

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

PETITION TO REZONE PROPERTY

LAKE COUNTY ZONING BOARD  
March 6, 2013



BOARD OF COUNTY COMMISSIONERS  
March 26, 2013

<b>PH #4-13-5 Villagio at Lady Lake</b>	<b>Case Manager: Melving Isaac, Planner</b>	<b>Agenda Item #1</b>
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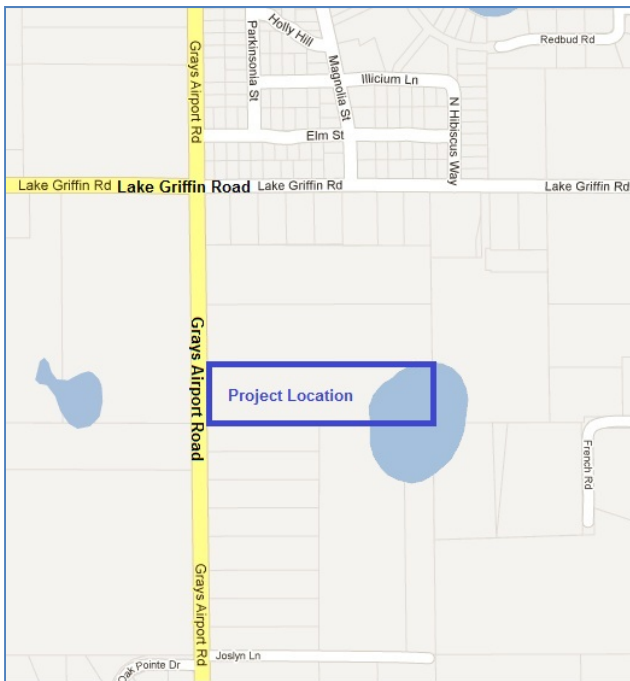
Owner: Villagio at Lady Lake, LLC (the "Owner")

Applicant: Dr. Anthony Portigliatti, Mgr., Villagio at Lady Lake LLC (the "Applicant")

**Requested Action:** Rezone property from Planned Unit Development (PUD) to Community Facility District (CFD) for a 154 bed Assisted Living Facility/Nursing Home. PUD Ordinance #2006-24 that allows the development of 17 residential units will be rescinded and replaced by the proposed ordinance.

- Site Location & Information -

Approximate site location outlined in Blue



Size	10 +/- acres	
Location	Lady Lake area, Southeast of Grays Airport Road and Lake Griffin Road intersection	
Alternate Key #	1739632	
Future Land Use	Rural Transition	
	<b>Existing</b>	<b>Proposed</b>
Zoning District	PUD	CFD
Impervious Surface Ratio	0.65 (Ordinance #2006-24)	0.50 max (Comprehensive Plan Policy I-1.4.5)
Floor Area Ratio	0.50 (Ordinance #2006-24)	1.0 max (LDR)
Joint Planning Area	Lady Lake	
Utility Area:	Water - Aqua Utilities	
Site Utilities	Sewer - Proposed onsite wastewater treatment Water - Aqua Utilities (proposed)	
Road Classification	Grays Airport Road - Urban Collector	
Flood Zone/ FIRM Panel	(X, A)/170	
Commissioner District	5 (Cadwell)	

Site Visit February 21, 2013  
Sign Posted February 21, 2013 (2 posted)

Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition	Rural Residential (R-1)	Rural Residential	
South	Rural Transition	Rural Residential (R-1), Agriculture (A)	Rural Residential	
East	Rural Transition	Rural Residential (R-1)	Rural Residential, Wetlands	
West	Rural Transition	Rural Residential (R-1)	Vacant Lands , Wooded Area	Property surrounded by Grays Airport Road at the west

- Summary of Staff Determination -

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL with conditions** of the proposed rezoning request, subject to the conditions as set forth in the attached Ordinance.

**ZONING BOARD RECOMMENDATION:**

- Summary of Analysis -

The Applicant is requesting to rezone property from Planned Unit Development (PUD) to Community Facility District (CFD) for a 154 bed Assisted Living Facility/Nursing Home. The existing PUD Ordinance #2006-24 that allows the development of 17 residential units will be rescinded and replaced by the proposed CFD ordinance.

The subject property consists of 10 +/- acres and is located in the Lady Lake area, Southeast of Grays Airport Road and Lake Griffin Road intersection. The property contains an existing single-family residence, detached garage and a barn which are to be removed.

The proposed rezoning request is consistent with the Comprehensive Plan and LDR, which permit civic or community facility uses, including nursing and personal care facilities, in the Rural Transition Future Land Use Category (FLUC) and in the CFD Zoning District, as established in LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

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

The proposed rezoning is consistent with the LDR as seen in Table 3.01.03, *Schedule of Permitted and Conditional Uses* that permits nursing home and similar community facility uses in the CFD Zoning District. Table 3.01.03 allows for Assisted Living Facility (ALF) uses (identified a Nursing Home per Section 3.01.02.E.13).

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

The CFD zoning request is consistent with Comprehensive Plan Policy I-1.4.5 and is an allowable use in the Rural Transition FLUC. This policy permits nursing and personal care facilities, and civic uses (community facility uses, as defined by the Comprehensive Plan) with the issuance of a Conditional Use Permit (CUP). The CFD rezoning will satisfy the requirements of a CUP for the proposed use.

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

The subject property is surrounded by large acreage rural residential uses, vacant rural lands, wooded areas, and by Grays Airport Road at the west. Rezoning the property to CFD is consistent with the intention of the Rural Transition FLUC which allows nursing and personal care facilities, and serves as a transition between the proposed CFD rezoning and the surrounding uses with the conditions included in the ordinance. Therefore, the proposed rezoning is generally consistent with the land use patterns in the area.

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

The property was rezoned to PUD in the year 2006 for a subdivision that allows the development of 17 residential units. The applicant has indicated that due to market conditions and the continued increase in demand for assisted and senior living facilities, the property will be more usable if rezoned to CFD for an Assisted Living Facility/Nursing Home. The current PUD zoning does not allow Assisted Living Facility/Nursing Home uses therefore requiring rezoning to CFD.

- 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;**

Water/Sewage - The Town of Lady Lake indicated that there is no central water and sewer available to this property. Water service will be provided by Aqua Utilities. The applicant is proposing an onsite wastewater treatment package plant. A condition is included in the proposed ordinance that will require the onsite system to be capable of connecting to central utilities once they become available.

Transportation – The comments below are Public Works conditions for the CFD Ordinance:

- **Right of Way:** The applicant's site plan shows 66 feet of right-of-way, which cannot be confirmed by Lake County records. The applicant shall provide additional information on the right of way width as shown in the conceptual plan. If right-of-way width is inadequate for safe access to the proposed development or for construction of the improvements required herein (turn lane), additional right-of-way may need to be provided.
- The intersection sight distance (to the north) at the proposed driveway location is inadequate - approximately 330 feet. The sight distance can be improved by moving the proposed driveway to the south. The proposed driveway shall be relocated as close as possible to the south property line. A sight distance analysis will be required with site plan submittal. If the sight distance does not meet Florida Green Book Standards, mitigation measures must be proposed by the applicant and submitted for Public Works review and approval. The minimum required intersection sight distance for left turn (critical in this application) for 40 mph (posted speed limit) is 440 feet.
- A left turn lane on Gray's Airport Road at the proposed driveway entrance is required due to the traffic safety and limited sight distance.
- Applicant will be required to complete a Tier 1 Traffic Impact Study prior to site plan approval.

Fire and Emergency Services – The subject parcel is approximately 3 miles from Lake County Fire Stations 52 and 54 (closest fire stations), located at, 306 W. Hermosa St., Lady Lake and 6200 Lake Griffin Road, Lady Lake respectively. Onsite fire supply well is being proposed and will be addressed during site development review.

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

The property is currently developed as a single-family residence, with a detached garage and barn. Information provided indicates the presence of wetlands on the property. Comprehensive Plan Policy III-2.5.12 requires the placement of wetlands and associated buffers in a recorded conservation easement prior to development approval. An environmental assessment, no older than six (6) months, must be submitted with a development application.

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

Staff has no evidence that the proposed rezoning would adversely affect property values in the area.

- H. **Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern;**

The proposed facility is consistent with the intention of the Rural Transition FLUC and proposed CFD Zoning District and will blend with the existing uses and development pattern in the surrounding area with conditions included in the proposed CFD Ordinance.

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

The proposed rezoning would be in harmony with the general intent of the Comprehensive Plan and LDR.

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.

N/A.

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

1. The request is consistent with the Comprehensive Plan as seen in Policy I-1.4.5 as nursing and personal care facilities are allowable and conforms to the general land use criteria and activities of the Rural Transition Land Use Category.
2. The request is consistent with LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits nursing home and similar uses in the CFD Zoning District.
3. The request is consistent with LDR Section 3.01.05 *Similar uses* as the proposed ALF use is a similar use not specifically listed and not more obnoxious or detrimental than the uses listed in LDR Section 3.01.03.

Therefore, based on these findings of fact, staff recommends **APPROVAL with conditions**, subject to the conditions as set forth in the attached Ordinance.

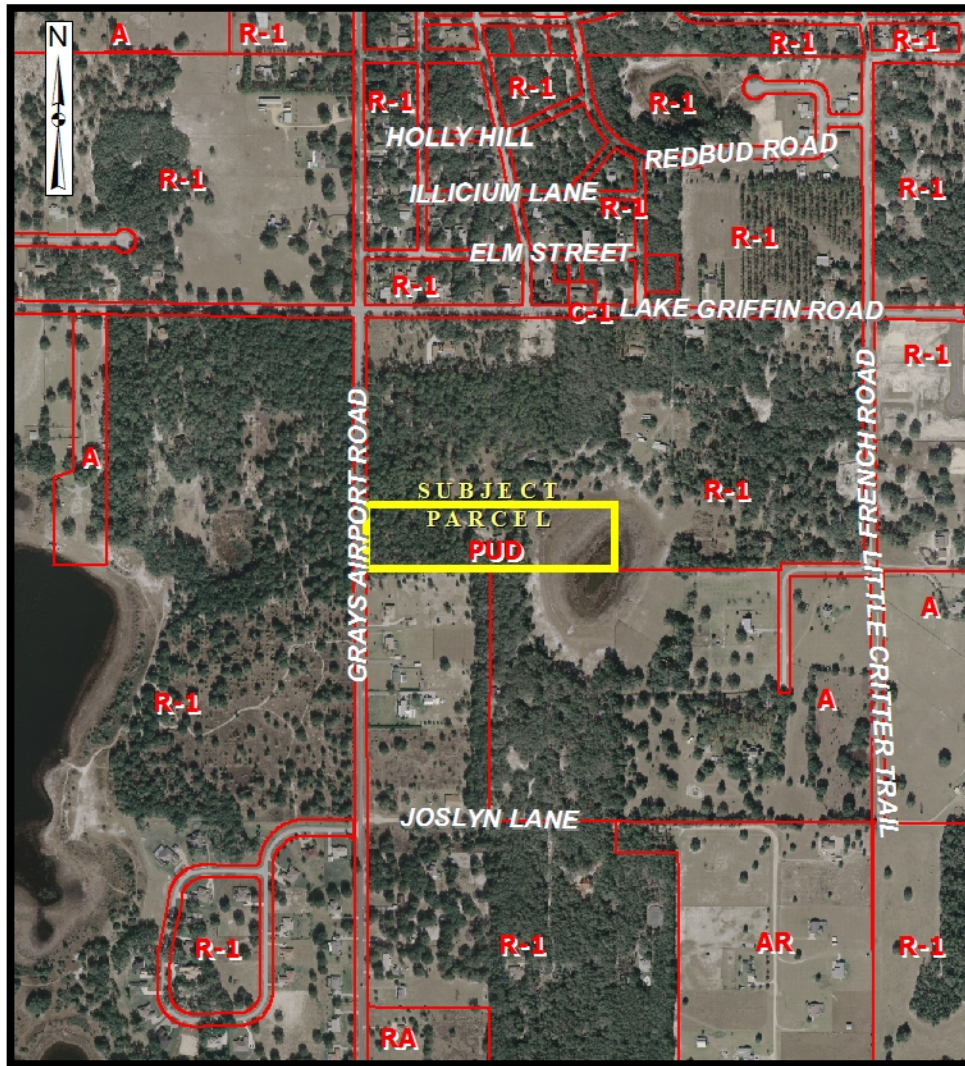
**WRITTEN COMMENTS FILED:**

**Supportive: -0-**

**Concern: -0-**

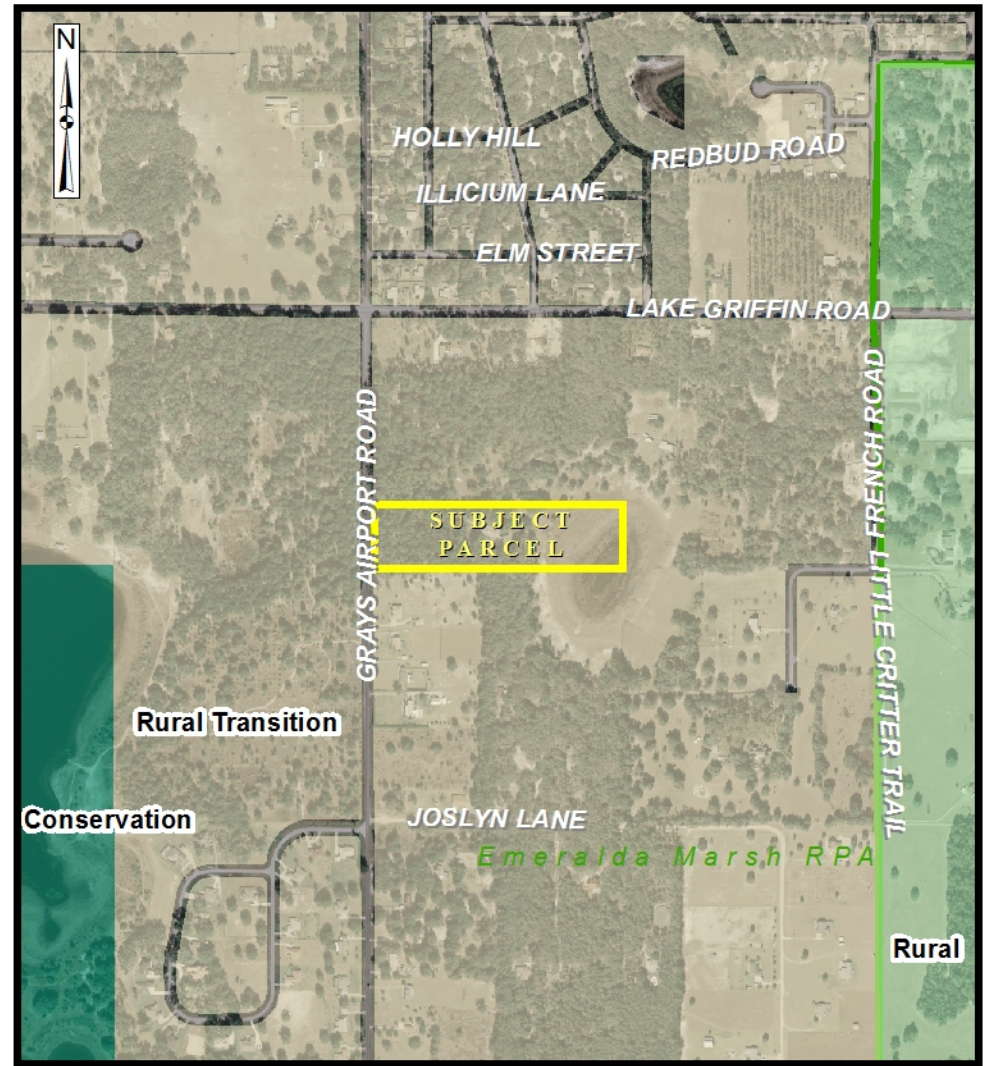
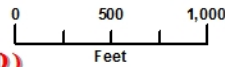
**Opposition: -0-**





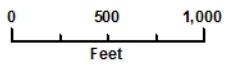
**CURRENT ZONING**

**PLANNED UNIT DEVELOPMENT (PUD)**



**ADOPTED FUTURE LAND USE**

**RURAL TRANSITION**



**VILLAGIO AT  
LADY LAKE, LLC**

**CASE NO.**  
PH #4-13-5

**CASE LOCATION:**  
T18S, R24E, S14

**REQUESTING:**  
Rezone from PUD to Community Facility District (CFD)  
for an Assisted Living Facility/Nursing Home.

**ZONING**

**LAND USE**

**SUBJECT PARCEL**

**DATA SOURCES:**  
Lake County GIS Department; Planimetrics, 2008 Aerial Image, Data Compilation and Map production compliments of the Growth Management Department, Planning and Community Design.

**MAP COMPOSITION:**  
JANUARY, 2008

**FOCUS AREA**

**LAKE COUNTY  
FLORIDA**

This map product was prepared from a Geographic Information System established by the Lake County Board of County Commissioners, its employees, agents and personnel, make no warranty as to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. The Lake County Board of County Commissioners, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE EXPRESS OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT. Independent verification of all data contained on this map product should be obtained by any user of this map.





- 1 Accessory uses directly associated with the above uses may be approved by the County Manager or  
2 designee. Any other use of the site shall require an amendment to this Ordinance as approved by the  
3 Board of County Commissioners.
- 4 B. Outside Agency Approval: The use of the property for the Assisted Living Facility/Nursing Home shall  
5 be in conformance with all Federal, State and Local Regulations at all times, including but not limited to  
6 the Florida Department of Health and Agency for Health Care Administration (AHCA) .
- 7 C. Setbacks, Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height shall be in  
8 accordance with the Comprehensive Plan and LDR, as amended.
- 9 D. Landscaping, Buffering, and Screening:
- 10 1. Agricultural Buffers shall be required on the southeast adjacent to property designated as  
11 agricultural and shall be a minimum of 50 feet from the property line.
- 12 2. All other buffers shall be installed and maintained in accordance with the LDR, as amended.
- 13 E. Noise: Compliance shall be in accordance with the LDR, as amended.
- 14 F. Environmental:
- 15 1. An environmental assessment, no older than six (6) months, shall be submitted with a development  
16 application.
- 17 2. Wetlands and associated buffers shall be placed in a recorded conservation easement prior to  
18 developmental approval and in accordance with the Comprehensive Plan, as amended.
- 19 G. Utilities: Proposed onsite wastewater treatment and disposal system shall comply with Federal, State  
20 and Local Regulations, and shall be provided in accordance with the Comprehensive Plan and LDR, as  
21 amended. The system shall be capable of connecting to central utilities once they become available.  
22 The system shall provide reclaimed water for landscape irrigation to the proposed development in  
23 accordance with Comprehensive Plan, as amended.
- 24 H. Transportation Improvements/Access Management: Requirements shall be determined for the  
25 proposed use at site plan review and in accordance with the LDR, as amended. At a minimum, the  
26 following conditions are required for development of the property in accordance with the Conceptual  
27 Plan attached hereto as Exhibit "A", unless determined at site plan review to be unnecessary:
- 28 1. Right of Way: The Conceptual Plan indicates 66 feet of right-of-way, which cannot be confirmed by  
29 Lake County records. The applicant shall provide information on the right of way width as shown in  
30 the Conceptual Plan with the site plan application. If right-of-way width is inadequate for safe  
31 access to the proposed development or for construction of the improvements required below (turn  
32 lane), additional right-of-way may be required.
- 33 2. Intersection Improvements: The intersection sight distance (to the north) of the proposed driveway  
34 location is inadequate - approximately 330 feet. The proposed driveway shall be relocated as close  
35 as possible to the south property line to improve site distance. A sight distance analysis will be  
36 required with site plan submittal. If the sight distance does not meet Florida Green Book Standards,  
37 mitigation measures must be proposed by the applicant and submitted for Public Works review and  
38 approval. The minimum required intersection sight distance for left turn (critical in this application)  
39 for 40 mph (posted speed limit) is 440 feet.

- 1        3. A left turn lane on Gray's Airport Road at the proposed driveway entrance is required due to the
- 2            traffic safety and limited sight distance.
- 3        4. The Applicant will be required to complete a Tier 1 Traffic Impact Study prior to site plan approval.
- 4    I. Lighting:
- 5        1. All outdoor lighting shall be fully shielded to direct light downward.
- 6        2. Light fixtures shall not be directed at adjacent property.
- 7        3. Exterior lighting shall be in accordance with the LDR, as amended, and consistent with Dark-Sky
- 8            Principles.
- 9    J. Signage: Signs shall be in accordance with the LDR, as amended.
- 10   K. Concurrency Management Requirements: Any development shall comply with the Lake County
- 11        Concurrency Management System.
- 12   L. Development Review and Approval: Prior to the issuance of any permits, the Applicant shall be
- 13        required to submit a site plan generally consistent with EXHIBIT "A" – CONCEPTUAL PLAN for review
- 14        and approval in accordance with the Comprehensive Plan and LDR, as amended.
- 15   M. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this
- 16        Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and
- 17        Lake County Land Development Regulations shall include any future amendments to the Statutes,
- 18        Code, Plans, and/or Regulations.

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

- 20    A. After establishment of the facilities as provided herein, the aforementioned property shall only be used
- 21        for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by
- 22        the Board of County Commissioners.
- 23    B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,
- 24        convert, or demolish any building structure, add other uses, or alter the land in any manner within the
- 25        boundaries of the above described land without first obtaining the necessary approvals in accordance
- 26        with the Lake County Code, as amended, and obtaining the permits required from the other appropriate
- 27        governmental agencies.
- 28    C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and
- 29        the terms, conditions, and provisions hereof, and shall be binding upon the present Owner and any
- 30        successor, and shall be subject to each and every condition herein set out.
- 31    D. Construction and operation of the proposed use shall at all times comply with the regulations of this
- 32        and other governmental permitting agencies.
- 33    E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include
- 34        in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of
- 35        the conditions established by this Ordinance and agrees to be bound by these conditions. The
- 36        purchaser or lessee may request a change from the existing plans and conditions by following
- 37        procedures contained in the Land Development Regulations, as amended.
- 38    F. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
- 39        Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and
- 40        to recommend that the ordinance be revoked.



1 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid  
2 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way  
3 affect the validity of the remaining portions of this Ordinance.

4 **Section 4. Effective Date.** This Ordinance shall become effective as provided by law.

5 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

6 FILED with the Secretary of State \_\_\_\_\_, 2013.

7 EFFECTIVE \_\_\_\_\_, 2013.

8 BOARD OF COUNTY COMMISSIONERS  
9 LAKE COUNTY, FLORIDA

10 \_\_\_\_\_  
11 LESLIE CAMPIONE, Chairman

12 ATTEST:

13 \_\_\_\_\_  
14 NEIL KELLY, Clerk of the  
15 Board of County Commissioners  
16 Lake County, Florida

17 APPROVED AS TO FORM AND LEGALITY

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

20



CFN 2006053908  
Bk 03130 Pgs 0917 - 9227 (6pgs)  
DATE: 04/07/2006 11:29:42 AM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 52.50

**ORDINANCE # 2006-24**  
**Tracking #6-06-Z**  
**Roger D. and Barbara G. Howard**  
**PH #8-06-5**

FILED  
2006 MAR 30 AM 9:16  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

**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 Zoning Board did on the 1<sup>st</sup> day of February 2006, review petition PH #8-06-5, a request for rezoning from R-1 (Rural Residential) to PUD (Planned Unit Development) on property generally located in the Lady Lake area on the east side of Gray's Airport Road, just south of the intersection with Lake Griffin Road. (Section 14 / Township 18S / Range 24E) (10 +/- acres) (Alternate Key #1739632)

LEGAL DESCRIPTION: [EXHIBIT "A" - ATTACHED]

**AND**, after giving Notice of Hearing on petition for a change in the use of land, including a notice that said would be presented to the Board of County Commissioners of Lake County, Florida, on the 28<sup>th</sup> day of February 2006, and

**WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, 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 tract of land subject to the following terms:

SA / 01-11-06 / 02-28-06

*R. Board Support*

**Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map from R-1 (Rural Residential) to PUD (Planned Unit Development) in accordance with this Ordinance. Use of the site shall include those uses of the PUD (Planned Unit Development) in accordance with this Ordinance.

A. Land Use/Residential:

1. Number and Type of Residential Units:

The use of this site shall be limited to a maximum of 17 dwelling units, consisting of single-family residential homes. The homeowners' association shall maintain the common areas/open spaces of the PUD.

The existing residence located on the property shall be incorporated into the subdivision plat. Any existing accessory structures and other improvements may be permitted to remain thereon; and to the extent that setbacks required herein or in the Lake County Land Development Regulations, as amended, are not met in such instances, said structures shall be considered existing, *nonconforming* uses. All new construction/structures shall be limited to 40 feet in height.

Development of the site shall be substantially consistent with the conceptual master plan submitted and approved. The permitted residential density is 2.5 dwelling units per acre. Residential density of this PUD shall not exceed 2.5 dwelling units per acre.

2. Open Space:

Open space acreage shall be a minimum of 25% of the gross acreage of the parcel.

3. Impervious Surface and Floor Area Ratio:

Maximum impervious surface ratio shall not exceed 65% of the gross development parcel.

Maximum floor area ratio shall not exceed 50% of the gross development parcel.

4. Sidewalks:

According to the Lake County Land Development Regulations, Section 4.03.02 D, Planned Unit Developments located in the Urban Expansion future land use category shall provide sidewalks in accordance with Section 9.04 Transportation Systems standards, as amended.

ORDINANCE # 2006- 24

(Tracking #6-06-Z) (PH #8-06-5) (Roger D. and Barbara G. Howard)

5. Common Areas, Active and Passive Recreational Uses:

Active and passive recreational uses may be included within the open space areas.

B. Landscaping, Walls and Fences:

1. The developer shall provide a 15-foot wide, Type B vegetative landscape buffer along the perimeter of the site, with the exception of those portions abutting wetlands or open water. Existing vegetation can count towards landscape requirements.
2. There shall be a 25-foot wide natural upland buffer from all jurisdictional wetland boundaries and open water bodies.
3. All other landscaping within the PUD shall comply with the applicable regulations of Section 9.01.00, Landscaping Standards, of the Lake County Land Development Regulations, as amended.

C. Setbacks for residential and recreational structures:

Setbacks from property lines shall be as follows:

- Front – 25 feet
- Sides – 5 feet
- Rear – 5 feet.

There shall be a 25-foot setback from all rights-of-way.

There shall be a 50-foot setback from all jurisdictional wetland boundaries and open water bodies for any structure.

There shall be a 100-foot setback from all jurisdictional wetland boundaries and open water bodies for any septic system.

D. Wetland/Tree Protection/Wildlife Requirements:

1. A tree removal permit may be required pursuant to Section 9.02.02, Tree Protection, of the Land Development Regulations, as amended.
2. The project shall comply with all Lake County floodplain regulations, as established in Section 9.07.08 of the Land Development Regulations, as amended. A Letter of Map Revision from the Federal Emergency Management Agency may be required.



ORDINANCE # 2006- 24

(Tracking #6-06-Z) (PH #8-06-5) (Roger D. and Barbara G. Howard)

E. Utilities:

The development shall be served by Aqua Utilities water service and individual septic systems.

F. Transportation Improvements:

The applicant shall comply with all Lake County access management requirements, as established in Section 9.05 of the Land Development Regulations, as amended.

G. Concurrency Management:

The applicant shall comply with all applicable concurrency management regulations. A concurrency test shall be submitted and approved or an Affidavit of Deferral must be signed prior to final Board action.

Prior to any final plat of residential areas being approved, the applicant shall obtain a written statement from the Lake County School Board that adequate school capacity exists for each level of school, or that the development is exempt from concurrency requirements, or that appropriate mitigation has been accepted by the school board for the development.

H. Development Review and Approval:

Prior to the issuance of any permits, the owner shall be required to submit site plans for review and approval by the Lake County Development Review Staff or designee. The site plans shall meet all submittal requirements as contained in LDR Section 14.09.00 and comply with all County codes and ordinances, as amended.

I. Future Development Orders:

Any requested development order must comply with the Lake County Land Development Regulations, as amended, and the Lake County Comprehensive Plan, as amended.

J. Future Amendments to Statutes, Code, Plans and/or Regulations:

The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations include any future amendments to the Statutes, Code, Plan, and/or Regulations.

**Section 2. 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.

ORDINANCE # 2006- 24

(Tracking #6-06-Z) (PH #8-06-5) (Roger D. and Barbara G. Howard)

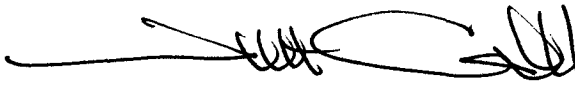
**Section 3. Effective Date:** This Ordinance shall become effective as provided by law.

ENACTED this 28<sup>th</sup> day of February, 2006.

FILED with the Secretary of State March 30, 2006.

EFFECTIVE March 30, 2006.

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA



WELTON G. CADWELL, VICE-CHAIRMAN

ATTEST



JAMES C. WATKINS, 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**

**ORDINANCE NO. #2006-24**

**PH#8-06-5**

**Tracking NO. #6-06-Z**

**Roger & Barbara Howard**

**Roberto Boselli**

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

**LEGAL DESCRIPTION: S 336.2 ft of SW 1/4 of NW 1/4 -- LESS r/w in Sec 14 Twp. 18S Rge. 24E.**