

# LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

LAKE COUNTY ZONING BOARD  
March 2, 2011



BOARD OF COUNTY COMMISSIONERS  
March 22, 2011

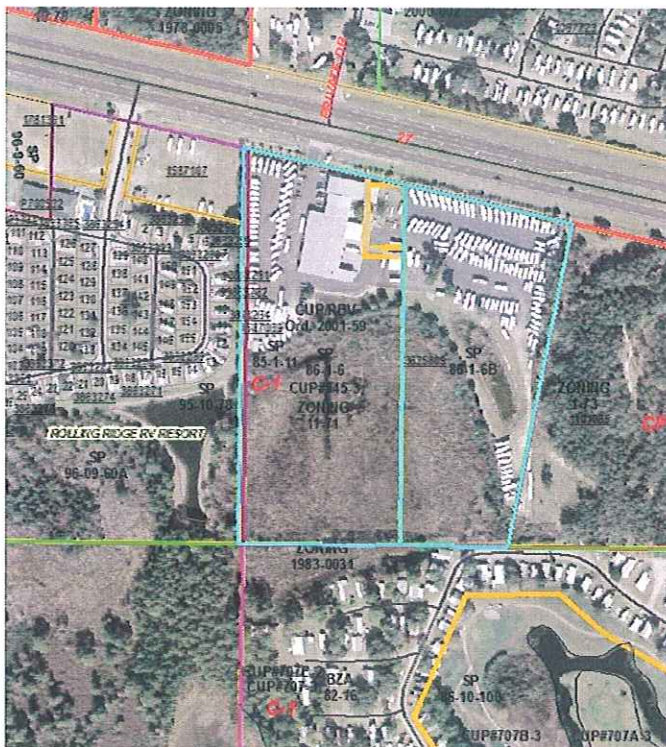
|   |   |                       |
|---|---|-----------------------|
| <b>PH #4-11-2</b><br>Lake County School Board<br>Transportation Facility –<br>US 27 | <b>Case Manager:</b><br><br>Steve K. Greene, AICP | <b>Agenda Item #1</b> |
|---|---|-----------------------|

**Applicant:** Lake County School Board (Harry Fix), (the "Applicant")  
**Owner:** Francisco & Armando Alonso, Trustee (the "Owner")

**Requested Action:** The Applicant desires to rezone property from Neighborhood Commercial (C-1) to Community Facility District (CFD) for a transportation depot/vehicle maintenance, office and medical facility with a new ordinance to supersede and replace existing Ordinance #11-71.

### - Site Location and Information -

The aqua border denotes approximate site location



|                             |  |  |
|-----------------------------|--|--|
| Size                        | Approx. 15.37 acres  |  |
| Location                    | the south side of US 27, approximately 1-mile south of SR 19                   |  |
| Alternate Key #             | 1587069 & 3635809  |  |
| Future Land Use/<br>Density | Current<br>Urban<br>(7 du/ac. max)   | Proposed -<br>2030<br>Regional<br>Office |
|                             | Existing<br>Zoning   | Proposed<br>Zoning                       |
| Zoning District             | C-1  | CFD                                      |
| Density                     | N/A  | N/A                                      |
| Intensity (FAR/ISR)         | .50/.70  | 3.0/.75                                  |
| Joint Planning Area         | Unincorporated (Groveland)   |  |
| Utility Area                | Groveland  |  |
| Road Classification         | SR 27<br>(Urban – principal arterial)  |  |
| Flood Zone / FIRM<br>Panel  | Zone A -100 yr. flood/ 0470 D<br>(southern portion)<br>Zone X –outside 500 yr. |  |
| Commission District         | 2 –Parks   |  |

Site Visit(s): February 9, 2011  
 Sign(s) Posted: February 16, 2011 (2)

Land Use Table

| Direction | Future Land Use   | Zoning                        | Existing Use       | Comments                             |
|-----------|-------------------|-------------------------------|--------------------|--------------------------------------|
| North     | City of Groveland |                               | RV park            | developed                            |
| South     | Urban             | Neighborhood Commercial (C-1) | Residential        | Single family residential structures |
| East      | Urban             | Planned Commercial (CP)       | Vacant/undeveloped |                                      |
| West      | City of Groveland | C-1                           | RV park            | developed                            |

- Summary of Staff Determination -

**STAFF RECOMMENDATION:** Staff recommends **approval** of the CFD rezoning request for a transportation depot/vehicle maintenance and office facility, with conditions, as specified on the attached ordinance, which shall supersede and replace Ordinance #11-71.

**ZONING BOARD RECOMMENDATION:**

-Summary of Analysis-

Lake County Public Schools (the Applicant) is requesting to rezone approximately 15.37-acres of property from Neighborhood Commercial (C-1) to Community Facility District (CFD) to facilitate the development of the property for a transportation depot/vehicle maintenance, office and health care use. Currently the property is fully developed as Recreation Vehicle (RV) sales and service use known as the American Choice RV dealership under Ordinance #11-71 (see Attachment #1). The property currently contains a 24,524 square foot building, approximately 22-parking spaces, surface vehicle storage areas, assorted sheds and canopies. A billboard is also situated at the northeastern corner of the property. The comprehensive plan allows CFD zoning in any land use district that serves a public purpose.

- Analysis -

(Standards for Review - LDR 14.03.03)

**A. Whether the proposed rezoning is in conflict with any applicable provisions of these Regulations;**

The proposed use will provide for school vehicle storage, service and maintenance, office and health care. These uses are supportive of the Lake County School Board and deemed to serve a community interest. The proposed use is consistent with definition specified by LDR Section 3.00.02.Y. The proposed CFD Zoning is allowed within the Urban Future Land Use Category (FLUC) according to Land Development Regulations (LDR) Table 3.00.03. Additionally, In accordance with LDR 3.01.05, the proposed use is similar with community uses specified in the Schedule of Permitted and Conditional Uses of LDR Section 3.01.03.

LDR Section 3.02.05 requires all structures to be setback 50-feet from the property line or edge of the right of way. The existing setback of the primary structure is 17.42-feet from the property line contrary to the 50-foot setback requirement. A building setback waiver of 17-feet will be established condition of approval. The proposed use will require a landscape buffer along the property line. Landscape buffers exist along the northern and western property lines. There is no landscaping along the eastern property line, although the adjacent property is heavily vegetated up to the conjoined property line. A substantial area of vegetation exists at the middle of the property and stretches to the southern property line. The attached ordinance addresses landscape improvements to the property to recognize the existing landscaping.

**B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;**

The proposed CFD zoning is consistent with Comprehensive Plan (Comp Plan) Policy 1-1.15:1 regarding permissible land uses within the Urban future land use category. The zoning request is consistent with Comp Plan Policy 1-5.4 pertaining to the location of institutional uses in urban areas. The proposed rezoning and proposed community facility use is consistent with Comp Plan Policy 1-5.4 that encourages such uses to locate along collector or arterial roadway. US Highway 27 is considered a primary arterial roadway.

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

The establishment of CFD is consistent with the existing and proposed land uses in the area. Although the eastern property is undeveloped CP zoning, it's interpreted to be compatible zoning adjacent to CFD. However, compatibility between the uses would be improved with the establishment of additional development conditions as future development occurs on the property. Landscape buffering will be established as conditions of approval. Additionally, no development will be allowed beyond the stormwater swale which separates the southern wetland areas from the existing developed portions of the property. This separation will increase compatibility with the southern property.

**D. Whether there have been changed conditions that require a rezoning;**

The Applicant indicates that this property will alleviate existing deficiencies of out-dated and inefficient School Board bus repair facilities in Tavares. This property will also facilitate the relocation of buses from the Groveland facility to relieve and increase efficiency for buses serving the Minneola/Clermont area. The proposed CFD rezoning is more appropriate for the proposed use rather than the existing C-1 zoning as it will serve a community interest and public purpose.

- 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;**

No additional demands on public facilities are anticipated by the proposed rezoning and uses. There is adequate capacity on US Highway 27. Water is currently provided by the City of Groveland. On-site septic tank provides sewage treatment. The site contains an existing stormwater management system. No additional public safety service demands are anticipated beyond what is currently being provided.

- F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment;**

The Applicant has indicated that the proposed rezoning and use will not adversely affect the natural environment or the wetland system on the property. The Applicant also indicated that the wetland system will be protected by all appropriate containment systems. A conservation easement for the wetland system on the property is required as a condition of site plan approval. An environmental assessment will be requested with future development of the property if additional development area is proposed, as may be necessary to assess the extent of any environmental impacts caused by that development.

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

No information has been submitted to indicate that the proposed rezoning would adversely affect the property values in the area.

- H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern, specifically identifying any negative effects on such patterns;**

The proposed rezoning to CFD does not alter the existing development pattern in the area. Additionally, no negative impacts are anticipated from the proposed use as a transportation depot/vehicle maintenance and office for activities supportive of the Lake County Public School system.

- I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations;**

The proposed rezoning would be 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.

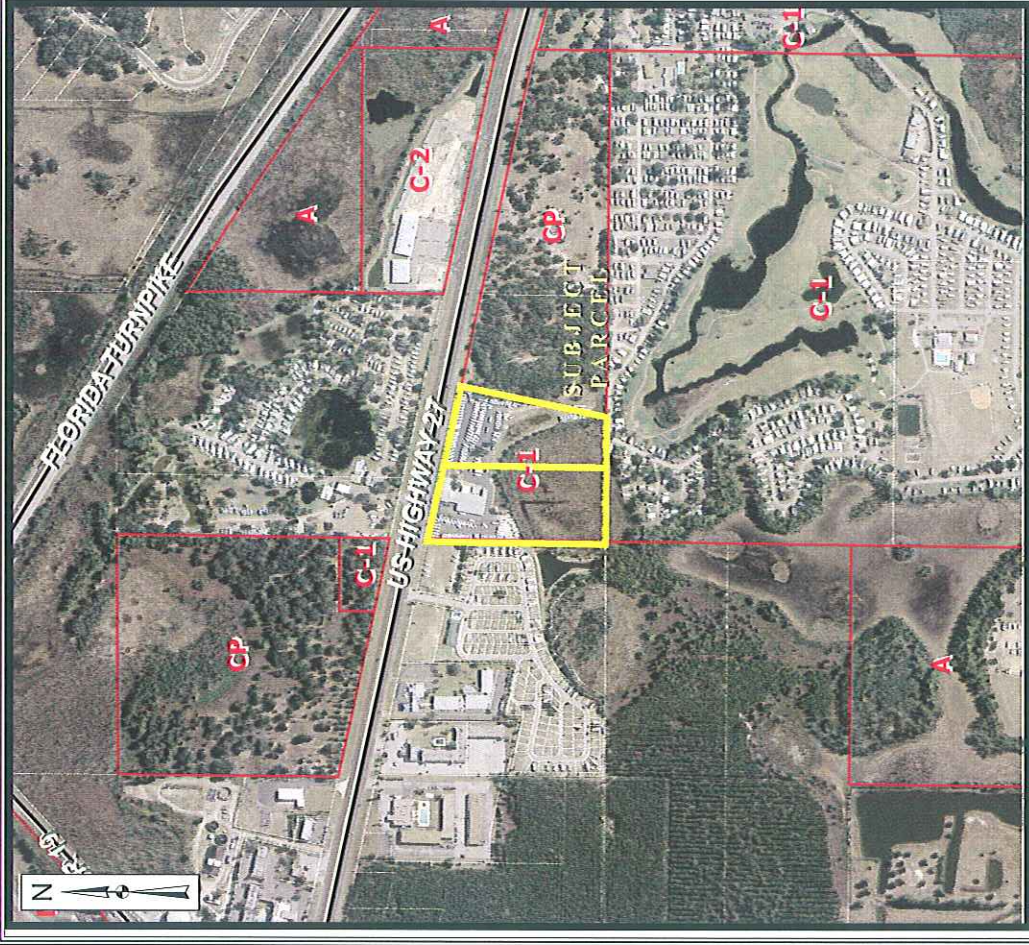
The City of Groveland has expressed its concerns pertaining to future annexation, landscaping along the US 27, and the existing billboard. Although the property contains an existing septic system, Groveland has yet to indicate the availability of sewer (see Attachment 2).

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

1. The rezoning application and proposed use is consistent with the CFD definition pursuant to LDR Section 3.00.02.Y in that the proposed use promotes the general welfare and serves a community interest.
2. The rezoning application is consistent with LDR Table 3.00.03 that describes CFD zoning as being allowable within the Urban Future Land Use Category.
3. In accordance with LDR 3.01.05, the proposed use is similar with community uses specified the Schedule of Permitted and Conditional Uses of LDR Section 3.01.03.
4. The rezoning application is consistent with Comp Plan Policy 1-1.15:1 regarding the proposed CFD use in the Urban Future Land Use Category.
5. The rezoning application is consistent with Comp Plan Policy 1-5.4 pertaining to the appropriate location for institutional uses in urban areas along arterial or collector roadways.

Based on these findings of fact, staff recommends **approval** of the Applicant's CFD rezoning request, with conditions, specified in the attached ordinance, which shall supersede and replace Ordinance #11-71.

**WRITTEN COMMENTS FILED:      Support: -0-      Concern: -0-      Oppose: -0-**



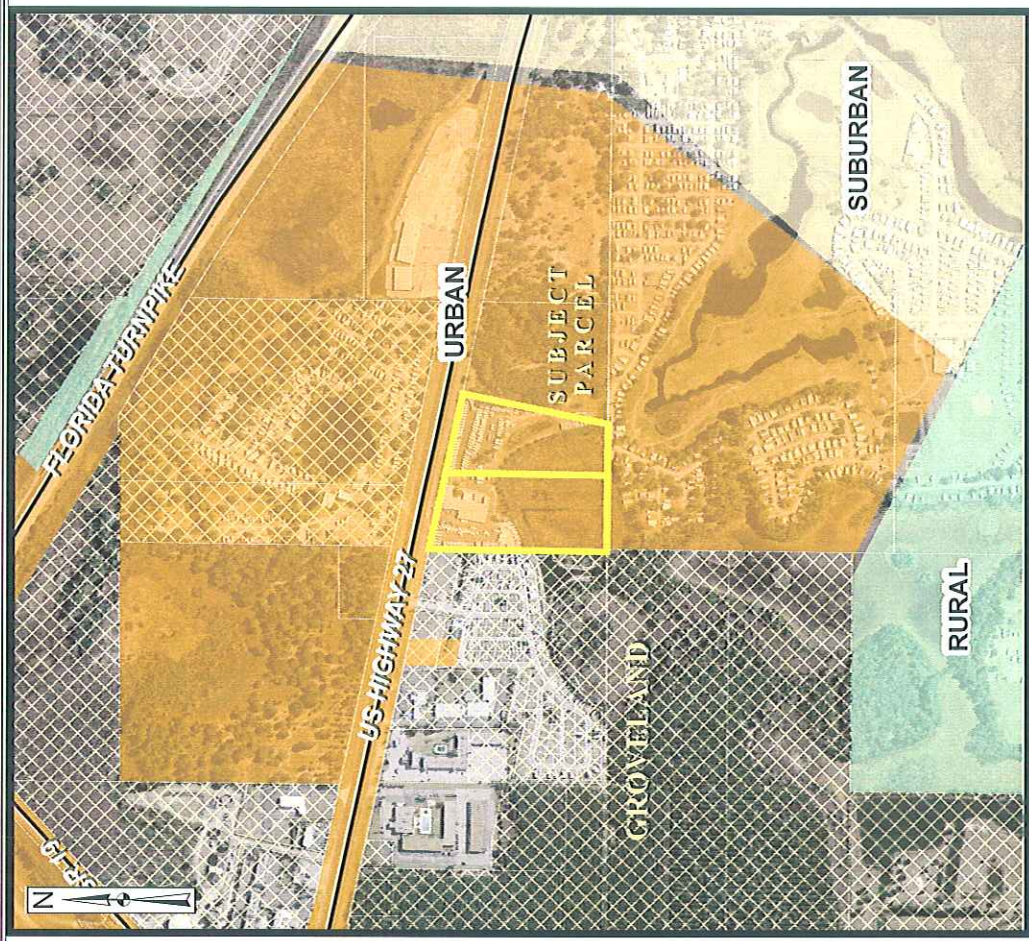
**CURRENT ZONING**  
**NEIGHBORHOOD COMMERCIAL (C-1)**

**CASE NO.**  
 PH# 4-11-2

**CASE LOCATION:**  
 22-21S-25E

**REQUESTING:**  
 Rezone 15.37 Acres from  
 C-1 to CFD

**LAKE COUNTY SCHOOLS  
 TRANSPORTATION FACILITY**



**ADOPTED FUTURE LAND USE**  
**URBAN**

**DISCLAIMERS:**  
 Lake County GIS Department, Planimetrics, 2008 Aerial Image  
 Label Application and Map production components of the  
 Growth Management Department, Planning and Community Design  
 This map product was prepared from a Geographic Information  
 System (GIS) database. The information contained herein is the  
 property of the Lake County GIS Department. The accuracy of the  
 information is not guaranteed. The information is provided for  
 informational purposes only. The information is not intended for  
 any other purpose. The information is not intended to be used  
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 prepared. The information is not intended to be used for any  
 purpose other than the purpose for which it was prepared.  
**MAP COMPOSITION:**  
 FEBRUARY, 2011

**FOCUS AREA**

**LAKE COUNTY  
 FLORIDA**

ORDINANCE #2011-XX

Lake County School Board/Francisco and Armando Alonso  
PH #4-11-2

**AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, The Lake County School Board (the "Applicant") has made a request on behalf of Francisco and Armando Alonso, Trustee (the "Owners") to replace and superseded Ordinance #11-71 with a new ordinance to rezone property from Neighborhood Commercial (C-1) to Community Facility District (CFD) for a transportation depot/vehicle maintenance, office and health care and

**WHEREAS**, the subject properties consists of 15.37 +/- acres and is generally located in the Groveland area on the south side of US 27, south of SR 19 in Section 22, Township 21 South, Range 25 East, lying within Alternate Key Numbers 1587069 and 3635809, as described by:

**LEGAL DESCRIPTION: [EXHIBIT "A" – ATTACHED]**

**WHEREAS**, the subject property is located within the Urban Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

**WHEREAS**, on May 25, 2010, the Lake County Board of Commissioners adopted the Lake County 2030 Comprehensive Plan and Future Land Use Map (FLUM) and upon the effective date of these documents pursuant to Chapter 163.3184, Florida Statutes, the Future Land Use Category (FLUC) for the property as described above will be Regional-Office Future Land Use;

**WHEREAS**, the Lake County Zoning Board did, on March 2, 2011 review Petition PH #4-11-2;

**AND**, after giving Notice of Hearing on petition for a change in the use of land, including notice that said Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on March 22, 2011; and

**WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, staff report, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

**WHEREAS**, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above subject property subject to the following terms:

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Section 1. Terms: The County Manager or designee shall amend the Official Zoning Map to supersede and replace Ordinance #11-71, with this Ordinance which shall be in accordance with the provisions specified below; generally consistent with the Conceptual Plan attached hereto as Exhibit "B". To the extent where there are conflicts between Exhibit "B" and this Ordinance, the Ordinance shall take precedence.

A. Land Use:

1. Transportation depot
2. Vehicle maintenance
3. Office and health care facility

Accessory uses directly associated to the above primary uses listed above may be approved by the County Manager or designee. Any other use of the site shall require approval of an amendment to this Ordinance and the CONCEPT PLAN, EXHIBIT "B" by the Board of County Commissioners.

B. Setbacks:

1. Liquid storage tanks used for fuel shall be above ground only.
2. Fuel tanks shall meet all local, state and federal regulations and shall not be located within 200 feet of any water well, public or private.
3. The front building setback shall be 17-feet from the property line.

C. Landscaping, Buffering, and Screening:

1. A 15-foot wide, Type-A landscape buffer shall be required along the eastern property line at the time of site plan submittal. This landscape buffer shall be in accordance with the LDR in effect at the time of this ordinance approval.
2. The existing landscape buffers along the north, west, and south property lines shall remain.
3. There shall be no parking of vehicles within the landscape buffer areas or within the right-of-way.
4. All other landscape buffer and screening shall be consistent with the Land Development Regulations, as amended.

D. Lighting:

1. Lighting shall not illuminate adjacent properties or rights of way and shall be consistent with Dark Sky lighting principals.

E. Access Management:

1. Future access improvements will be installed as determined to be necessary in accordance with the LDR, as amended.

F. Environmental:

1. The wetland areas and associated buffers shall be placed into a conservation easement as a conditions of future site plan approval.



- 1                   2. An environmental assessment may be required with the submittal of a site plan  
2                   application.  
3

4                   G. Signage:

- 5                   1. All signage shall be consistent with the Land Development Regulations, as amended.  
6                   2. The existing billboard shall be recognized as a non-conforming sign in accordance  
7                   with LDR, as amended. Future maintenance, repair, and replacement of the billboard  
8                   shall be in accordance with the LDR, as amended.

9                   H. Utilities:

- 10                  1. Stormwater Management shall be designed and constructed in accordance with St.  
11                  Johns River Water Management District (SJRWMD) requirements and the Lake  
12                  County Land Development Regulations, as amended.  
13                  2. Central Water shall be provided by the City of Groveland  
14                  3. Sewer connection and use of the existing septic tank shall in accordance with the  
15                  LDR and Comprehensive Plan. Future sewer connection shall be evaluated at site  
16                  plan submittal.  
17

18                  I. Development Review and Approval:

- 19                  1. Any future site plan submittal shall comply with all Lake County, LDR as amended.  
20

21                  O. Concurrency Management Review: Concurrency shall be met prior to the issuance of any  
22                  development order or final plat (whichever occurs first), consistent with the Land Development  
23                  Regulations, as amended.  
24

25                  P. Future Development Orders: Any requested development order must comply with the  
26                  Comprehensive Plan and LDR, as amended.  
27

28                  Q. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in  
29                  this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County  
30                  Comprehensive Plan, and Lake County Land Development Regulations shall include any  
31                  future amendments to the Statutes, Code, Plans, and/or Regulations.  
32

33                  **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

- 34  
35                  a. After establishment of the facilities as provided herein, the aforementioned property shall  
36                  only be used for the purposes named in this Ordinance. Any other proposed use must be  
37                  specifically authorized by the Zoning Board and the Board of County Commissioners.  
38  
39                  b. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove,  
40                  improve, move, convert, or demolish any building structure, or alter the land in any  
41                  manner within the boundaries of the above described land without first submitting the  
42                  necessary plans in accordance with the Lake County Land Development Regulations, and  
43                  obtaining approval from the County Manager or designee upon obtaining the permits  
44                  required from the other appropriate governmental agencies.  
45

- c. This amendment shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- d. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
- e. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this Ordinance, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Lake County Land Development Regulations, as amended.
- f. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master shall have the authority to enforce the terms and conditions set forth in this Ordinance and to recommend that the Ordinance be revoked.

**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.** This Ordinance shall become effective as provided by law.

ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

FILED with the Secretary of State \_\_\_\_\_, 2011.

EFFECTIVE \_\_\_\_\_, 2011.

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

\_\_\_\_\_  
JENNIFER HILL, Chairperson

ATTEST:

\_\_\_\_\_  
NEIL KELLY, Clerk of the  
Board of County Commissioners  
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
SANFORD A. MINKOFF, County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

**Parcel 8 – (AK# 1587069)**

That part of the West 400.00 feet of the Southwest ¼ of the Southeast ¼ of Section 22, Township 21 South, Range 25 East in Lake County, Florida, lying South of the Southerly line of the right of way of U.S. Highway 27, Lake County, Florida.

**Parcel 10 – (AK# 3635809)**

Commence at the Southwest corner of the Southeast ¼ of Section 22, Township 21 South, Range 25 East, Lake County, Florida, thence run North 89 degrees 46 minutes 15 seconds East along the South line of the Southeast ¼ of said Section 22 for a distance of 400.00 feet to the point of beginning, thence leaving said South line run North 00 degrees 29 minutes 04 seconds East for a distance of 880.90 feet to the South right of way line of U.S. Highway No 27, thence run South 78 degrees 21 minutes 58 seconds East along said right of way line for a distance of 441.39 feet, thence leaving said right of way line run South 11 degrees 38 minutes 02 seconds West for a distance of 807.34 feet to the aforesaid South line of the Southeast ¼ thence run South 89 degrees 46 minutes 15 seconds West along said South line for a distance of 276.97 feet to the point of beginning.

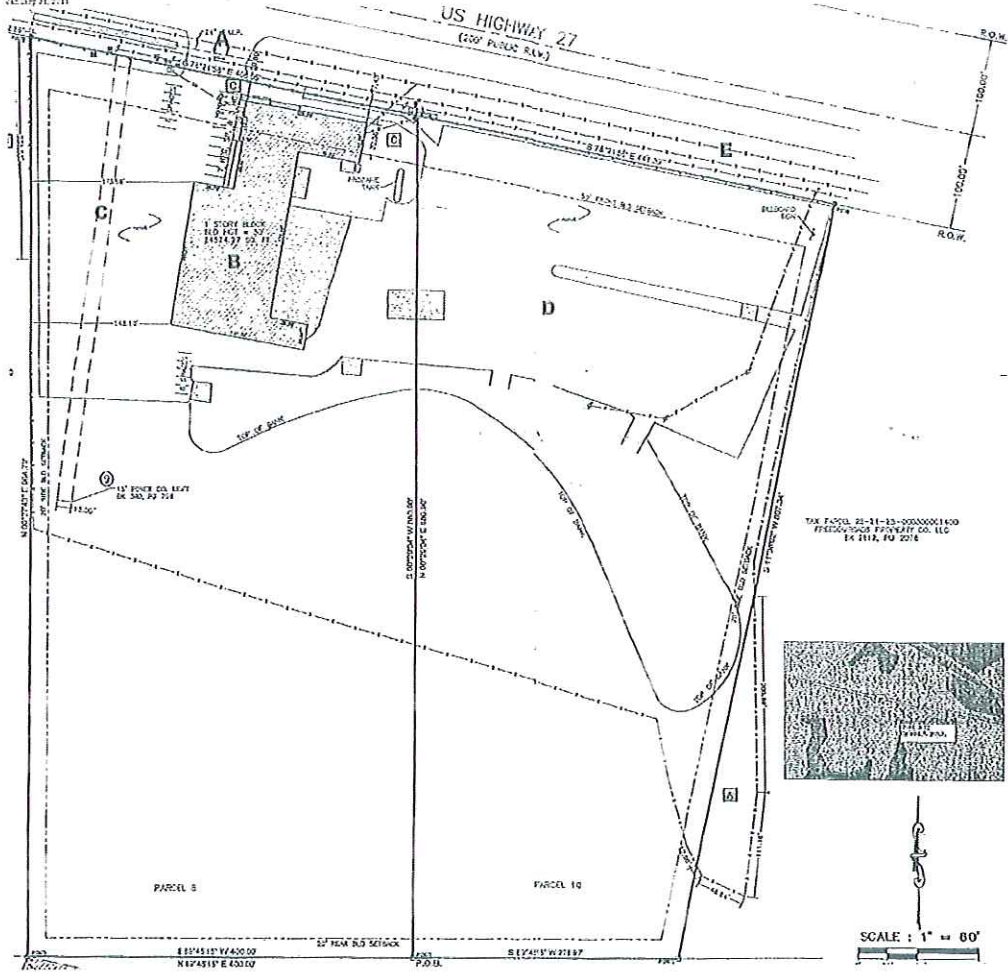
# EXHIBIT - B

PROCESSED  
JAN 1 2011

Lake County Schools Transportation Facility - US 27  
 Applicant: Harry Fix, Director of Growth Planning  
 Lake County Schools  
 501 W. Dunleigh Blvd.  
 Tavares, FL 32778  
 352-659-6650

- Note:
- A. Containing proposed site plan with details
  - B. Existing Building #15111111
  - C. Current Use: 50' School Bus Parking
  - D. Proposed Use: Maintenance/Inspection/Shop/Car Facility, Transportation Group and Faculty Offices Related to School District Operations
  - E. Vehicle Parking for School Buses, Vehicles, Personal Vehicles and School Buses
  - F. Existing School Bus Parking
  - G. From the ground plan a more point may be required

1:600 



## ATTACHMENT #1

## RE ZONING RESOLUTION # 11-71

WHEREAS, the Lake County Planning and Zoning Commission did, on the 30th day of September, 1971, review certain applications for changes and revisions of the zoning of certain areas in Lake County, Florida, and after giving Notice of a Hearing on applications for changes of zoning classifications (including a Notice that said applications would be presented to the Board of County Commissioners of Lake County, Florida, on the 19th day of October, 1971, and

WHEREAS, the Lake County Planning and Zoning Commission did make recommendations as to the changes as requested in the particular applications hereinafter set forth subject to the approval of the Board of County Commissioners of Lake County, Florida, and

WHEREAS, the Board of County Commissioners reviewed said applications, the recommendations of the Lake County Planning and Zoning Commission and any comments, favorable or unfavorable from the public surrounding property owners, at a public hearing duly advertised.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida, that the zoning Rules and Regulations of Lake County, be altered and amended as they pertain to the following described tracts of land in Lake County, Florida, to the classification designated after each description and the zoning be altered and changed as follows:

Public Hearing 72-71-1

Legal Description:

Sec. 23, Twp. 19S., Rge. 25E.: From a point 276.86 feet West of the NE corner of SE $\frac{1}{4}$ , run South 0° 40' 40" West for 651.15 feet, thence North 89°21'10" West for 250 feet to the Point of Beginning, run thence North 0°40'40" East for 120 feet, thence North 89°21'10" West for 240.57 feet, thence South 0°40'40" West for 331.40 feet to the North R/W line of US. 441, thence SE'ly along R/W for 251.48 feet to a point that is South 0°40'40" West of the P.O.B., run thence North 0°40'40" East for 284.77 feet to the P.O.B.

Change in Zoning Classification: The Zoning Classification was R-1 (Rural Residential) and is hereby changed to C-1 (Rural or Tourist Commercial).


R 11-71 continued

Public Hearing 73-71-1

Legal Description:

Sec. 4, Twp 19S., Rge. 24E.: The North 30 feet of Lot 6 and all of Lots 7 thru 12 inclusive, Block B of Zepher Lake subdivision as shown by plat, filed and recorded in Plat Book 11, Page 78, Public Records of Lake County, Florida.

Change in Zoning Classification: The Zoning Classification was C-2 (Commercial District and A (Agriculture) to C-3 (Urban Commercial-Small Industry).

 Public Hearing 66-71-2


Legal Description:

Sec 22, Twp. 21S., Rge.25E:West 400 feet of West  $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  South of Hwy;  
LESS:  
Begin on South R/W line of Hwy. 27 at point 400 feet East of West line of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , run Westerly along Hwy. to point 100 feet West of East line of West 400 feet of West  $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ . South 175 feet, East 100 feet, North to Point of Beginning.

Change of Zoning Classification: The Zoning Classification was A (Agriculture) and is herebe changed to C-1 (Rural or Tourist Commercial).

Public Hearing 70-71-2

Legal Description:

 Sec. 22, Twp. 21S., Rge. 25E.: From the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  run thence North 200 feet more or less to the Southerly R/W line of US 27; run thence Southeasterly along the Southerly R/W line of US 27, a distance of 291.20 feet to the Point of Beginning; run thence South 77°25'00" East, a distance of 302 feet more or less to a Point of Curvature; continue thence South 77°25'00" East, a distance of 758.30 feet; run thence South 0°49'10" West, a distance of 600 feet more or less; run thence North 77°25'00" West, a distance of 1350 feet more or less; run thence North 1°13'00" East a distance of 400 feet more or less; run thence Southeasterly and parallel to the Southerly R/W line of US 27, a distance of 290 feet more or less; run thence North 1°13'00" East, a distance of 200 feet to P.O.B.

Change in Zoning Classification: The Zoning Classification was R-1A (Rural Residential) and is hereby changed to C-1 (Rural or Tourist Commercial).

Public Hearing 74-71-5

Legal Description:

Sec. 6, Twp. 19S., Rge. 26E.: The East  $\frac{1}{2}$  of Government Lot 5.

Change in Zoning Classification: The Zoning Classification was R-1 (Rural Residential) and is hereby changed to R-3 (Mobile Home Park-Subdivision).

R 11-71

Public Hearing 67-71-5

Legal Description:

Sec. 29, Twp. 17S., Rge. 27E.: Sec. 30, Twp. 17S., Rge. 27E.:  
That part of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 29, and that part of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 30, described as follows: From the intersection of the South line of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec. 30, with the West line of the R/W of SR19, run Northeasterly along the said West R/W line a distance of 600 feet to the Point of Beginning, thence continue Northeasterly along said R/W 200 feet, thence run West 150 feet, thence Southwesterly parallel with said R/W 200 feet, thence East 150 feet to the P.O.B.

Change in Zoning Classification: The Zoning Classification was A (Agricultural) and is hereby changed to C-1 (Rural or Tourist Commercial).

Public Hearing 68-71-4

Legal Description:

Sec. 32, Twp. 19S., Rge 27E.: North  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$ ;

AND:

Lake Franklin Park Unit 3, Lots 1 thru 10 inclusive, South 107.7 feet of Lots 11 and 12, East  $\frac{1}{2}$  of Lot 13 in Block 3; all of Blocks 4 and 5;

LESS:

North 17 feet of Block 3;

LESS:

Highway.

Change in Zoning Classification: The Zoning Classification was A (Agricultural) and is hereby changed to R-3 (Mobile Home Park-Subdivision).

DONE and RESOLVED by the Lake County Board of County Commissioners on the 19th day of October, 1971.

STATE OF FLORIDA )  
 : ss.  
COUNTY OF LAKE )

I HEREBY CERTIFY that the above and foregoing is a true copy of a Resolution adopted by the Board of County Commissioners in regular session on October 19, 1971 as the same appears of record in County Commissioners Minute Book 123, Page         .

WITNESS my hand and official seal this 21st day of October A.D., 1971.

FRANK E. OWENS, Clerk of Circuit Court  
and Ex-Officio Clerk of the Board of  
County Commissioners, Lake County, Florida.

By: Norman L. Coven  
Deputy Clerk



CITY OF GROVELAND  
156 S. LAKE AVENUE  
GROVELAND, FL 34736

PHONE 352-429-2141  
FAX 352-429-3852

February 2, 2011

Kelly Randall  
Lake County School Board  
201 W. Burleigh Blvd  
Tavares, FL 32778

Re: 20265 US Hwy. 27  
Alternate Key No. 1587069

Dear Ms. Randall:

This letter is to confirm the above referenced property currently has water service and has sewer available for connection at the property owner's expense. The nearest force main for sewer connection is directly across from the property on the opposite side of Highway 27.

Connection to this system must meet minimum standards as set by the City. These standards are available upon request.

Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Holland", written in a cursive style.

Robert Holland  
Utilities Superintendant

RH:cls