

**LAKE COUNTY PLANNING AND ZONING DIVISION
COMPREHENSIVE PLAN AMENDMENT STAFF REPORT**

PLANNING AND ZONING BOARD	 LAKE COUNTY FLORIDA	BOARD OF COUNTY COMMISSIONERS
August 30, 2017		September 26, 2017 (Transmittal)

CP-17-09	Case Manager:	Agenda Item
Amend the Comprehensive Plan to allow existing residential lots to continue to be used for residential uses and to exempt existing lots from their impervious surface ratio.	Michele Janiszewski, Chief Planner	#5

Case Information	
Applicant:	Lake County Government (Staff Initiated)
Type:	Comprehensive Plan Text Amendment
Creation or Revision:	Revision
Description:	Amend Lake County 2030 Comprehensive Plan Policy I-1.3.6 <i>Regional Office Future Land Use Category</i> , Policy I-1.3.7 <i>Regional Commercial Future Land Use Category</i> , and Policy I-1.5.1 <i>Conservation Future Land Use Category</i> , to allow existing residential lots within the Regional Office Future Land Use Category (FLUC), Regional Commercial FLUC, and Conservation FLUC to continue to be used for residential uses, and retitle Policy I-7.1.4 <i>Lots and Subdivisions Nonconforming to Open Space and Clustering</i> , to <i>Nonconforming Lots and Subdivisions</i> and amend Policy I-7.1.4 to exempt existing lots of record and subdivisions from the impervious surface ratio established within the Comprehensive Plan.

Summary of Staff Recommendation
Staff recommends APPROVAL of the proposed text amendment to the Lake County 2030 Comprehensive Plan Policy I-1.3.6 <i>Regional Office Future Land Use Category</i> , Policy I-1.3.7 <i>Regional Commercial Future Land Use Category</i> , and Policy I-1.5.1 <i>Conservation Future Land Use Category</i> , to allow existing residential lots within the Regional Office Future Land Use Category (FLUC), Regional Commercial FLUC, and Conservation FLUC to continue to be used for residential uses and amend and retitle Policy I-7.1.4 <i>Lots and Subdivisions Nonconforming to Open Space and Clustering</i> , to exempt existing lots of record and subdivisions from the impervious surface ratio established within the Comprehensive Plan.
Planning and Zoning Board Recommendation:
Board of County Commissioners Transmittal:

-Summary of Analysis-

On May 25, 2010, the Board of County Commissioners adopted Ordinance 2010-25 which included the Lake County 2030 Comprehensive Plan. The 2030 Comprehensive Plan became effective September 22, 2011.

The 2030 Comprehensive Plan established the Regional Office and Regional Commercial Future Land Use Categories to provide a variety of office, commercial, multi-family, and light industrial uses. Both Future Land Use Categories state that "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." This verbiage makes all single-family dwellings within the Regional Office and Regional Commercial FLUC non-conforming to their Future Land Use Category.

Comprehensive Plan Policy I-7.1.1 *Nonconforming Uses and Antiquated Plats*, states that the continuation or reestablishment of nonconforming uses previously existing on a site is allowed unless the use is abandoned/discontinued for a period of 18 months or the use is determined to be inconsistent with the character of the surrounding community and would cause an adverse impact to the public interest. Policy I-7.1.1 *Nonconforming Uses and Antiquated Plats*, allows for the minor expansion of non-conforming uses "to accommodate compliance with regulatory requirements up to 10% of the nonconforming use existing as of the effective date of this Comprehensive Plan." Single-family dwellings are not allowed to be replaced or expanded beyond 10% within the Regional Office and Regional Commercial FLUC.

Staff analysis shows that the Regional Office FLUC contains 201 single-family dwellings and the Regional Commercial FLUC contains 41 single-family dwellings (Attachments A and B). In order to allow the existing single-family dwellings to be expanded or replaced without amending the FLU map for each property, staff is recommending to amend the Comprehensive Plan to allow lawfully existing single-family dwelling units as a permitted use within the Regional Office and Regional Commercial FLUC. This amendment would allow single-family dwellings and their associated accessory structures to be replaced or expanded on property within the Regional Office and Regional Commercial FLUC.

The Conservation FLUC also does not allow single-family dwellings. The Conservation FLUC is intended to consist of property managed for the permanent protection of natural resources, including but not limited to open water bodies, wildlife habitat, wetlands, and aquifer recharge. As such, the permitted uses for the Conservation FLUC include public facilities that support the protection of natural resources and passive recreation. Staff Analysis shows that 156 lots designated as Conservation FLUC are developed with single-family dwellings (Attachment C). The proposed amendment will allow property developed with a single-family dwelling unit when the Comprehensive Plan was adopted to expand, renovate, or replace the single-family dwelling unit and associated accessory structures.

Comprehensive Plan Policy I-7.1.4 *Lots and Subdivisions Nonconforming to Open Space and Clustering*, exempts lot and subdivisions described in Policy I-7.1.3 *Existing Lot Exception for Density* from their open space and clustering requirements. Staff is seeking to amend this policy to exempt properties described in Policy I-7.1.3 *Existing Lot Exception for Density* from adhering to the impervious surface ratio as established by their Future Land Use Category. The properties would still need to adhere to the impervious surface ratio as established by their zoning district or approved development order.

- Standards for Review -

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

The proposed amendment is consistent with Comprehensive Plan Objective I-1.2 *Future Land Use*, which states that the Future Land Use Categories are established to “reflect the grouping of compatible land uses, provide sufficient acreage to meet projected population growth, designate suitable land for development and redevelopment, recognize existing land uses, and provide guidance in the preparation and updating of the Land Development Regulations (emphasis added).” Allowing existing single-family dwellings to be expanded, renovated or replaced but not allowing the existing lot to be further subdivided for residential purposes is consistent with the intent of the Comprehensive Plan.

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 Land Development Regulations (LDR).

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

The amendment will allow existing single-family dwellings and associated accessory structure within the Regional Office FLUC, Regional Commercial FLCU, and Conservation FLUC to be expanded, renovated, or replaced. This amendment will allow the property developed with existing single-family dwellings to continue to be used for residential purposes without prohibiting the property's to be developed in accordance with the Regional Office and Regional Commercial FLUC.

Exempting existing lots of record and subdivisions existing prior to the adoption of the Comprehensive Plan allows those properties to be developed in accordance with their approvals.

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

On May 25, 2010, Lake County adopted the 2030 Comprehensive Plan, which did not allow the expansion or replacement of single-family dwelling units within the Regional Office FLUC, Regional Commercial FLUC, and Conservation FLUC. Lake County wishes to amend the Comprehensive Plan to allow existing lots developed with single-family dwellings within these FLUC to be considered conforming uses and to allow an exemption to the impervious surface ratio requirements within the Comprehensive Plan for existing 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 proposed amendment will not affect the existing level of services for schools or parks and recreation, nor will it adversely impact the County's adopted levels of service for police, drainage, solid waste, and fire and emergency medical facilities. The proposed amendment pertains to existing residential development which would no impact the public facilities or existing levels of service.

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 amendment to the Conservation FLUC only pertains to property developed with a single-family dwelling unit at the time the Comprehensive Plan was adopted. All new development will need to adhere to the policies contained within 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.

No evidence has been provided that would indicate the amendment would have an impact on 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.

The amendment will allow existing single-family dwellings and associated accessory structure within the Regional Office FLUC, Regional Commercial FLUC, and Conservation FLUC to be expanded, renovated, or replaced.

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.

FINDINGS OF FACT: Staff has reviewed the application for this rezoning request and found:

1. The proposed amendment is consistent with Comprehensive Plan Objective I-1.2 Future Land Use, which states that the Future Land Use Categories are established to recognize existing land uses; and
2. The proposed amendment is not in conflict with any portion of the Land Development Regulations.

Based on these findings of fact, staff recommends **APPROVAL** of the proposed text amendment to the Lake County 2030 Comprehensive Plan Policy I-1.3.6 *Regional Office Future Land Use Category*, Policy I-1.3.7 *Regional Commercial Future Land Use Category*, and Policy I-1.5.1 *Conservation Future Land Use Category*, to allow existing residential lots within the Regional Office, Regional Commercial, and Conservation FLUC to continue to be used for residential uses and amend and retitle Policy I-7.1.4 *Lots and Subdivisions Nonconforming to Open Space and Clustering*, to exempt existing lots of record and subdivisions from the impervious surface ratio established within the Comprehensive Plan.

Case Manager: Michele Janiszewski, Chief Planner

WRITTEN COMMENTS FILED:

Support: -0-

Questions: -0-

Opposition: -0-

ORDINANCE 2017-XX

CP-17-09

Existing Residential Uses and Impervious Surface Ratio Exemption

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-1.3.6 ENTITLED 'REGIONAL OFFICE FUTURE LAND USE CATEGORY'; AMENDING POLICY I-1.3.7 ENTITLED 'REGIONAL COMMERCIAL FUTURE LAND USE CATEGORY;' AMENDING POLICY I-1.5.1 ENTITLED 'CONSERVATION FUTURE LAND USE CATEGORY;' AMENDING AND RETITLING POLICY I-7.1.4 ENTITLED 'LOTS AND SUBDIVISIONS NONCONFORMING TO OPEN SPACE AND CLUSTERING;' PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, on the 23rd day of July, 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, in its capacity as the State Land Planning Agency, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

WHEREAS, on the 22nd day of September, 2011, the Lake County 2030 Comprehensive Plan ("Comprehensive Plan") became effective; and

WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of Comprehensive Plan Amendments; and

WHEREAS, on the 30th day of August 2017, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

WHEREAS, on the 26th day of September 2017, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for transmittal to the State of Florida Department of Economic Opportunity, Community Planning and Development Division, in its capacity as the State Land Planning Agency;

WHEREAS, on the XX day of XXXXX 2017, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for adoption; and

WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to adopt these amendments to the Lake County Comprehensive Plan;

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

Section 1. Comprehensive Plan Text Amendment. The following policy shall be amended as shown below. ~~Strike through~~ indicates text has been deleted and underline indicates text has been added. The Lake County 2030 Comprehensive Plan, Policy I-1.3.6 *Regional Office Future Land Use Category* shall be amended to read as follows:

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; new single-family dwellings shall not be allowed. Lawfully existing single-family dwellings and accessory structures may be expanded, renovated or replaced provided they meet all other requirements within this Comprehensive Plan. Existing lots lawfully developed with single-family dwellings may not be further subdivided for residential purposes. 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.

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;
- [Existing single-family dwelling units and accessory structures](#);
- Limited multi-family residential; and
- Economic Development Overlay District Uses for properties included within the Economic Development District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial uses as provided above that take place primarily outside an enclosed building;
- Heliports;
- Hospitals; and
- Borrow Pits, consistent with Policy III-3.5.2.

Section 2. Comprehensive Plan Text Amendment. The following policy shall be amended as shown below. ~~Strikethrough~~ indicates text has been deleted and underline indicates text has been added. The Lake County 2030 Comprehensive Plan, Policy I-1.3.7 *Regional Commercial Future Land Use Category* shall be amended to read as follows:

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; new single-family dwellings shall not be allowed. Lawfully existing single-family dwellings and accessory structures may be expanded, renovated or replaced provided they meet all other requirements within this Comprehensive Plan. Existing lots lawfully developed with single-family dwellings may not be further subdivided for residential purposes. 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;
- Existing single-family dwellings and accessory structures;
- Limited multi-family residential; and
- Economic Development Overlay District Uses for properties included within the Economic Development District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

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

Section 3. Comprehensive Plan Text Amendment. The following policy shall be amended as shown below. ~~Strikethrough~~ indicates text has been deleted and underline indicates text has been added. The Lake County 2030 Comprehensive Plan, Policy I-1.5.1 *Conservation Future Land Use Category* shall be amended to read as follows:

Policy I-1.5.1 Conservation Future Land Use Category

The Conservation Future Land Use Category is intended to consist~~s~~ of property managed for the permanent protection of natural resources, including but not limited to open water bodies, wildlife habitat, wetlands, and aquifer recharge. Lands within the Conservation Future Land Use Category shall be to its furthest extent, maintained in a natural state.

The Conservation Future Land Use Category is intended to includ~~e~~s public resource lands such as federal, state, and locally managed parks, reserves, preserves, forests and wildlife management areas. Water management

areas held by the St. Johns River Water Management District or Southwest Florida Water Management District for conservation purposes may also be included within this category.

The Conservation Future Land Use Category may include privately-owned property only if such land is protected in perpetuity by conservation easement held by a public agency or private non-profit conservation entity, unless a lawfully existing single-family dwelling was located on the property prior to the adoption of this Comprehensive Plan. At a minimum, this conservation easement shall contain provisions for the management of natural resources and environmentally sensitive features specific to the subject property, restrict activities that are inconsistent with the protection of said resources, preclude future development, and provide for enforcement of the easement. Wetland or upland mitigation banks subject to the aforementioned conditions may be included in this category.

Permitted activities within the Conservation Future Land Use Category shall be limited to lawfully existing single-family dwellings and resource-based passive recreation, including but not limited to, hiking, horseback riding, wildlife observation, fishing, and hunting, subject to conditions set forth by the appropriate land management agency. Lawfully existing single-family dwellings and accessory structures may be expanded, renovated or replaced provided they meet all other requirements within this Comprehensive Plan. Existing lots lawfully developed with single-family dwellings may not be further subdivided for residential purposes.

Sustainable silviculture and limited grazing operations may be permitted within this category only if performed under the direction and oversight of a public land management agency such as the Florida Department of Environmental Protection, United States Forest Service, Lake County Water Authority or the County's Public Lands Section, or pursuant to a conservation easement that requires the use of Best Management Practices and limits such operations as consistent with purposes of the Conservation Future Land Use Category.

TYPICAL USES INCLUDE:

- Existing single-family dwellings and accessory structures
- Preservation and management of natural resources;
- Public facilities that support the protection of natural resources;
- Passive Recreation; and
- Private land protected in perpetuity by conservation easement held by a public agency or not-for-profit private conservation entity.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT INCLUDE:

- Caretaker residences;
- Nature centers; and
- Rustic cabins and similar facilities.

Section 4. Comprehensive Plan Text Amendment. The following policy shall be amended and retitled as shown below. ~~Strikethrough~~ indicates text has been deleted and underline indicates text has been added. The Lake County 2030 Comprehensive Plan, Policy I-7.1.4 *Lots and Subdivisions Nonconforming to Open Space and Clustering* shall be amended to read as follows:

Policy I-7.1.4 Nonconforming Lots and Subdivisions ~~Nonconforming to Open Space and Clustering~~

Lots of Record and Subdivisions meeting the conditions of the previous policy and lots existing on the effective date of this Comprehensive Plan shall be exempt from open space, impervious surface ratio (excluding lots or subdivisions within the GSACSC) and clustering requirements, provided that said lots are not further subdivided.

Section 5. Advertisement. This Ordinance was advertised pursuant to Chapter 163, Florida Statutes, Section 163.3184(11).

Section 6. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 7. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment will become effective on the date the state land planning agency or the administration commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the administration commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution will be sent to the state land planning agency.

ENACTED this ____ day of _____, 2017.

FILED with the Secretary of State _____, 2017.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Timothy I. Sullivan, Chairman

ATTEST:

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

Approved as to form and legality:

Melanie Marsh
County Attorney

Exhibit A. Lake County, Florida.

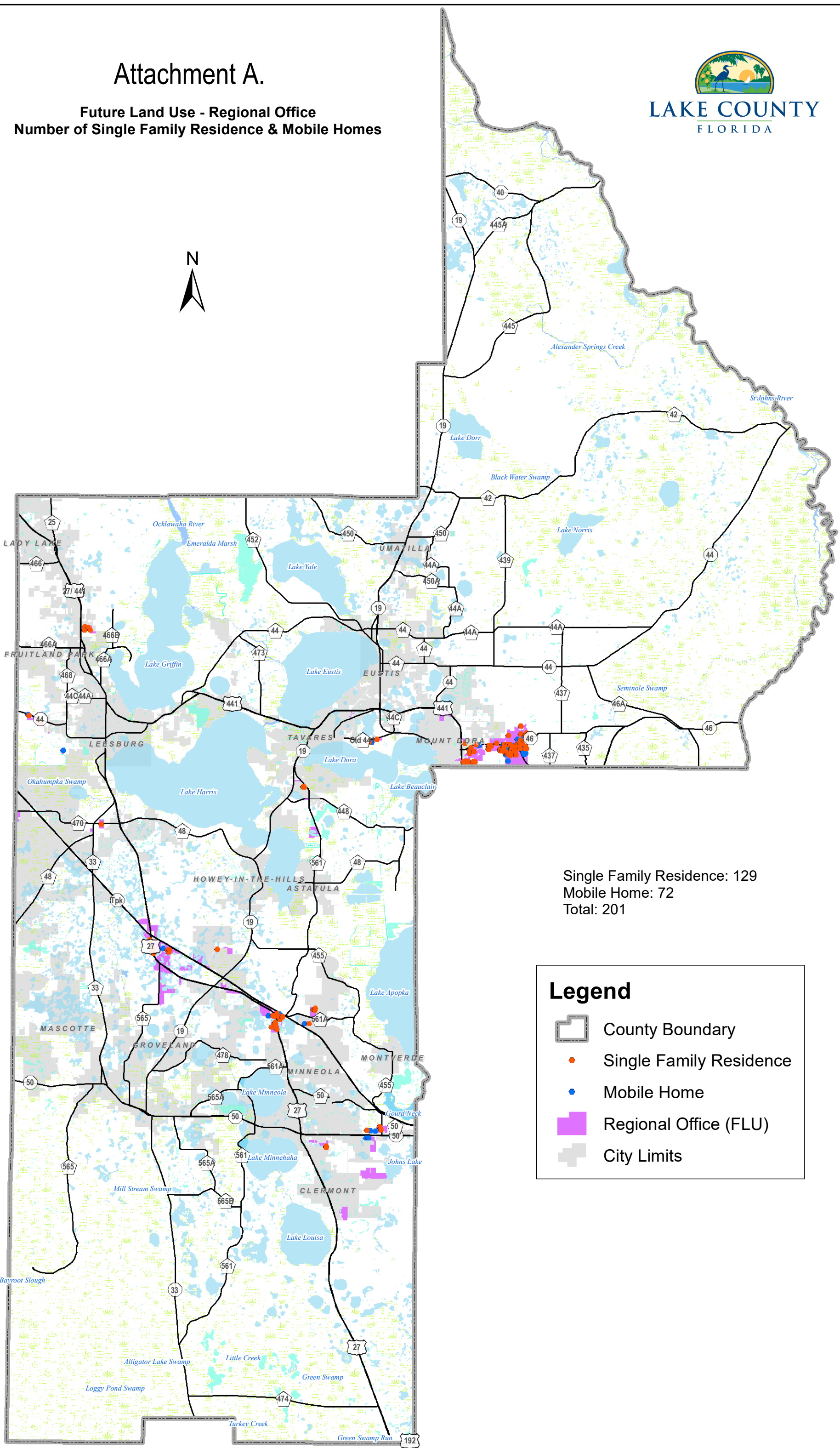


Attachment A.

Future Land Use - Regional Office Number of Single Family Residence & Mobile Homes






LAKE COUNTY
FLORIDA



Single Family Residence: 129
Mobile Home: 72
Total: 201

Legend

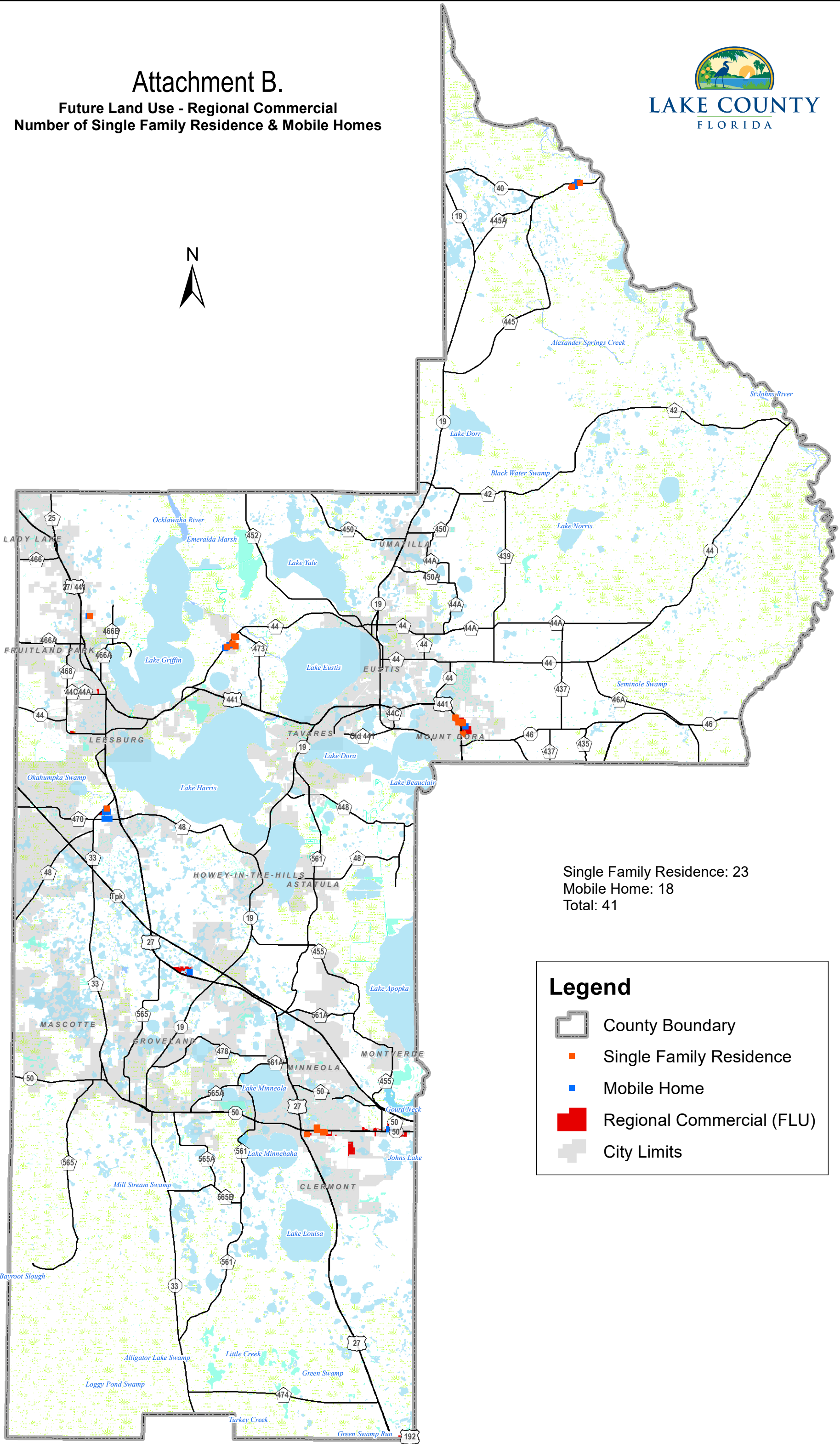
-  County Boundary
-  Single Family Residence
-  Mobile Home
-  Regional Office (FLU)
-  City Limits

Attachment B.

Future Land Use - Regional Commercial Number of Single Family Residence & Mobile Homes




LAKE COUNTY
FLORIDA



Single Family Residence: 23
Mobile Home: 18
Total: 41

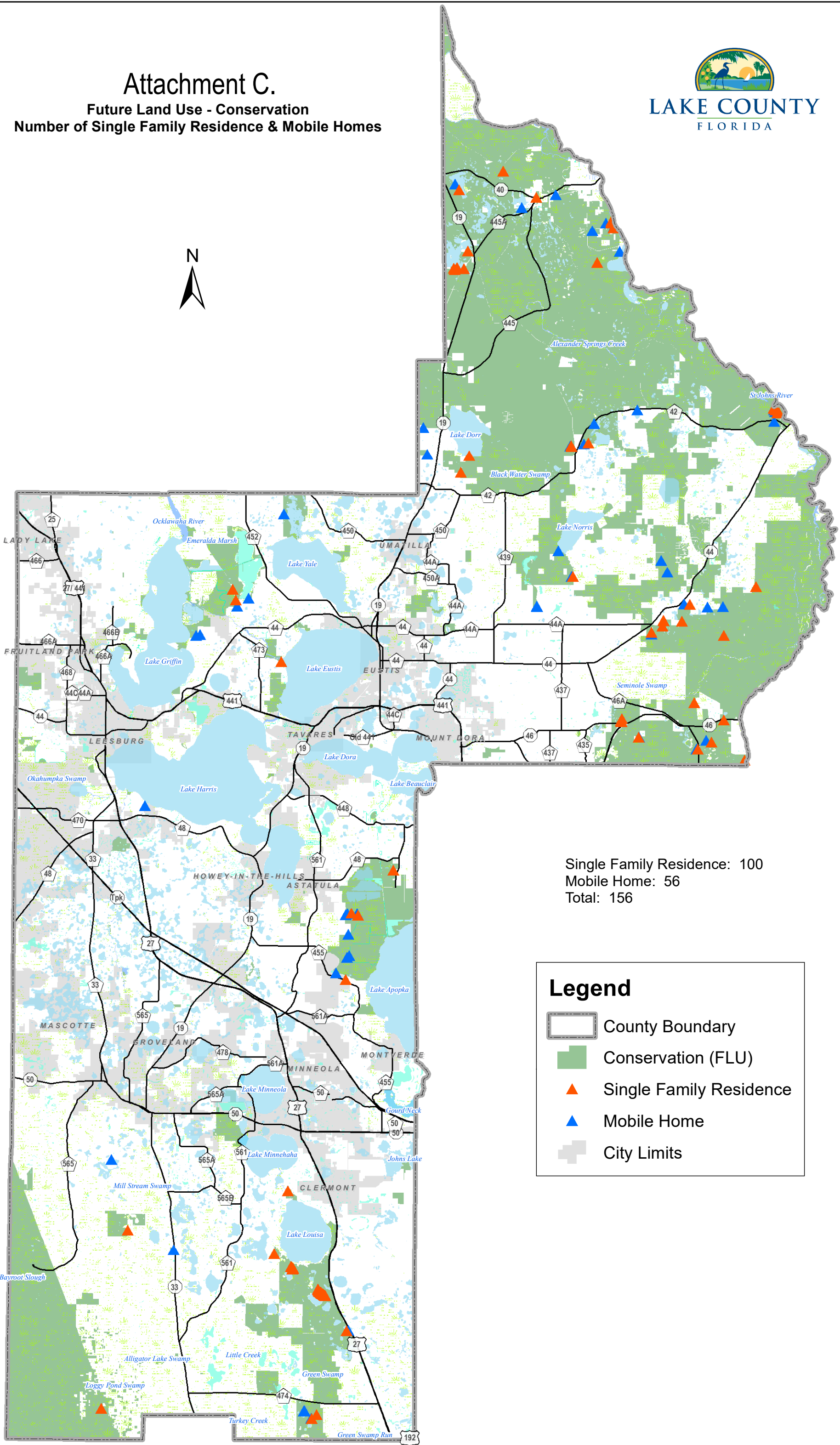
Legend

-  County Boundary
-  Single Family Residence
-  Mobile Home
-  Regional Commercial (FLU)
-  City Limits

Attachment C.






Future Land Use - Conservation

Number of Single Family Residence & Mobile Homes



Single Family Residence: 100
 Mobile Home: 56
 Total: 156

Legend

-  County Boundary
-  Conservation (FLU)
-  Single Family Residence
-  Mobile Home
-  City Limits