

**LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

PLANNING AND ZONING BOARD	 LAKE COUNTY <small>FLORIDA</small>	BOARD OF COUNTY COMMISSIONERS
Transmittal April 1, 2015		Transmittal - April 21, 2015 Adoption – July 21, 2015*

CP-2015-02 Map Series Amendment	Case Manager: Tim McClendon Chief Planner	Agenda Item # 5
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- Item -

Type: Comprehensive Plan Amendment (map)– Staff initiated

Creation or Revision: Map revision

Description: Amending Chapter XI, Map Series by amending Future Land Use Map Series Exhibit # 5

- Summary of Staff Recommendation -

Staff Recommendation: **APPROVAL** to amend Chapter XI, Map Series, Future Land Use Map Series Exhibit # 5 by adjusting the Joint Planning Agreement (JPA) Boundary Line between Mount Dora and Lake County.

Planning and Zoning Board Recommendation:

- Summary -

Analysis: On March 3, 2015 the City of Mount Dora considered and approved a map change to the Joint Planning Area boundary located near Old US Highway 441 and Bay Road. The boundary change is the First Amendment to the Joint Planning Area Agreement Between Lake County and the City of Mount Dora.

The Lake County Comprehensive Plan maintains several Future Land Use Maps, including Exhibit # 5. This map indicates where Joint Planning Areas are located within Lake County. This Comprehensive Plan Amendment will adjust the new, approved Joint Planning Area boundary.

See Exhibit "A" for the adjusted Joint Planning Area boundary. See Exhibit "B" for proposed Exhibit # 5.

- Standards for Review -

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

The proposed Comprehensive Plan map amendment is consistent with all elements of the Comprehensive Plan.

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

The proposed map amendment is not inconsistent with existing and proposed land uses. The map amendment will only adjust the Joint Planning Area boundary between Lake County and the City of Mount Dora.

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

As previously stated, the City of Mount Dora and Lake County have agreed to the shift the Joint Planning Area boundary. Exhibit # 5 within Chapter XI, Map Series, needs to be amended to reflect the new boundary.

D. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

The proposed map amendment will not result in any demands on public facilities.

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

The proposed map amendment will not result in any significant impacts on the natural environment.

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

The proposed map amendment will not affect the property values within the Joint Planning Area.

G. 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 map amendment will not change the orderly and logical development pattern in the area and will have no negative effects on the development pattern in the area.

H. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The proposed map amendment will be consistent with the purpose and interest of Lake County's regulations.

- Conclusions -

The proposed map amendment, specifically to Chapter XI, Map Series Exhibit # 5 will correct the Joint Planning Area boundary between the City of Mount Dora and Lake County.

- Staff Recommendation -

Staff recommends **APPROVAL** of the amendment Chapter XI, Map Series, Future Land Use Map Series Exhibit # 5 by adjusting the Joint Planning Agreement (JPA) Boundary Line between Mount Dora and Lake County.

Planning and Zoning Board Recommendation

TBD

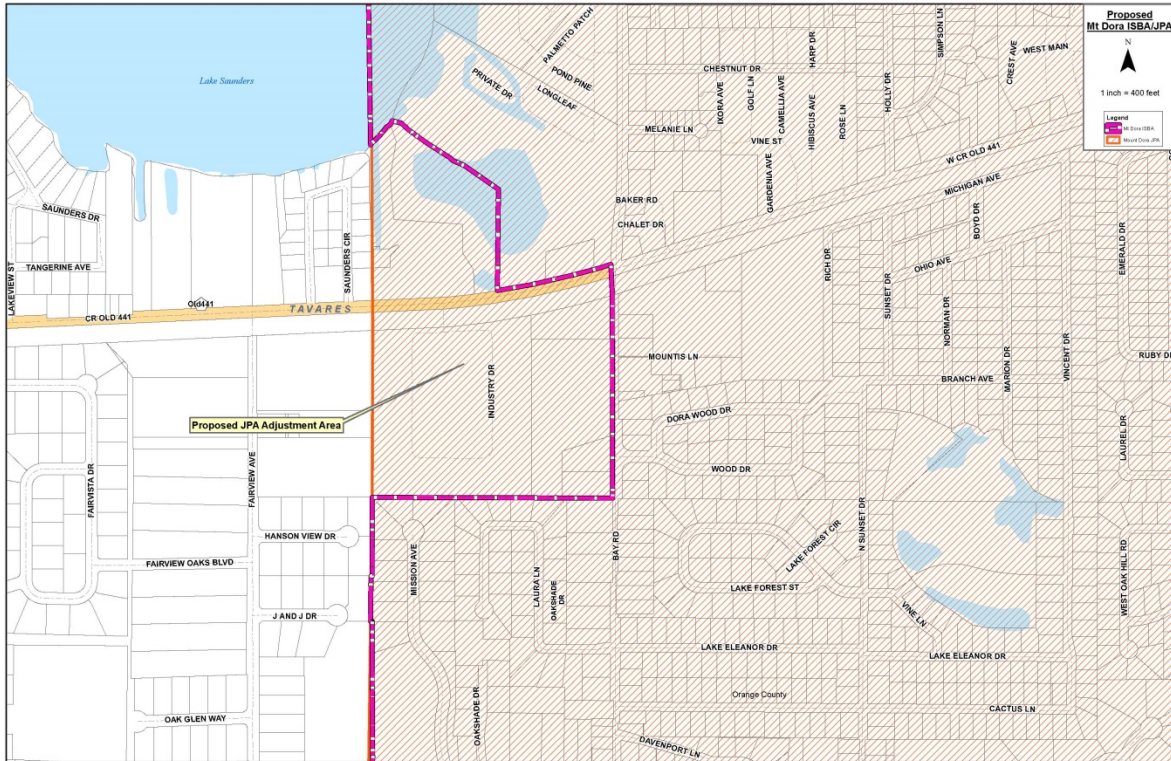
Board of County Commissioners Transmittal Recommendation

TBD

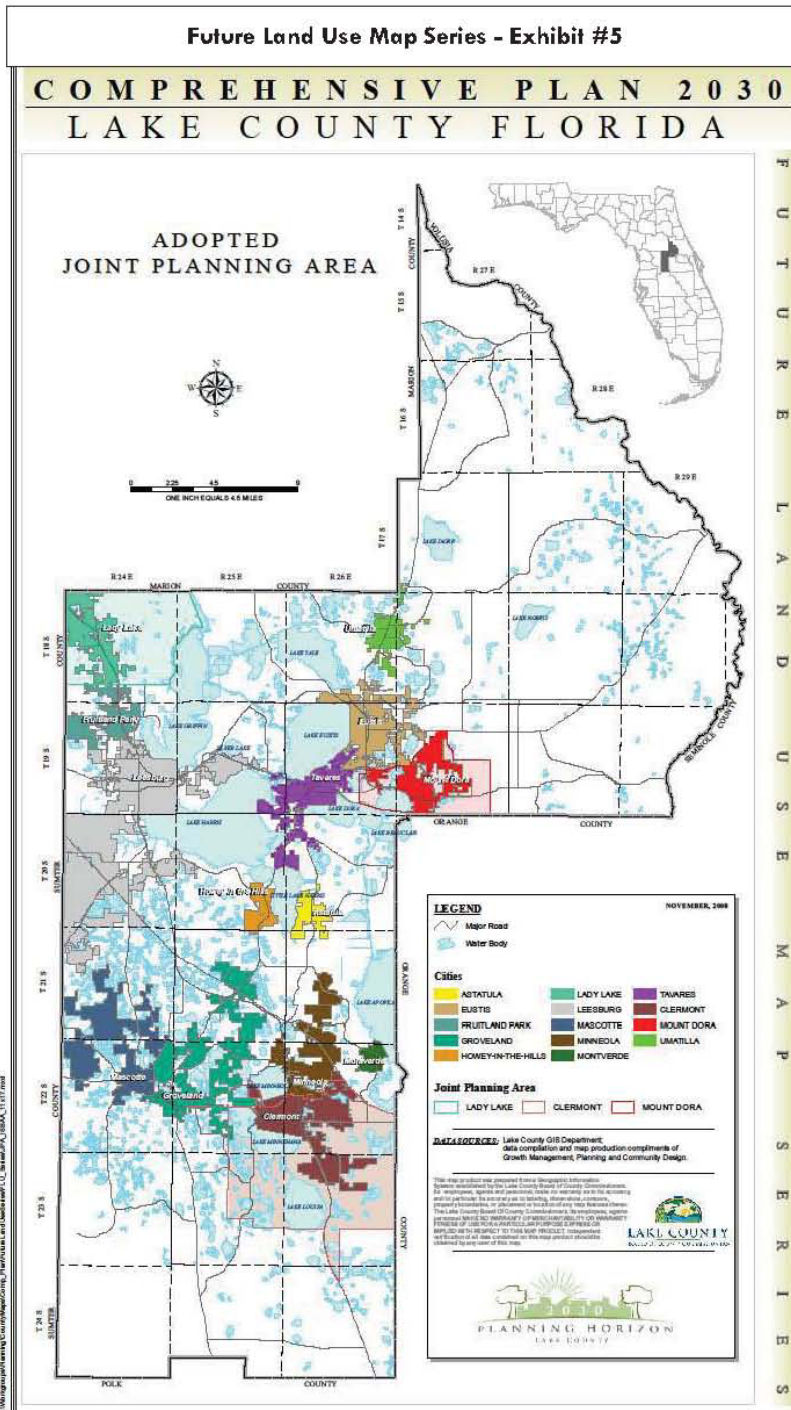
-State Agency Recommendation -

TBD

Mount Dora JPA Boundary
 Exhibit # A
 Proposed JPA Realignment



Mount Dora JPA Boundary
 Exhibit # B
 Proposed JPA Realignment



**ORDINANCE SUMMARY
MAP SERIES AMENDMENT EXHIBIT # 5**

This Ordinance amends the 2030 Comprehensive Plan amends Chapter XI, Map Series by amending Map Exhibit # 5, adjusting for the realignment of Lake County and the City of Mount Dora Joint Planning Area.

Rev.

TRANSMITTAL

ORDINANCE NO. 2015 –xx

CP-2015-02

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING CHAPTER XI, ENTITLED “MAP SERIES” BY AMENDING FUTURE LAND USE MAP SERIES EXHIBIT #5 BY ADJUSTING THE JOINT PLANNING AGREEMENT (JPA) BOUNDARY LINE BETWEEN MOUNT DORA AND LAKE COUNTY; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, on July 23, 2010, the State of Florida Department of Community Affairs, now known as the Community Planning and Development Division of the Florida Department of Economic Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment “In Compliance” with Chapter 163, Florida Statues; and

WHEREAS, on September 22, 2011, the Lake County 2030 Comprehensive Plan became effective; and

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

31 **WHEREAS**, on April 1, 2015 this Ordinance was heard at a public hearing before Lake County Planning &
32 Zoning Board in its capacity as the Local Planning Agency; and

33 **WHEREAS**, on April 21, 2015 this Ordinance was heard at a public hearing before Lake County Board of
34 County Commissioners for transmittal; and

35 **WHEREAS**, on July 21, 2015 this Ordinance was heard at the public hearing before the Lake County Board
36 of County Commissioners for adoption; and

37 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt the
38 amendment to the Lake County Comprehensive Plan;

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

41 **SECTION 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

42 **SECTION 2. Comprehensive Plan Future Land Use Map Series Amendment.** The 2030 Comprehensive
43 Plan Map Series Exhibit # 5 is amended to reflect an adjustment in the Joint Planning Area boundary in the vicinity of
44 the intersection of Bay Road and Old Highway 441. The boundary of the JPA Map attached hereto and incorporated
45 herein by reference as Exhibit "A".

46 **SECTION 3. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida Statutes,
47 Section 163.3184 (15), and a copy of that advertisement is attached hereto as Exhibit "B".

48 **SECTION 4. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be
49 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of
50 the remaining portions of this Ordinance

