

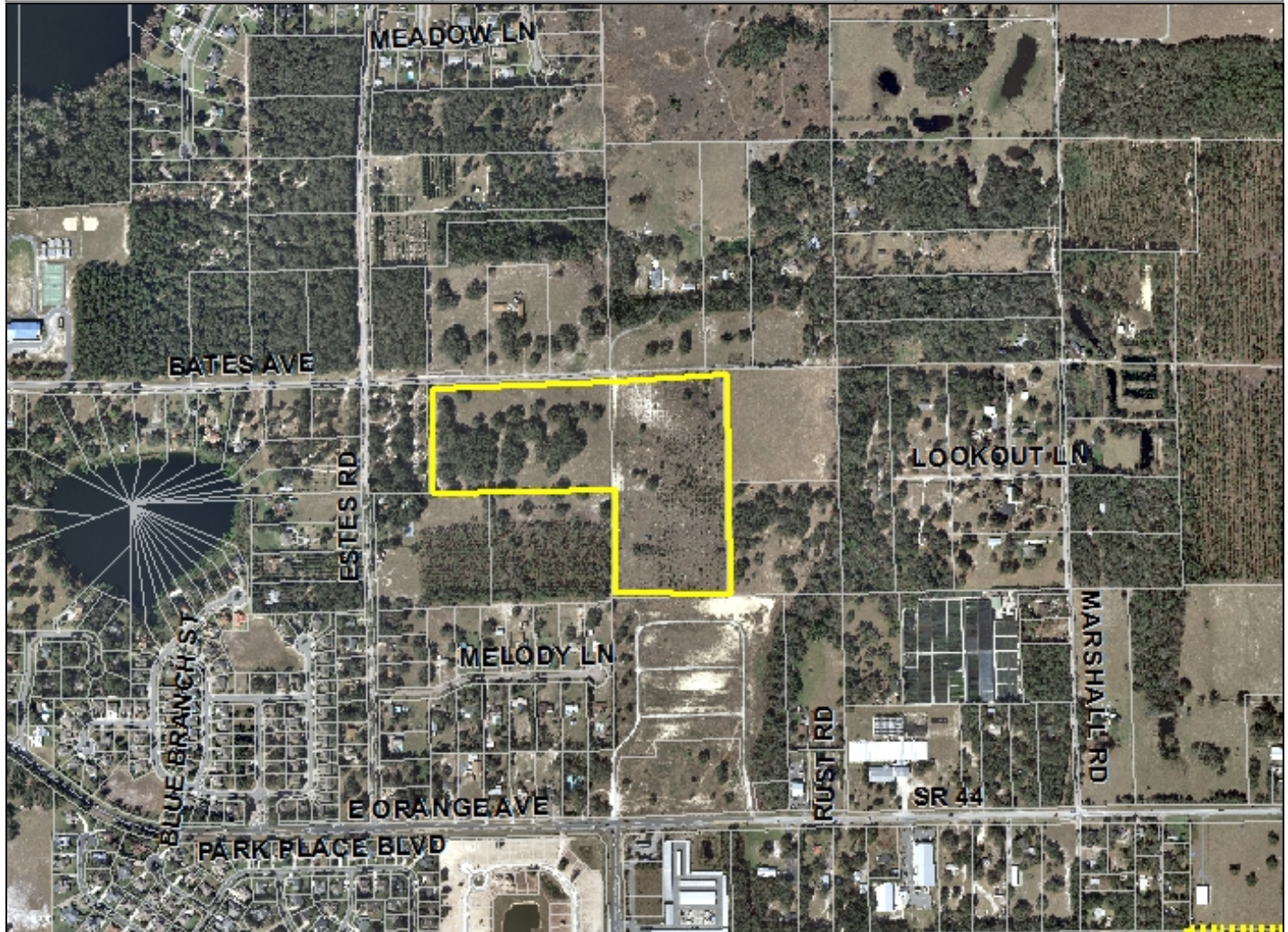
LAKE COUNTY PLANNING AND ZONING DIVISION  
FUTURE LAND USE MAP AMENDMENT STAFF REPORT

PLANNING AND ZONING BOARD  
March 30, 2016



BOARD OF COUNTY COMMISSIONERS  
April 19, 2016

FLU-2016-05-4 Bates Property	District 4	Agenda Item # 2
---------------------------------	------------	-----------------



**Requested Action:** Amend the Future Land Use Map (FLUM) on approximately 35 +/- acres, located on the south side of Lake Lincoln Ln, east of Estes, Rd in the Eustis area from the Rural Transition Future Land Use Category, which allow a maximum density of two (2) dwelling units per one (1) net acre, to the Urban Low Future Land Use Category, which allows a maximum density of four (4) dwelling units per net acre.

**Owner:** Charlie Johnson Builders, Inc. (the "Owner")

**Applicant:** William Ray (the "Applicant")

- Site Location & Information -

Size	35 +/- acres
Location	19530 Lake Lincoln Ln; located on the south side of Lake Lincoln Ln, east of Estes Rd.
Alternate Key No.	2567236 and 1123542
Future Land Use	Rural
Existing Zoning District	Agriculture (A)
Proposed Zoning District	R-4
Existing Land Use	Rural
Proposed Land Use	Urban Low
Joint Planning Area	Eustis

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural Transition	Agriculture	Single family residences	3 single family residences located on 4 different properties
South	Urban Low	R-4	Vacant	Infrastructure for residential development (including roads, drainage, and utilities)
East	Rural Transition	Agriculture	Vacant	Wooded lot
West	Rural Transition	Agriculture	Single family residence	

- Summary of Staff Determination -

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request to revise the Future Land Use Category on 35 +/- acres from Rural Transition FLUC to Urban Low FLUC by amending the 2030 Future Land Use Map.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

- Summary of Analysis -

The subject property, described as Alternate Key (AK) numbers 2567236 and 1123542, consisting of approximately 35 gross acres, is located on the south side of Lake Lincoln Ln, east of Estes Rd in the Eustis area. The property is currently vacant. The property is currently part of the Rural Transition Future Land Use Category (FLUC) which allows for several density options, ranging from one (1) dwelling unit per five (5) net acres, to one (1) dwelling unit per three (3) net acres, to one (1) dwelling unit per one (1) net acre, all the way to two (2) dwelling units per one (1) net acre (Exhibit A).

The applicant is proposing to amend the Future Land Use Map by changing the FLUC from Rural Transition to Urban Low (Exhibit B). The Urban Low FLUC allows a maximum density of four (4) dwelling units per net acre. The applicant has submitted an application to rezone the property in order to develop the property as a residential subdivision and a conceptual design for the road layout of the subdivision was submitted with the application and is identified as Exhibit C. However, the rezoning application will not be heard by the Planning and Zoning Board or the Board of County Commissioners until adoption hearing of the Comprehensive Plan request, which is schedule for July 6, 2016.

The Urban Low FLUC allows a maximum on four (4) dwelling units per acre. Policy I-1.1.3 *Direct Orderly, Compact Growth* and Goal I-1 *Purpose of the Future Land Use Element* requires Lake County to provide orderly land use patterns and to

ensure compatibility between densities and intensities of development by providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas.

The property located to the south is designated as Urban Low and has an R-4 (Medium Residential District) zoning district. The properties east, west, and north of the subject property are designated as Rural Transition and each property has Agriculture zoning district. The request to change the FLUC from Rural Transition to Urban Low is compatible with the existing land uses and would provide an appropriate transition between each of the properties. The amendment would result in an orderly and logical development pattern, as required by Goal I-1 and Policy I-1.1.3.

The FLU Amendment is consistent with Policy I-7.13.5, *Standards of Review for Amending the Future Land Use Map*, which states that a FLUM amendment resulting in an increase in residential density must be in the most appropriate location with respect to the efficient use of public facilities and services for this increase in density, and with respect to all other policies of this Comprehensive Plan. The subject property is located within the Eustis Joint Planning Agreement (JPA). The City of Eustis has indicated that they are able to provide water and sewer services to the property. The property's location within Clermont's Utility Service Boundary makes the proposal consistent with Policy I-1.1.3 *Direct Orderly, Compact Growth*, which requires the county to direct growth and development to urban areas where public facilities and services are presently in place or planned.

Comprehensive Plan (CP) Policy I-1.3.2, *Urban Low Density Future Land Use Category*, states that the Urban Low FLUC must be located on, or in proximity to, collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. The subject property is partially fronts Estes Rd at Lake Lincoln Lane. Estes Rd is classified as an Urban Collector, while Lake Lincoln Ln is classified as a Local Rd.

The subject property is part of the Wekiva Study Area, as established by CP Policy I-3.4 *Wekiva Study Area*. Policy I-3.5 *Development Design Standards* states that new development shall protect natural resources, including but not limited to aquifer recharge, karst features, native vegetation, habitat, and wildlife. New development shall also implement conservation design standards as identified in this policy.

The proposed Land Use change would provide a balanced source of residential development alternatives that adequately serve the residential development market in the greater Eustis area. Future economic growth and development is expected in the region in conjunction with State and Regional Transportation improvements that are currently underway and currently developed.

### - Analysis -

#### LDR Section 14.02.03 (Standards for Review)

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

The proposed map amendment is consistent with the Comprehensive Plan as noted in the analysis above. There is an existing development pattern in this immediate area, and the proposed amendment would be logical as the parcels to the south are designated as Urban Low which allows a maximum density of four (4) dwelling units per acre. The property directly to the south also has a zoning designation of R-4 (Medium Residential District). The amendment will result in an orderly and logical development pattern, as required by Goal I-1, and Policy I-1.1.3, *Direct Orderly, Compact Growth*.

Policy I-7.8.1 *Requirements for Planned Unit Developments*, states that the density and intensity of a PUD cannot exceed the density and intensity of the underlying Future Land Use Categories. The applicant is proposing to rezone the property to develop the property at half the density that the proposed FLUC allows.

**B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.**

Policy I-1.4.5 *Rural Transition Future Land Use Category*, states that the Rural Transition FLUC is intended to address "edge" conditions where Rural Future Land Use Categories abut Urban Future Land Use Categories. The proposed amendment results in the Urban FLU series directly abutting the Rural Transition FLUC. There are numerous instances on the FLUM where the Urban Low and Rural Transition serving as a buffer.

Policy I-7.13.5 *Standards of Review for Amending the Future Land Use Map* requires Lake County to ensure that any proposed Future Land Use Map amendment to the Urban Future Land Use Series from the Rural Future Land Use Series is contiguous to existing urban development in the Urban Future Land Use Series so as to discourage urban sprawl. The proposed amendment will result in additional land being added to the Urban Future Land Use series that is contiguous to the existing Urban Future Land Use Series. The intent of this section of the code is to discourage urban sprawl and create a final area of transition between the rural area and existing urban development.

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

The proposed amendment will change the future land use category on the property to Urban Low to allow a residential subdivision to be built. The proposed amendment is consistent with the existing surrounding land uses and Future Land Use Categories. The property located directly south of the subject property is designated as Urban Low Future Land Use Category and has a zoning of R-4 (Medium Residential District).

**D. Whether there have been changed conditions that justify an amendment (Furnished by the applicant).**

Future economic growth and development in the region is expected to increase and continue based upon State and Regional Transportation improvements that are currently under way and being developed. During the last 7 years, only small amounts of new residential lots were added to the existing inventory. That inventory has been essentially diminished and new products should be added to maintain an appropriate balance of available and desirable single family lots.

**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.**

Goal I-1, *Purpose of the Future Land Use Element*, establishes the goals of the Future Land Use Element, one of which is to provide for the efficient allocation of public facilities and services concurrent with the impacts of development and in compliance with adopted level of services.

Public Works

Access to the proposed development site is through non county maintained road, Lake Lincoln Rd (dirt road). A Non-Exclusive Easement Deed for road and road related utility and drainage purposes. The Developer shall be required to make improvements to meet county road design standards. Offsite road improvements may be required at the intersection of Estes Rd and Bates Av/Lake Lincoln Rd.

Transportation

A traffic analysis was not submitted for analysis by the applicant. The project is a large scale amendment that should have included a transportation impact analysis; however, due to the remoteness of the location, the fairly low number of net new trips and available of existing and future capacity in the area according to the MPOs TMS database, a traffic study submitted as part of the rezoning showing the impacts to the surrounding roadway network and intersections, conducted according to the adopted methodology should be sufficient.

Schools

Based on a review by the Lake County School Board (Exhibit D), there are three schools that service the area, Eustis Elementary School, Eustis Middle School, and Eustis High School. Based on the proposed amendment and the

projected 5-year capacity status, Eustis Elementary would be over capacity by 11%, while Eustis Middle School and Eustis High School would be 26% and 19%, respectively, under capacity. The School Board of Lake County Florida recognizes that the comprehensive plan amendment will have an adverse impact on the District's level of service as defined in Section 5.2 of the school concurrency inter-local agreement. The applicant is responsible for obtaining school concurrency prior to final plat.

### Parks

Per Policy VII-1.4.3 *Level of Service*, the adopted level of service is four (4) acres of park land (developed or undeveloped) per 1000 people in unincorporated Lake County. There are currently 3,800 acres of park lands in unincorporated Lake County and there are roughly 300,000 people, leaving plenty of capacity for the proposed increase in density.

### Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #27) is located approximately 1.1 miles from the site.

### Water and Sewer

Water and Sewer: The site is located within the City of Eustis Utility Service Area and the city has indicated that they will provide water and sewer services to the property.

Sewer for parcels designated with the Urban Low Density Future Land Use Category: Policy IX-3.1.1, *Regional Wastewater Service Criteria*, requires development within the Urban Future Land Use Series to be connected to a regional sewer system, defined as a central sewer system with a capacity of 500,000 gallons per day or greater. Policy IX-3.1.2, *Mandatory Sewer Connection*, requires development to connect to public sanitary sewer, when available. When a public sanitary sewer system is not available, the policy requires a new development exceeding a density of one unit per net acre to provide a regional/sub-regional sanitary sewer system. Policy IX-3.1.5, *Provisions of Central Sewer Services Inside of Designated Urban Areas*, also requires connection to central sewer services consistent with the mandatory connection policy, but where connection to a municipal system is not feasible, independent utility providers or public-private partnerships may be considered to provide regional central sewer services on properties designated with a Future Land Use Category within the Urban Future Land Use Series. Prior to development, the development shall meet the requirements listed in the policies noted above.

### Solid Waste

The County's adopted level of service for solid waste is one (1) day a week garbage pickup and one (1) day a week recycling pickup. The five-year capital improvement schedule for solid waste shows that with existing landfill cells and additional land available and permitted through an FDEP Environmental Resource Permit, there is disposal capacity through 2030.

**F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.**

Any new development will be required to meet all Comprehensive Plan and Land Development Regulations requirements to protect the environment.

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

Given the property adjacent to the subject property is already designated at Urban Low, coupled with the R-4 zoning, the proposed development will not affect the property values in the area.

**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 proposed amendment is a logical extension of the existing development patterns that are occurring in the area. The subject site is not located in a rural area and is already adjacent to Urban Low and Rural Transition Future Land Use Categories. The property is adjacent to a Lake County Public school site and is in close proximity of the City of Eustis.

**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 the proposed rezoning and found:

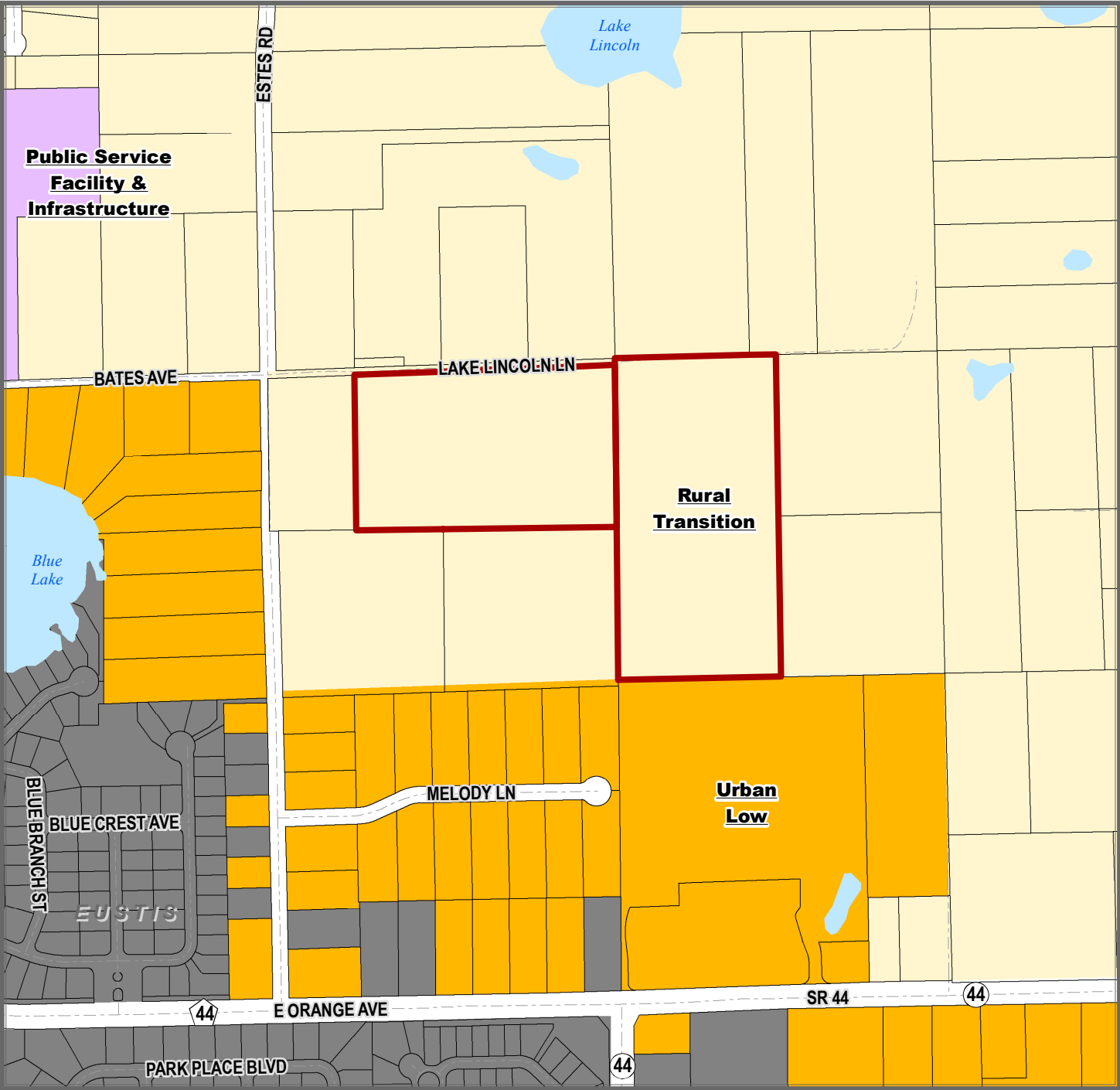
1. The application is consistent with CP Goal I-1, and Policy I-1.1.3, *Direct Orderly, Compact Growth*, which requires an orderly and logical development patter between FLUC; and
2. The proposed uses are consistent with Policy I-1.3.2 *Urban Low Density Future Land Use Category*, which allows residential, residential professional offices, and schools as permitted uses and Light indusial uses as conditional uses; and
3. The application is consistent with Policy I-1.3.2 *Urban Low Density Future Land Use Category*, which requires the Urban Low FLUC must be located on, or in proximity to, collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities
4. The proposal is consistent with Policy I-7.13.5 *Standards of Review for Amending the Future Land Use Map*, which requires an increase in residential density to be in the most appropriate location with respect to the efficient use of public facilities and services for this increase in density; and
5. The proposal is consistent with Policy I-7.8.1 *Requirements for Planned Unit Developments*, which states that the density and intensity of a PUD cannot exceed the density and intensity of the underlying Future Land Use Categories; the applicant is proposing to rezone the property to develop the property at half the density that the proposed FLUC allows; and
6. The proposal is consistent with Policy IX-3.1.1, *Regional Wastewater Service Criteria*, which requires development within the Urban Future Land Use Series to be connected to a regional sewer system; and
7. The proposal is consistent with Policy IX-3.1.2, *Mandatory Sewer Connection*, which requires development to connect to public sanitary sewer.

Based on these findings of fact, staff recommends **APPROVAL** of the request to revise the Future Land Use Category on 35+/- acres from Rural Transition FLUC to Urban Low FLUC by amending the 2030 Future Land Use Map.

**Case Manager:** Tim McClendon, Chief Planner

**WRITTEN COMMENTS FILED:**                      **Supportive: -0-**                      **Concern: -0-**                      **Opposition: -0-**

# Exhibit A: Existing FLU



# Exhibit B: Proposed FLU

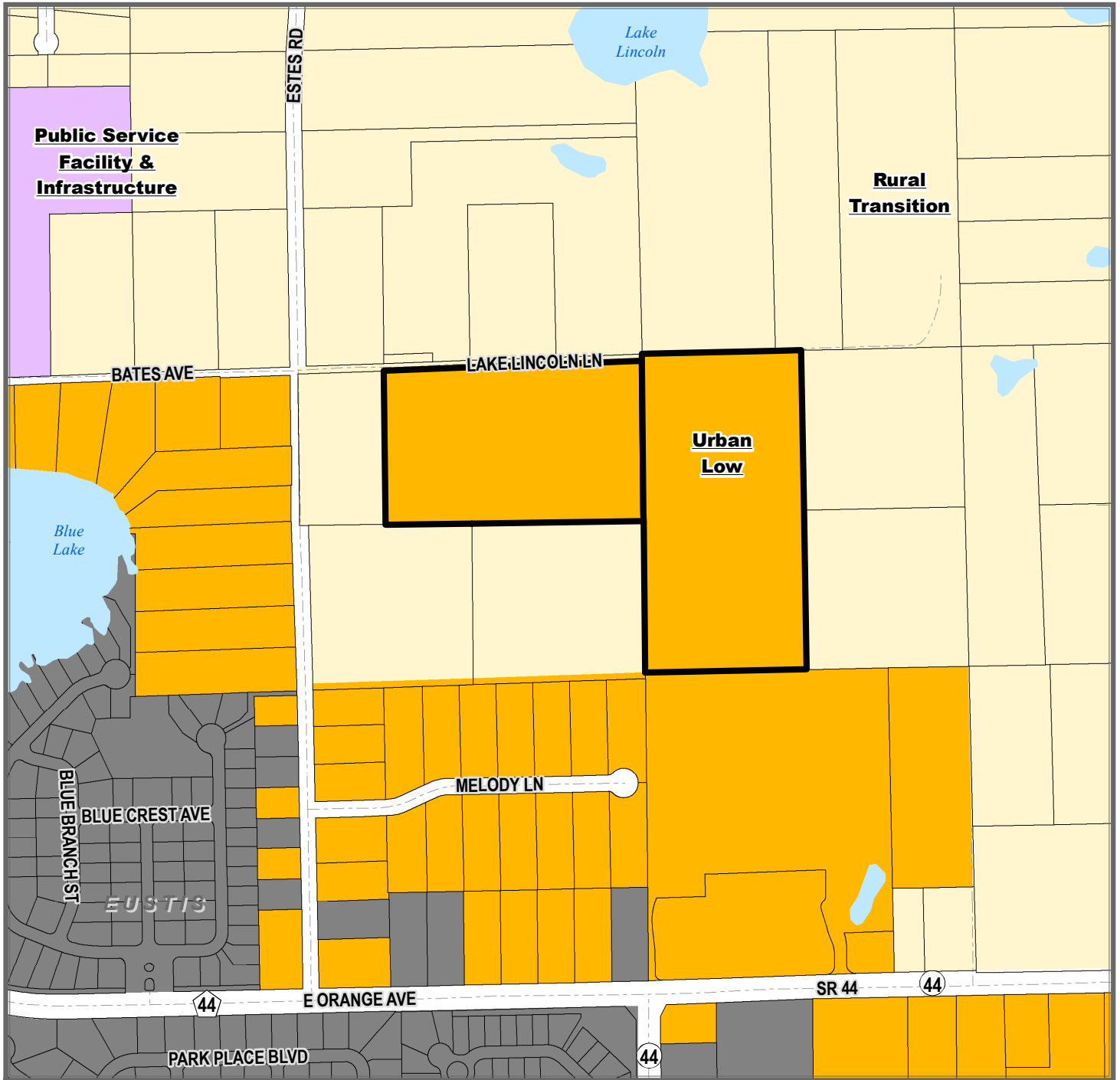
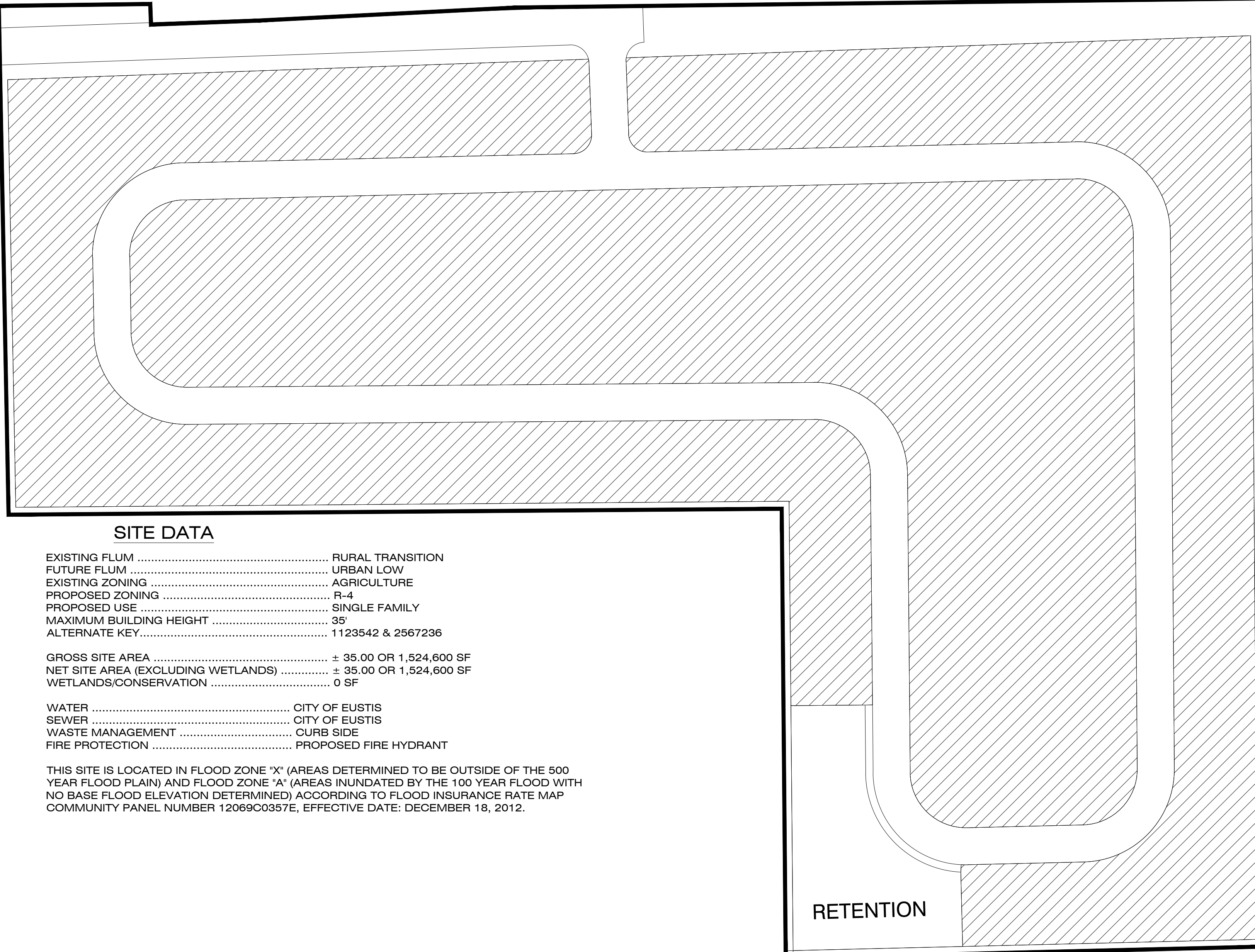
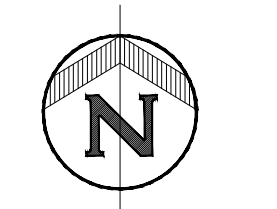
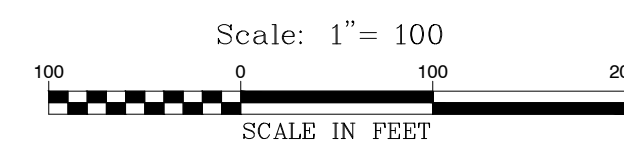
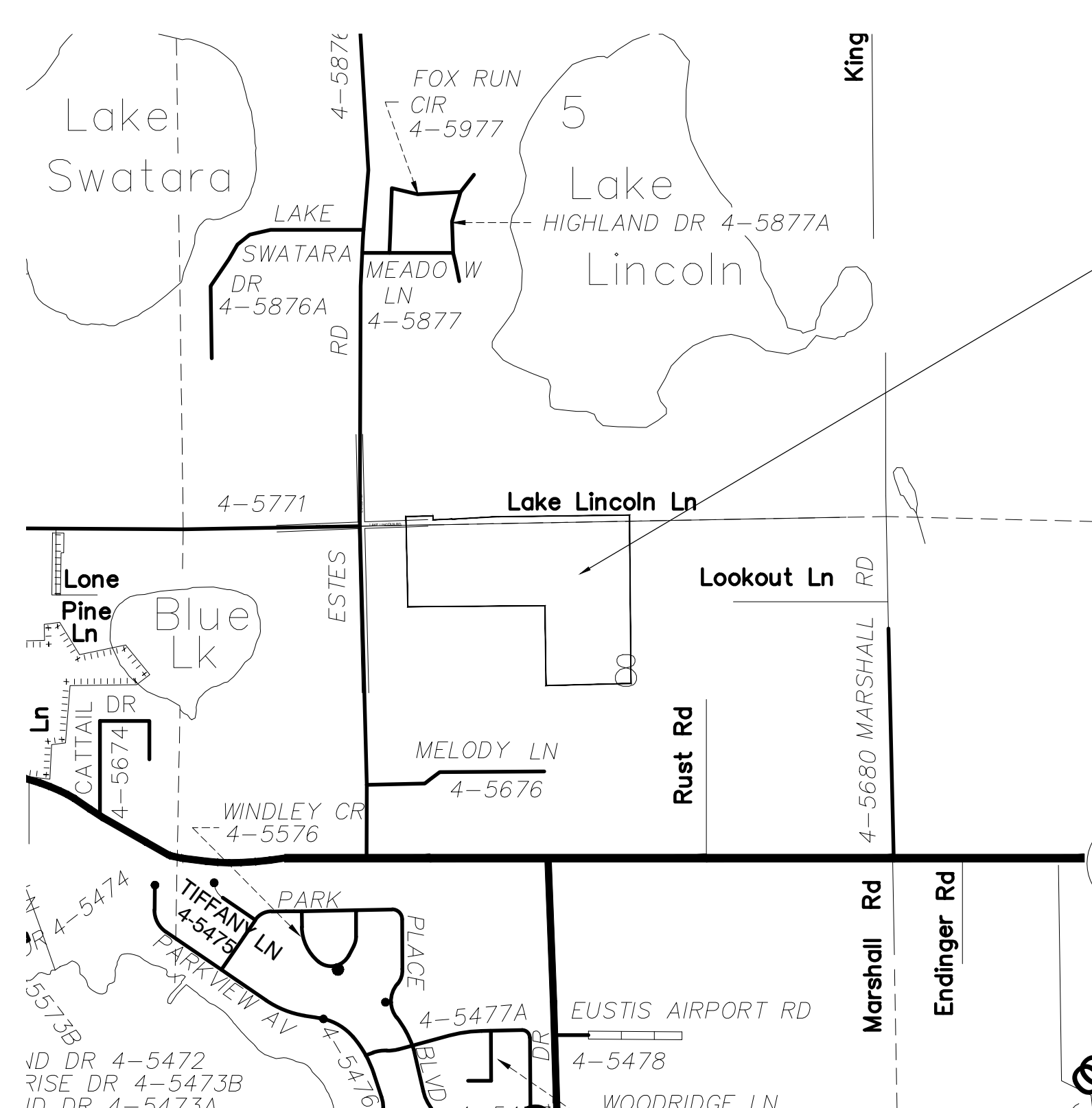
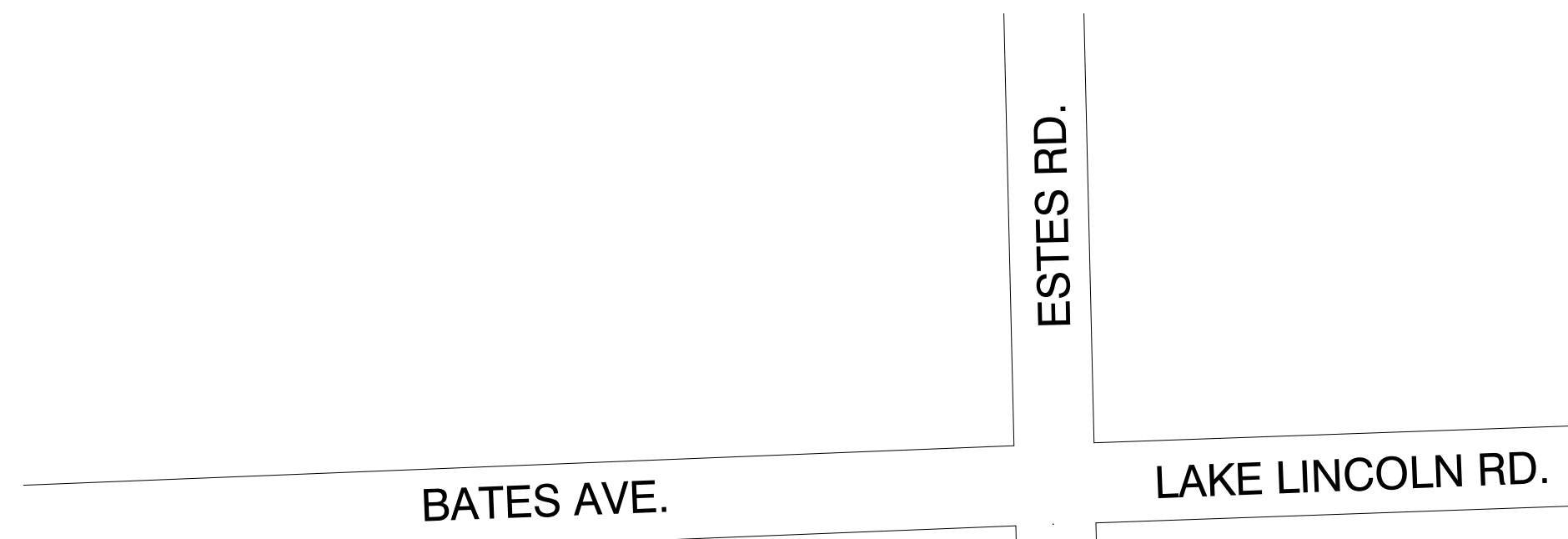




Exhibit C: Concept Plan

OWNER:  
 CHARLIE JOHNSON BUILDERS, INC  
 18650 US HWY 441  
 MOUNT DORA FLORIDA 32757  
 ATTN: CARL LUDEKE  
 PHONE: 352-383-6401

APPLICANT:  
 WILLIAM RAY AND ASSOCIATES  
 2712 SE 29TH ST.  
 OCALA FLORIDA 34471  
 ATTN: BILL RAY  
 PHONE: 352-425-8881



**SITE DATA**

EXISTING FLUM .....	RURAL TRANSITION
FUTURE FLUM .....	URBAN LOW
EXISTING ZONING .....	AGRICULTURE
PROPOSED ZONING .....	R-4
PROPOSED USE .....	SINGLE FAMILY
MAXIMUM BUILDING HEIGHT .....	35'
ALTERNATE KEY .....	1123542 & 2567236
GROSS SITE AREA .....	± 35.00 OR 1,524,600 SF
NET SITE AREA (EXCLUDING WETLANDS) .....	± 35.00 OR 1,524,600 SF
WETLANDS/CONSERVATION .....	0 SF
WATER .....	CITY OF EUSTIS
SEWER .....	CITY OF EUSTIS
WASTE MANAGEMENT .....	CURB SIDE
FIRE PROTECTION .....	PROPOSED FIRE HYDRANT

THIS SITE IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AND FLOOD ZONE "A" (AREAS INUNDATED BY THE 100 YEAR FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C0357E, EFFECTIVE DATE: DECEMBER 18, 2012.

DATE	REVISION
	1
	2
	3
	4
	5
	6
	7
	8

**CHARLIE JOHNSON BUILDERS**  
**EUSTIS FLORIDA**  
 SECTION 08 TOWNSHIP 19 RANGE 27  
**CONCEPT PLAN**



DATE: 1-15-16
DESIGNED BY: CCH
DRAWN BY: CCH
CHECKED BY: CCH
JOB NO.:
FILE NAME: CONCEPT
Sht. 1

# Exhibit D: School Concurrency



**Superintendent:**  
Susan Moxley, Ed.D.

**School Board Members:**  
*District 1*  
Bill Mathias  
*District 2*  
Rosanne Brandenburg  
*District 3*  
Marc Dodd  
*District 4*  
Debbie Stivender  
*District 5*  
Stephanie Luke

*Leading our Students to Success*

201 West Burleigh Boulevard · Tavares · FL 32778-2496  
(352) 253-6500 · Fax: (352) 253-6503 · [www.lake.k12.fl.us](http://www.lake.k12.fl.us)

March 7, 2016

Mr. Chris Schmidt, Planning Manager  
Division of Planning and Community Design  
Growth Management Department  
Lake County  
Post Office Box 7800  
Tavares, Florida 32778-7800

RE: Bates Property/Charlie Johnson Builders Comprehensive Plan Amendment and Rezoning (Project #2016010001, AR #2863, RZ #16-7-4)

Dear Mr. Schmidt:

The County is currently reviewing a Comprehensive Plan Amendment from Rural Transition to Urban Low and a rezoning request from Agriculture to R-4 for +/- 35 acres.

As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report. The School Board of Lake County Florida recognizes that the zoning change will have an adverse impact on the District's level of service as defined in Section 5.2 of the school concurrency interlocal agreement. The following School Board comments reflect projected enrollment data from the District's Five-Year Plan, FY 2016-2020, and student generation rates from the Impact Fee Study.

The proposed zoning change has the potential to add a maximum of 139 new dwelling units that will contribute 22 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the proposed zoning change and their projected five-year capacity status are as follows:

- |                                   |                           |
|-----------------------------------|---------------------------|
| • <b>Eustis Elementary School</b> | <b>11% Over Capacity</b>  |
| • <b>Eustis Middle School</b>     | <b>26% Under Capacity</b> |
| • <b>Eustis High School</b>       | <b>19% Under Capacity</b> |

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed zoning change on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352)253-6694.

Sincerely,

Kelly Randall, AICP, Senior Planner  
Growth Planning Department

Enclosure

**REVIEWING AUTHORITY  
NAME / CASE NUMBER**

**Lake County Division of Planning and Community Design  
Bates Property/ Charlie Johnson Builders Project #2016010001, AR #2863 RZ #16-7-4**

**ITEM DESCRIPTION**

The applicant is proposing a Future Land Use amendment from Lake County Rural Transition to Urban Low Density. In addition, a rezoning is requested from Agriculture to R-4 (4 DU/acre) for a total allowable of 139 single-family dwelling units.

**LOCATION**

Section8; Township 19; Ranges 27  
Located north of Bates Road and east of Eustis Middle School

**CURRENT LAND USE**

Lake County Rural Transition (1 dwelling unit/1 acre)

**PROPOSED LAND USE**

Lake County Urban Low Density (4 DU/1 acre)

**CURRENT ZONING  
PROPOSED ZONING**

Lake County Agriculture  
Lake County R-4 (4 DU/acre)

**NEW DU IMPACT  
STUDENT GENERATION**  
Elementary School  
Middle School  
High School

SF-DU	MF-DU	Mobile	SF Impacts
			<b>139 DUs</b>
0.328	0.283	0.206	22
0.152	0.143	0.097	21
0.074	0.063	0.047	10
0.102	0.077	0.062	14

**SCHOOL NAME**

Eustis Elementary  
Eustis Middle  
Eustis High

Projected Enrollment 2020-2021*	Concurrency Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Conc. Capacity w/ Impact	Planned Capacity On Site
557	519	107%	578	111%	No
978	1,327	74%	988	74%	No
1,288	1,615	80%	1,302	81%	No

*\*Lake County School District Five-Year Plan, Fiscal Year 2016-2020*

**CSA 4**

Elementary School  
Middle School  
High School

Student Enrollment 2020-2021*	Concurrency Student Capacity*	% of Concurrency Capacity
1,185	1,529	78%
978	1,327	74%
1,288	1,615	80%

*\*Lake County School District Five-Year Plan, Fiscal Year 2016-2020*

**COMMENTS:**

The School Board of Lake County Florida recognizes that the comprehensive plan amendment will not have an adverse impact on the District's level of service as defined in Section 5.2 of the school concurrency interlocal agreement. *School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.*

**Prepared By:** Kelly Randall, AICP, Senior Planner, Lake County School District

**Date:** 3/7/2016

1 TRANSMITTAL ONLY  
2 ORDINANCE 2016-XX  
3 FLU-2016-05-4  
4 Bates Property  
5

6 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY,  
7 FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE  
8 FUTURE LAND USE MAP FROM RURAL TRANSITION FUTURE LAND USE CATEGORY TO  
9 URBAN LOW DENSITY FUTURE LAND USE CATEGORY FOR PROPERTY LOCATED ON THE  
10 SOUTH SIDE OF LAKE LINCOLN LN, EAST OF ESTES RD, DESCRIBED WITH ALTERNATE  
11 KEY NUMBERS 2567236 AND 1123542, AS SHOWN IN EXHIBIT A; PROVIDING FOR  
12 PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING  
13 FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

22 WHEREAS, on the 23<sup>rd</sup> day of July, 2010, the State of Florida Department of Community Affairs,  
23 now known as the Community Planning and Development Division of the Florida Department of Economic  
24 Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment  
25 "In Compliance" with Chapter 163, Florida Statutes; and

26 WHEREAS, on the 22<sup>nd</sup> day of September, 2011, the Lake County 2030 Comprehensive Plan  
27 became effective; and

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

30 WHEREAS, on the 30<sup>th</sup> day of March, 2016, this Ordinance was heard at a public hearing before  
31 the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

32 WHEREAS, on the 19<sup>th</sup> day of April, 2016, this Ordinance was heard at a public hearing before the  
33 Lake County Board of County Commissioners; and

34

1           **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to  
2 adopt the amendment to the Lake County Comprehensive Plan Future Land Use Map;

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

5    **Section 1. Comprehensive Plan Future Land Use Map Amendment.**  
6 The 2030 Future Land Use Map is hereby amended to change the Future Land Use Category from Rural  
7 Transition to Urban Low Density on property pictured and described in Exhibit A.

8  
9    **Section 2. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida Statutes,  
10 Section 163.3184(11).

11  
12   **Section 3. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid  
13 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the  
14 validity of the remaining portions of this Ordinance.

15  
16   **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely  
17 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan  
18 amendment package is complete.

19  
20 ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2016.

21  
22 FILED with the Secretary of State \_\_\_\_\_, 2016.

23  
24  
25                                   BOARD OF COUNTY COMMISSIONERS  
26                                   LAKE COUNTY, FLORIDA

27  
28  
29  
30                                   \_\_\_\_\_  
Sean M. Parks, Chairman

31 ATTEST:

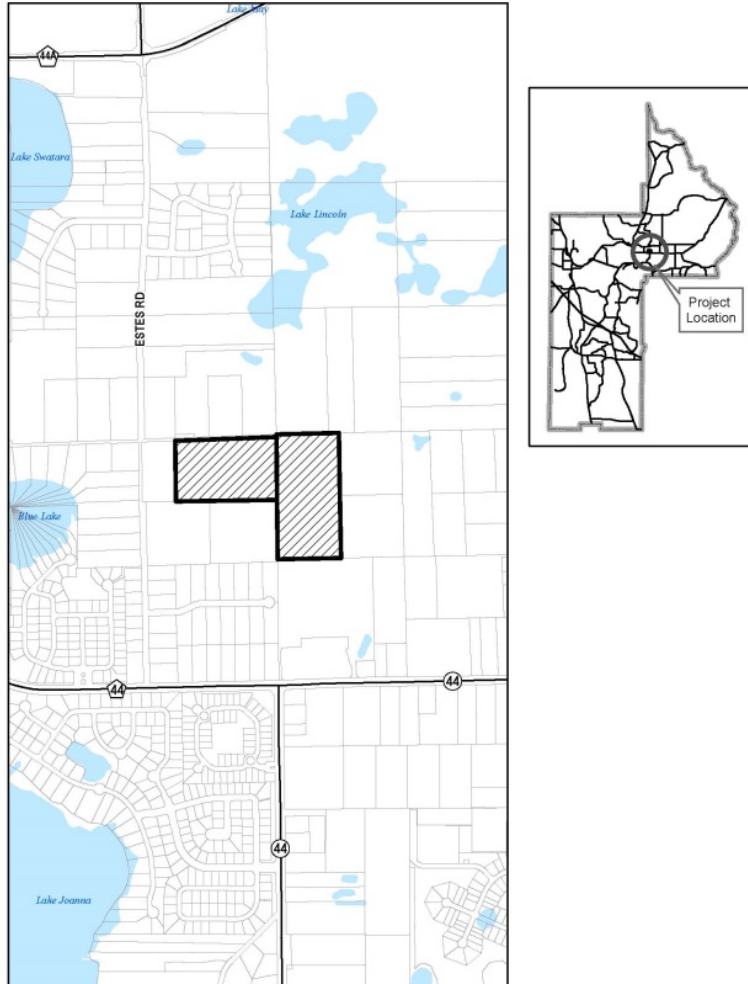
32  
33  
34                                   \_\_\_\_\_  
35 Neil Kelly, Clerk of the Board of  
36 County Commissioners, Lake County, Florida

37  
38 Approved as to form and legality:

39  
40  
41                                   \_\_\_\_\_  
42 Melanie Marsh, County Attorney

1  
2  
3  
4

EXHIBIT A  
FLU-2016-05-4



5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15

The Northeast ¼ of the Northeast ¼ of the Northwest ¼ and the East ½ of the Northwest ¼ of the Northeast ¼ of the Northwest ¼ and the North 30 feet of the West ½ of the Northwest ¼ of the Northeast ¼ of the Northwest ¼, all in Section 8, Township 19 South, Range 27 East, in Lake County, FL; and

The West ½ of the Northwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 27 East, in Lake County, FL