large lots and to accommodate agricultural pursuits.

9
10 This Future Land Use Category provides for residential development at densities equal
11 to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural
12 operations, civic uses compatible with a rural community, and Rural Support functions
13 where appropriate.

14
15 New development shall not utilize regional water and wastewater utilities in this
16 category, except when the absence of such facilities would result in a threat to public
17 health or the environment. An extension of central services for either reason shall not
18 justify an increase in density or intensity on the site being served, or any property
19 adjoining the extended utility or lines.

20
21 The maximum Impervious Surface Ratio within this category shall be 0.20, except for
22 agricultural uses, civic uses, recreational uses, and all uses within Rural Support
23 Corridors, for which the maximum Impervious Surface Ratio shall be 0.30. ~~For the~~
24 ~~parcel described as Alternate Key # 1517966 within the Rural Support Corridor the~~
25 ~~Impervious Surface Ratio will be 0.30.~~

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27 * * *

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29 **Section 2. Comprehensive Plan Text Amendment.** The following Policy shall be
30 amended as shown:

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33 **I-1.4.7.2 Rural Support Corridors**

34 Corridors appropriate for Rural Support uses shall be limited to specific locations
35 identified within the Comprehensive Plan and depicted on the Future Land Use Map. In
36 order to maintain the functional and aesthetic integrity of rural areas, Rural Support
37 Corridors shall be limited strictly to rural communities with an established pattern of
38 commercial activity. Where located, a Rural Support Corridor shall be defined to exist
39 within a distance of 330 feet measured perpendicular to the road from the edge of the
40 right of way between specified termini. The County shall adopt Land Development
41 Regulations defining characteristics including but not limited to the specific type, size,
42 height, and appearance of Rural Support uses within the corridor.

1 Subject to further restrictions within the Land Development Regulations, the maximum
 2 aggregate floor area ratio for primary structures in **all Rural Support Corridors other**
 3 **than the Astor Park Rural Support Corridor** shall not exceed 0.10, and no single primary
 4 structure in **any Rural Support Corridor** shall exceed ~~5,000~~ 10,000 square feet. ~~For the~~
 5 ~~parcel described as Alternate Key #1517966 within the Pine Lakes Rural Support~~
 6 ~~Corridor, no single primary structure shall exceed 10,000 square feet.~~

7
 8 In the Astor Park Rural Support Corridor, the maximum aggregate floor area ratio for
 9 primary structures shall not exceed 0.20 calculated on the area of the lot.

10
 11 The following Rural Support Corridors are recognized:

12 **Table FLUE 1 - Rural Support Corridors**

| Rural Support Corridor | Location |
|------------------------|---|
| Astor Park | Starting at the intersection of State Road 40 and Park Road and then running east along SR 40 to the intersection of SR 40 and Astor Transfer Station Road. |
| Paisley | Starting at the center of the intersection of County Road 42 and Central Avenue then running northward along County Road 42 to the center of the intersection of County Road 42 and Country Squire Road. |
| Ferndale | Starting from a point on the centerline of County Road 455 located 330 feet south of the center of the intersection of County Road 455 and Trousdale Street, then running northward along CR455 to a point on the centerline of County Road 455 located 330 feet north of the center of the intersection of County Road 455 and County Road 561A. |
| Lake Jem | County Road 448 from the center of the intersection of County Road 448 and Grand Oak Lane, then running eastward along County Road 448 to the Apopka-Beau Claire Canal. |
| Altoona | Starting at the center of the intersection of State Road 19 and Baker Road, then running northward along State Road 19 to the center of the intersection of State Road 19 and East Altoona Road. |
| Pine Lakes* | That portion of State Road 44 located within the Pine Lakes plat identified in Plat Book 12 Page 67 and parcels east of SR 44 located within 650 feet north of Oak Avenue as shown on the Future Land Use Map. *Located within the Wekiva River Protection Area |

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 14
 15 **Section 3. Advertisement.** This Ordinance was advertised pursuant to Chapter 163,
 16 Florida Statutes, Section 163.3184(11).

17
 18 **Section 4. Severability.** If any section, sentence, clause, or phrase of this Ordinance is
 19 held to be invalid or unconstitutional by any court of competent jurisdiction, then said
 20 holding shall in no way affect the validity of the remaining portions of this Ordinance.

21
 22 **Section 5. Effective Date.** This Ordinance shall become effective as provided for by law.

1 ENACTED this ____ day of _____, 2012.

2

3 FILED with the Secretary of State _____, 2012.

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5 EFFECTIVE _____, 2012

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BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

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, Chairman

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This ____ day of _____, 2012.

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ATTEST:

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

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Approved as to form and legality:

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Sanford A. Minkoff
County Attorney

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