

Level 4 – Land Use Narrative: Why the land use change it is needed for the County.

Land Use Amendment Request for parcels along Lake Daisy

The County is proposing a future land use change to bring before the Planning Commission and the Board of County Commissioners. The proposal would change the land use designation from Recreation Open Space (ROS) to Residential Low (RL-4).

In 1985, the Zoning Advisory Board voted 5-0 to approve a request designating land within the 100-year floodplain along Lake Daisy as Preservation Area (PA) and the remainder of the parcel outside the floodplain as Single Family (SR-4). However, when the Land Development Code and Comprehensive Plan were adopted, the properties were re-designated Recreation Open Space (ROS) and Residential Low (RL-4), respectively.

With advancements in technology, FEMA floodplain data now accurately identifies flood-prone areas, eliminating the need for a special designation. Since then, Lake Daisy has been fully developed with single-family homes. The ROS designation on the properties may be restrictive. For instance, if homeowners wish to add an accessory structure—such as a carport, shed, or detached garage—this ROS designation could create complications with permitting and setbacks. Correcting this mapping error will ensure consistency between the Future Land Use Map and the existing residential uses as well as reduce restrictions.