

# LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS COMPREHENSIVE PLAN AMENDMENT

**PLANNING & ZONING BOARD**  
July 29, 2015



**BOARD OF COUNTY COMMISSIONERS**  
August 18, 2015

<b>FLU-2015-01-3</b> <b>Judith S. Farley Family Trust</b>	<b>Case Manager:</b> Rick Hartenstein, AICP, CPM, Senior Planner	<b>Agenda Item #2</b>
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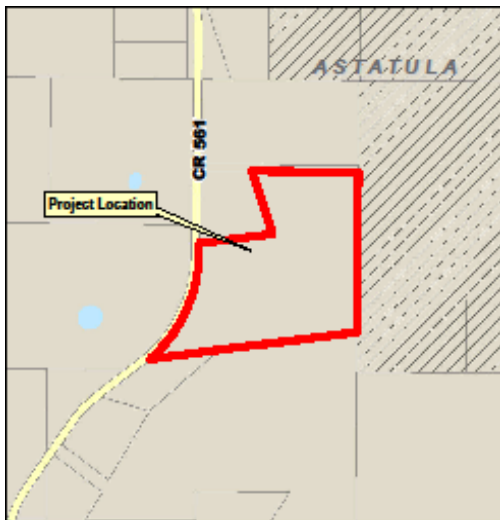
**Owner:** Robert Mark Farley and Arlie Bee Farley, Successor Co-Trustees of the Judith S. Farley Family Trust, and Robert Mark Farley and Arlie Bee Farley (the "Owner")

**Applicant:** Steven C. Vaughn, Jr. (the "Applicant")

**Requested Action:** Proposed small-scale amendment seeks to change the **Industrial Future Land Use** to **Rural Future Land Use** on a portion of the parcel described as Alternate Key #2870672, which consists of 39.58 +/- acres, (portion to be amended is 3.89 +/- acres).

### – Site Location & Information –

Approximate site outlined in Red



**Site Visit:** June 8, 2015

**Sign Posted:** June 8, 2015 (8 posted)

<b>Size</b>	39.58 +/- acres (entire parcel)	
	3.89 +/- acres (portion to be amended)	
<b>Location</b>	South Astatula area on CR 561 at 23624 CR 561	
<b>Alternate Key #</b>	2870672	
<b>Future Land Use</b>	Industrial (existing)	
	Rural (proposed)	
	Lake Apopka Basin Overlay District	
	<b>Existing</b>	<b>Proposed</b>
<b>Zoning District</b>	HM	A
<b>Impervious Surface Ratio</b>	0.80 max (Comprehensive Plan)	0.10 max (LDR)
<b>Floor Area Ratio (LDR)</b>	1.0 max (Comprehensive Plan)	Not Specified
<b>Joint Planning Area</b>	N/A	
<b>Utility Area:</b>	N/A	
<b>Site Utilities</b>	Well and Septic Tank	
<b>Road Classification</b>	CR 561 - Rural Principal Arterial - Other	
<b>Flood Zone/ FIRM Panel</b>	X & A / 12069C0505E Effective 12/18/2012	
<b>Commissioner District</b>	3 (Conner)	

**Land Use Table**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
<b>North</b>	Industrial	Heavy Industrial (HM) & Planned Industrial (MP)	Manufacturing & Used Motor Oil Recycling Facility	Mack Concrete & Green Tech of Lake Co.
<b>South</b>	Rural	Agriculture (A)	Vacant Parcel & Single-Family Residential	None
<b>East</b>	Rural & Astatula City Limits	Agriculture (A) & Astatula City Limits	Amusement Commercial	Coyote Mud Park
<b>West</b>	Rural	Agriculture (A)	Agriculture & Single-Family Residential	None

Note: Pursuant to Section 14.02.04.C.7, Lake County Land Development Regulations (LDR), the cumulative annual effect of the acreage for all small scale development amendments adopted by the County shall not exceed 80 acres. This is the third Small Scale Comprehensive Plan Amendment that Lake County has processed this year; therefore, the total acreage for small scale Comprehensive Plan Amendments so far this calendar year is 17.07 acres. The first small scale Comprehensive Plan Amendment included 10 acres and the second small scale Comprehensive Plan Amendment includes 3.18 acres.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the proposed amendment to the 2030 Future Land Use Map.

**PLANNING & ZONING BOARD RECOMMENDATION:**

**- Summary of Staff Determination –**

The subject property consists of 39.58 +/- acres. The portion of the subject property proposed to be amended is 3.89 +/- acres in size and is located south of Astatula on the east side of County Road 561. The property is situated within the Astatula Joint Planning Area between Lake County and Town of Astatula. The property is also located within the Lake Apopka Basin Overlay District and adjacent to the Yalaha-Lake Apopka Rural Protection Area to the south and west.

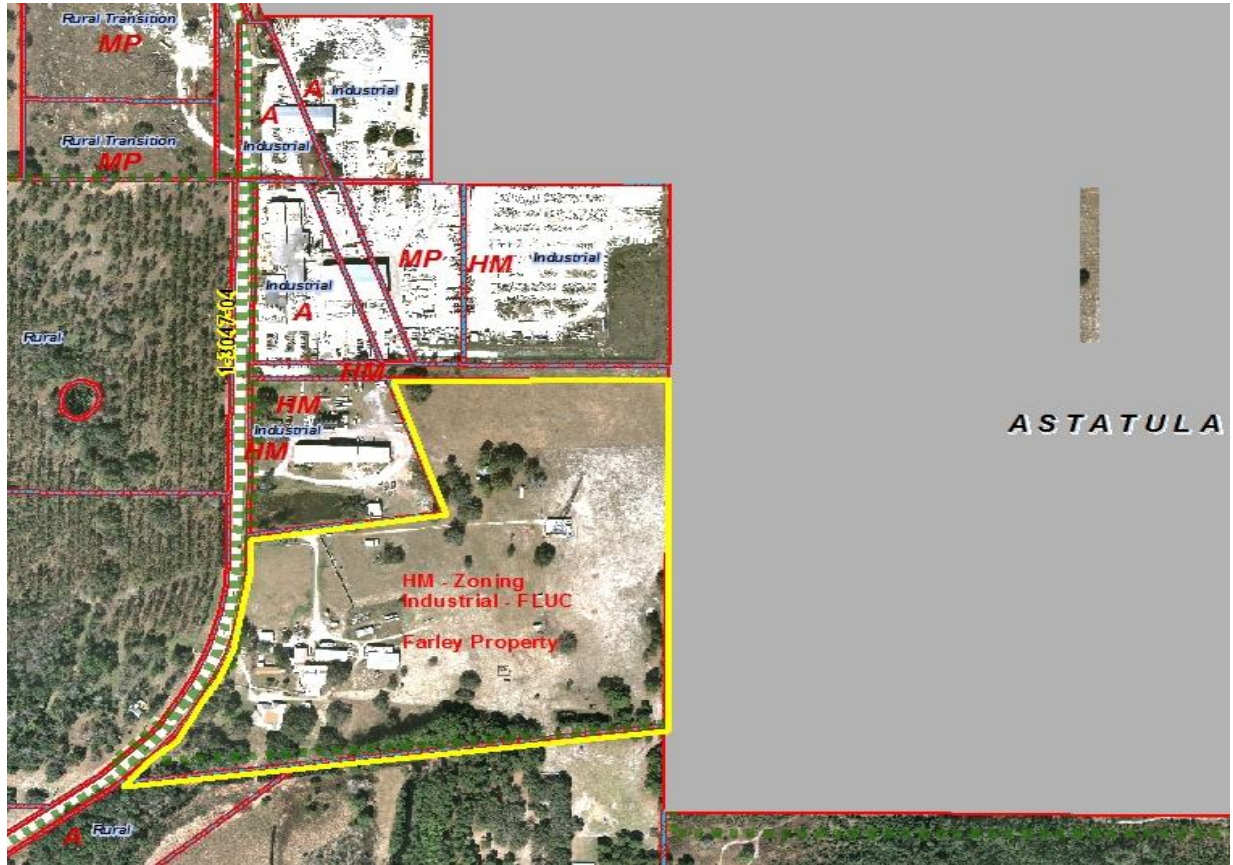
The uses surrounding the subject property consist of commercial and industrial uses including the Coyote Mud Park, a used oil recycling facility, and a concrete pipe manufacturing facility to the north. There is a single-family residence and large undeveloped agricultural land to the west, the town limits of Astatula (together with amusement commercial development (Coyote Mud Park) to the east, and single-family residential/agricultural land to the south of the subject property.

The property is currently designated as Industrial Future Land Use Category (FLUC). The properties on the north-side of the subject parcel are designated as Industrial FLUC. The properties to the west are designated as Rural FLUC. The adjacent Coyote Mud Park parcels, located to the east, were annexed into the Town of Astatula in April, 2005. The properties to the south are designated as Rural FLUC. This parcel and several of the parcels located to the north of this parcel area consist of industrial uses.

An aerial map showing future land use categories of the neighboring properties is provided in Exhibit #1.

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## Exhibit #1 – Aerial Map



The proposed small-scale amendment changes the FLUC for 3.89 ac. from Industrial to Rural consistent with the proposed uses of the property, as described in an application to rezone the subject property from Heavy Industrial (HM) to Agriculture (A) for residential and agricultural uses. This rezoning application is being processed simultaneously, and is also consistent with the proposed Rural FLUC.

The subject property was designated as Industrial FLUC with the adoption of the 2030 Comprehensive Plan on May 25, 2010. The Industrial FLUC is intended to provide a variety of industrial and limited commercial uses that support the industrial uses. A summary of Policy I-1.3.8, *Industrial Future Land Use Category*, is provided below for your reference.

### **Policy I-1.3.8 Industrial Future Land Use Category**

The Industrial Future Land Use Category is intended for industrial uses with nuisance or hazardous characteristics which, by the nature of their normal operations and activities as well as for reasons of health, safety, environmental effects or welfare, are best segregated from other uses.

This category consists of uses that may have significant potential impacts on the environment or adjacent uses including but not limited to noise, hazards, emissions, vibration and odors.

This category shall be located with direct access to rail systems, collector roadways or arterial roadways. No more than ten percent (10%) of the floor area shall be allocated to commercial uses and office uses. Offices that are an integral part of the operation shall not be subject to this limitation. Only commercial and office uses that support this category shall be allowed, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an industrial park or industrial building. Industrial parks may utilize these allocations within the boundary of industrial park. It is the

express intent of this provision to restrict highway-oriented commercial and office uses. Developments within this Category are not subject to Commercial Location Criteria.

The maximum Impervious Surface Ratio shall be 0.80. The maximum intensity in this category shall be 1.0, except for office/manufacturing uses which shall be 2.0.

**TYPICAL USES INCLUDE:**

- Manufacturing;
- Wholesale trade;
- Limited commerce uses, including: services, retail trade, finance, insurance and real estate; that support industrial land uses;
- Rail yards;
- Civic uses;
- Utilities; and
- Public order and safety.

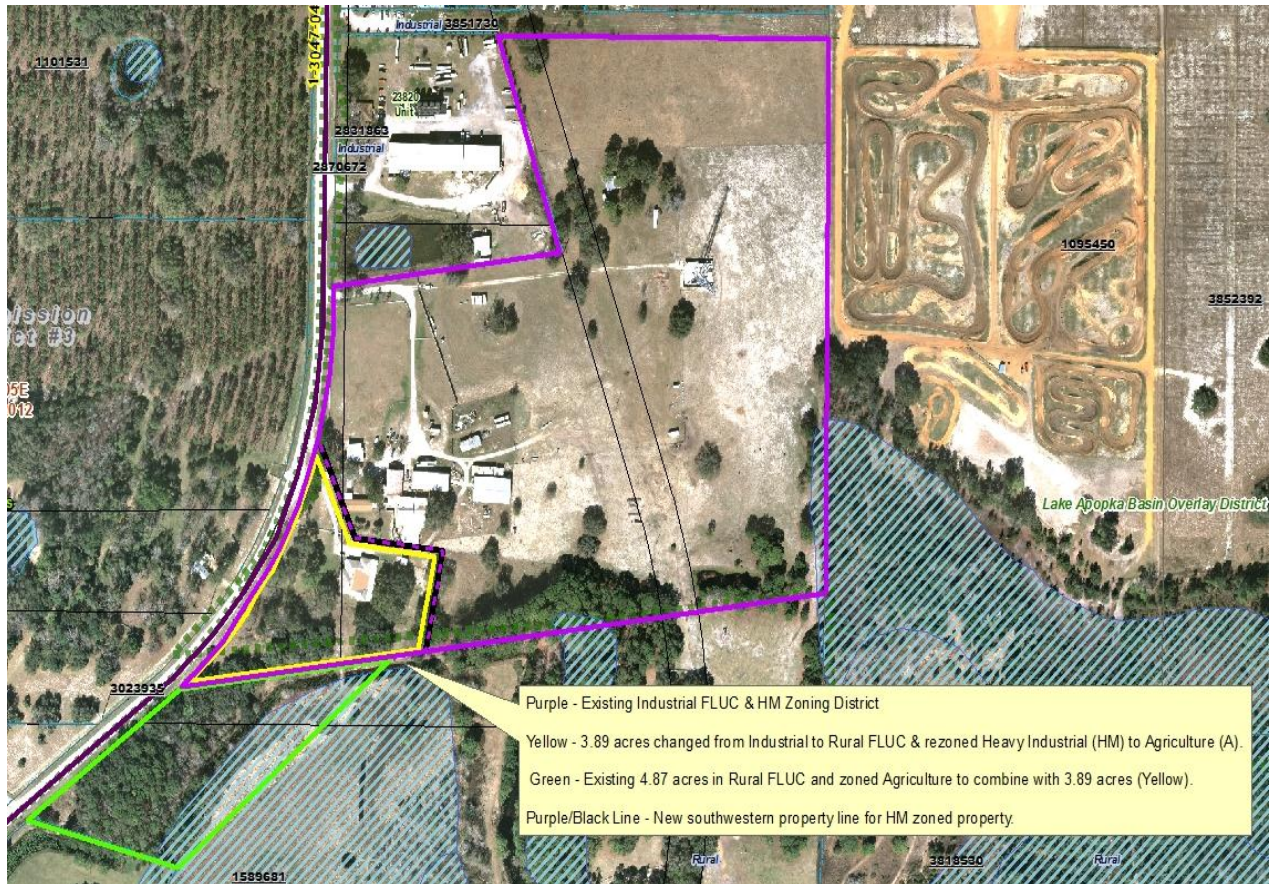
**TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:**

- Bottling operations;
- Mining and resource extraction;
- Heliports and airports;
- Energy generation;
- Incinerators;
- Landfills;
- Concrete and asphalt batch plants; and
- Manufacturing uses that require permits for potential adverse impacts to natural resources.

The subject and adjacent properties to the north have the Industrial FLUC and are developed with industrial uses such as a used oil recycling facility and concrete pipe manufacturing facility. The subject parent property is developed as industrial (industrial/commercial refrigeration repair) with a caretakers residence on the site. At this time, the owner intends to expand the industrial business by adding a warehouse building to the industrial site. In order to obtain financing for this expansion, the bank is requiring the owner to remove the residential unit from the industrial site. In order to accomplish this, it is necessary to change the FLUC to Rural for the 3.89 acres (yellow), rezone the 3.89 acres from HM to A (yellow), adjust the lot line of the industrial site (purple) to remove the 3.89 acres from the industrial site and combine the 3.89 acres with the adjacent 4.87 acres (green) creating an 8.76 acre parcel with a single-family residence in the Rural FLUC and zoned Agriculture consistent with the Comprehensive Plan and Land Development Regulations. The sequence of events stated above are demonstrated on Exhibit #2 below.

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## Exhibit #2 – Farley Property Re-Configuration Map



By changing the property's (3.89 acres) future land use to the Rural FLUC and rezone the 3.89 acres to Agriculture, consistent with the properties to the south and west, it allows the owner to complete the processes stated above. Once completed, the owner will be able to move forward with financing and expansion of the industrial business, including amending the site plan for the industrial site. The Rural FLUC is intended to provide for a variety of agricultural and residential uses while maintaining the rural character of the area. The Rural FLUC is more consistent with the property's (3.89 acres) proposed uses than the Industrial FLUC. A summary of *Policy I-1.4.4 Rural Future Land Use Category* from Lake County's 2030 Comprehensive Plan is provided below for your reference.

### **Policy I-1.4.4 Rural Future Land Use Category**

The Rural Future Land Use Category is intended to protect rural lifestyles represented by single-family homes on large lots and to accommodate agricultural pursuits.

This Future Land Use Category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural operations, and civic uses compatible with a rural community, and Rural Support functions where appropriate.

New development shall not utilize regional water and wastewater utilities in this category, except when the absence of such facilities would result in a threat to public health or the environment. An extension of central services for either reason shall not justify an increase in density or intensity on the site being served, or any property adjoining the extended utility or lines.

The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural uses, civic uses, recreational uses, and all uses within Rural Support Corridors, for which the maximum impervious surface ratio shall be 0.30, the and Economic Development Overlay District uses, for which the maximum impervious surface ratio shall be 0.50.

**TYPICAL USES INCLUDE:**

- Agriculture and forestry;
- Residential;
- Passive parks;
- Equestrian related uses;
- K-12 schools;
- Religious organizations;
- Green Energy facility;
- Rural Support Uses as provided for in this Comprehensive Plan; and
- Economic Development Overlay District Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Series), and subject to Objective I-6.5.

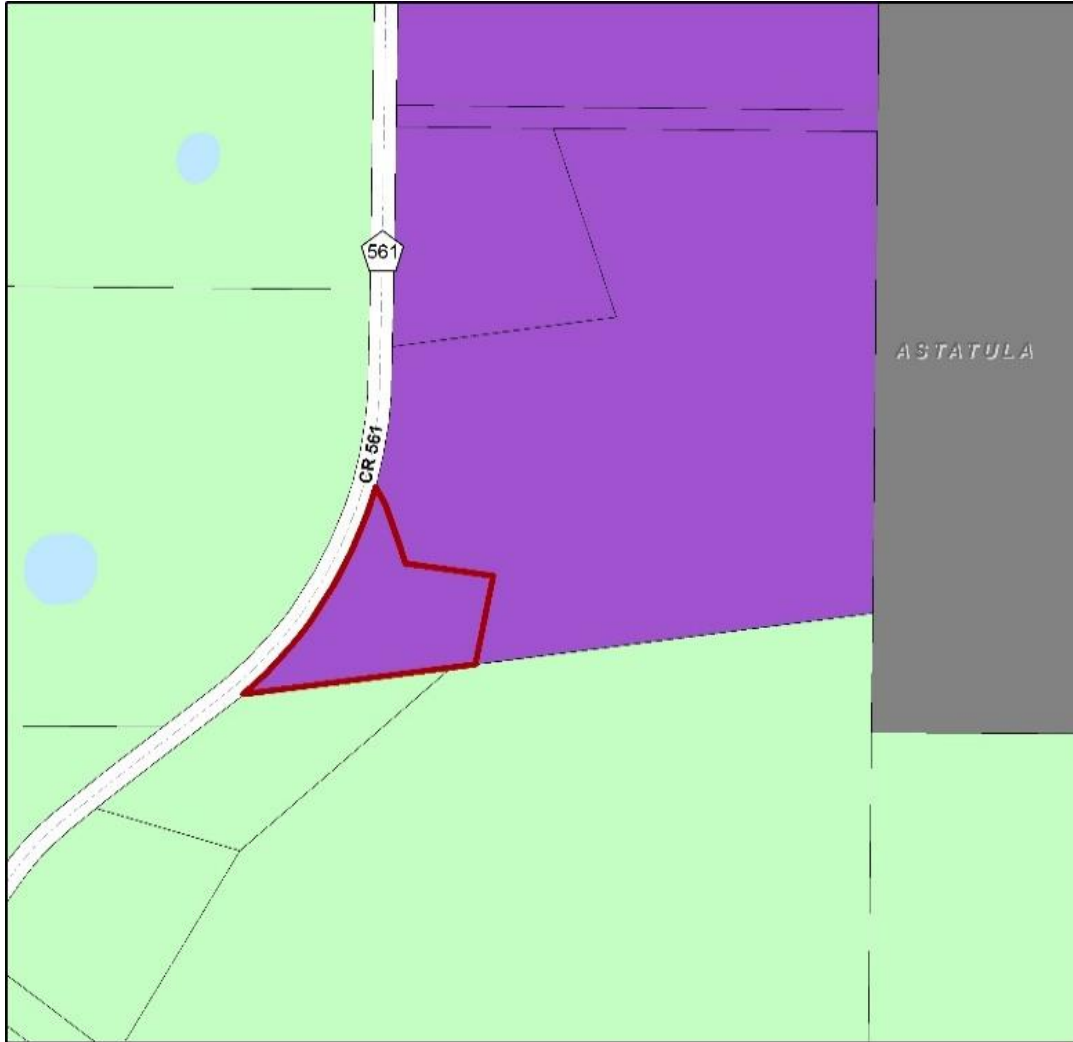
**TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:**

- Mining and Resource Extraction;
- Active parks and recreation facilities;
- Nursing and personal care facilities;
- Day care services;
- Outdoor Sports and recreation clubs;
- Civic uses;
- Animal specialty services;
- Unpaved airstrips;
- Public order and safety;
- Ports and Marinas, and
- Renewable Energy Production Facility.

Exhibits #3 and #4 show the Future Land Use Map (FLUM) of this section as it currently exists and as adopted, respectively.

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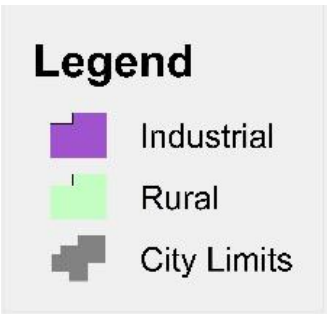
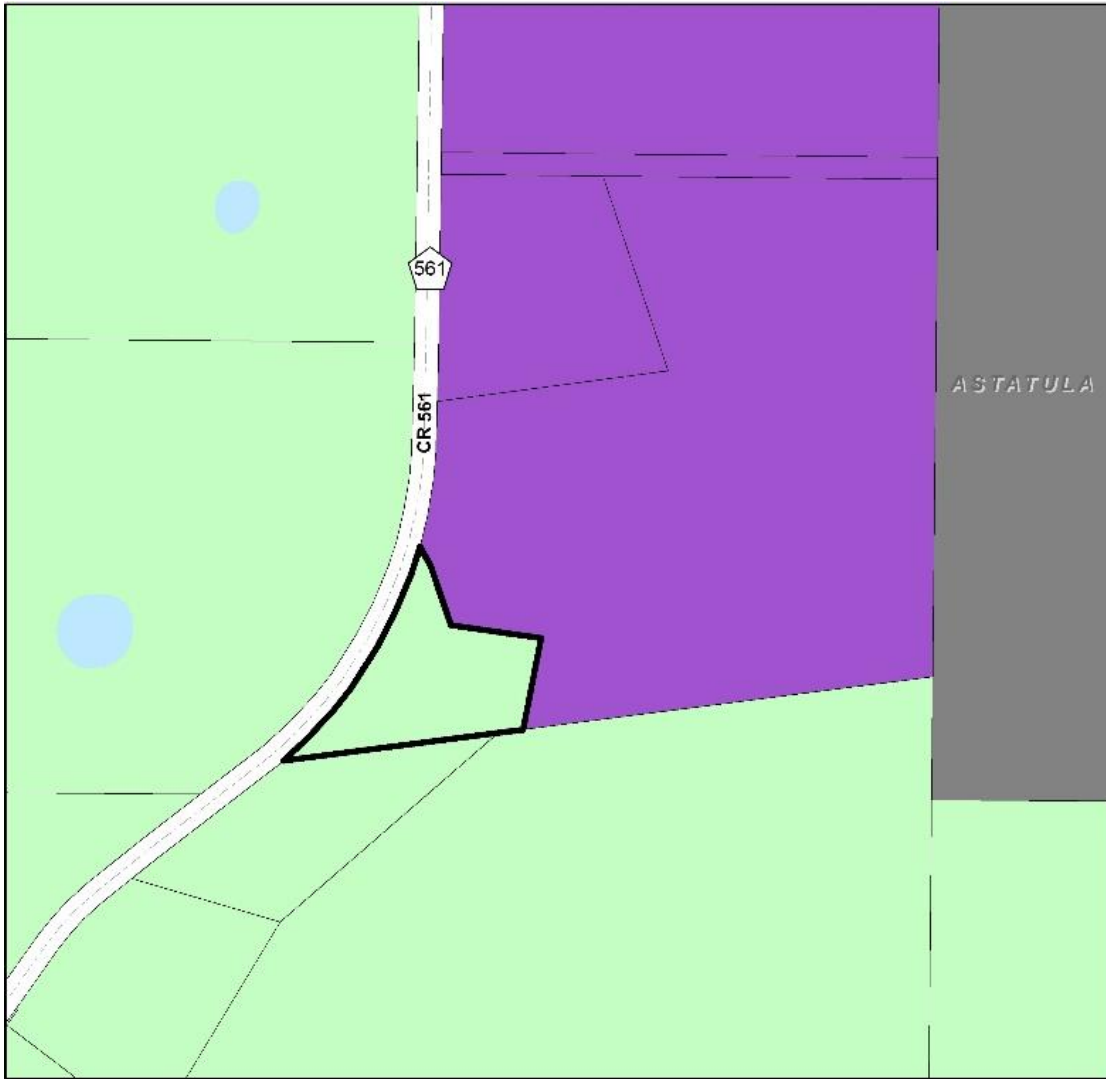
Exhibit #3- Current Future Land Use Map



**Legend**

-  Industrial
-  Rural
-  City Limits

Exhibit #4 - Adopted Future Land Use Map





**-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. The neighboring properties to the south and west are designated with the Rural FLUC and the subject property's proposed uses are consistent with the Rural FLUC. Additionally, the subject property is located within the Lake Apopka Basin Overlay District.

The purpose of the Lake Apopka Basin Overlay District is to preserve and protect the Lake Apopka Basin as a natural resource of regional significance. *Comprehensive Plan Policy I-6.3.4 Permitted Uses within the Lake Apopka Basin Overlay District* lists Residential and Light Industry within designated areas as a permitted use within the basin provided the specific activity will not contribute to degradation of natural resources of the basin. The property associated with this application is in an area designated by the 2030 FLUM with the Industrial FLUC. The existing use (refrigeration repair) on the industrial property is a light industrial use and the 3.89 acres proposed for a land use change to Rural and combined with an adjacent 4.87 acre parcel, will be utilized as residential with an existing single-family residential unit currently on the property consistent with the basin policy and the Rural FLUC.

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

As previously stated in the summary above, the owner intends to expand the industrial business by adding a warehouse building to the industrial site. In order to obtain financing for this expansion, the bank is requiring the owner to remove the residential unit (caretaker's residence) from the industrial site. In order to accomplish this, it is necessary to change the FLUC to Rural for the 3.89 acres, rezone the 3.89 acres from HM to A, adjust the lot line of the industrial site to remove the 3.89 acres from the industrial site and combine the 3.89 acres with the adjacent 4.87 acres creating an 8.76 acre parcel with a single-family residence in the Rural FLUC and zoned Agriculture consistent with the Comprehensive Plan and Land Development Regulations.

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

The property is currently developed with industrial and residential uses and the owner intends to continue with the industrial and residential uses, which are consistent with the Industrial and Rural FLUCs. Changing the FLUC for the 3.89 acres from Industrial to Rural and combining it with the adjacent 4.87 acres will continue the property's current and proposed uses consistent with the Industrial and Rural FLUCs.

**D. Whether there have been changed conditions that justify an amendment.**

As previously stated above, the owner intends to expand the industrial business by adding a warehouse building to the industrial site. In order to obtain financing for this expansion, the bank is requiring the owner to remove the residential unit (caretaker's residence) from the industrial site. In order to accomplish this, it is necessary to change the FLUC to Rural for the 3.89 acres, rezone the 3.89 acres from HM to A, adjust the lot line of the industrial site to remove the 3.89 acres from the industrial site and combine the 3.89 acres with the adjacent 4.87 acres creating an 8.76 acre parcel with a single-family residence in the Rural FLUC and zoned Agriculture consistent with the Comprehensive Plan and Land Development Regulations.

**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.**

Water/Sewage - The property will be served with private well and septic system. The owner will be required to update their Environmental Resource Permit (FDEP) during the site plan review if this land use change and the associated rezoning are approved.

Transportation - Public Works Engineering has reviewed this application for any potential traffic impacts to CR 561 and has indicated that this project will have no adverse impacts related to the Level of Service (LOS) for CR 561.

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

The amendment will not result in a significant impact on the natural environment. The property contains a small amount of wetlands along the southern and southeastern boundaries of the project area. There is sufficient distance between the existing development and wetland areas for buffers to provide protection of the wetlands from any potential development impacts. Any proposed development will be required to meet all requirements of the Comprehensive Plan and the Land Development Regulations. A preliminary environmental assessment will be required during the site plan review and approval process to address any threatened, endangered, or species of special concern discovered prior to development.

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

There is no indication that there will be any adverse effects on the property values in the area. The subject property is developed and will continue to be utilized for the existing industrial and residential uses as proposed in the application to rezone the subject property from Heavy Industrial (HM) to Agriculture (A) for residential uses, which is being processed simultaneously with the proposed Small Scale Land Use Amendment to the Rural FLUC.

**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 will continue the consistency with the existing industrial and residential uses within this area south of Astatula. The adjacent parcels to the north are designated as Industrial with approved industrial uses. The subject property (3.89 acres) and adjacent properties east and south are located within the Rural FLUC and will continue to be utilized for residential and agricultural uses. The proposed future land use change will result in a logical development pattern.

**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. The surrounding area is designated as Industrial and Rural which permits industrial, agricultural, and residential uses. In addition, the subject parcel proposal for residential use is consistent with the adjacent residential use to the west and south of the property. The appropriate FLUC for this parcel (3.89 acres) is Rural and the designation of the parcel as Rural will provide consistency with the Comprehensive Plan, resulting in a logical development pattern.

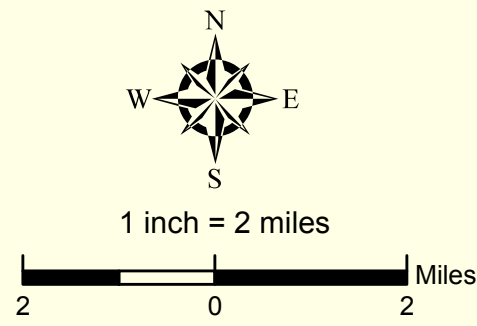
**-Conclusions-**

The subject 3.89 acre parcel is located adjacent to an area to the south, east, and west that has the Rural FLUC designation with agriculture and residential uses. The proposed map amendment would change the Future Land Use Category of 3.89 acres from Industrial to Rural to assist the owner in obtaining financing for the industrial parcel use expansion and make the residential use consistent with the surrounding land use designation of Rural to the south, east and west of the property. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

**-Staff Recommendation-**

Staff recommends **APPROVAL** of the adoption of the proposed Comprehensive Plan Map Amendment.

# 2030 ADOPTED FUTURE LAND USE PLANNING HORIZON 2030 LAKE COUNTY FLORIDA



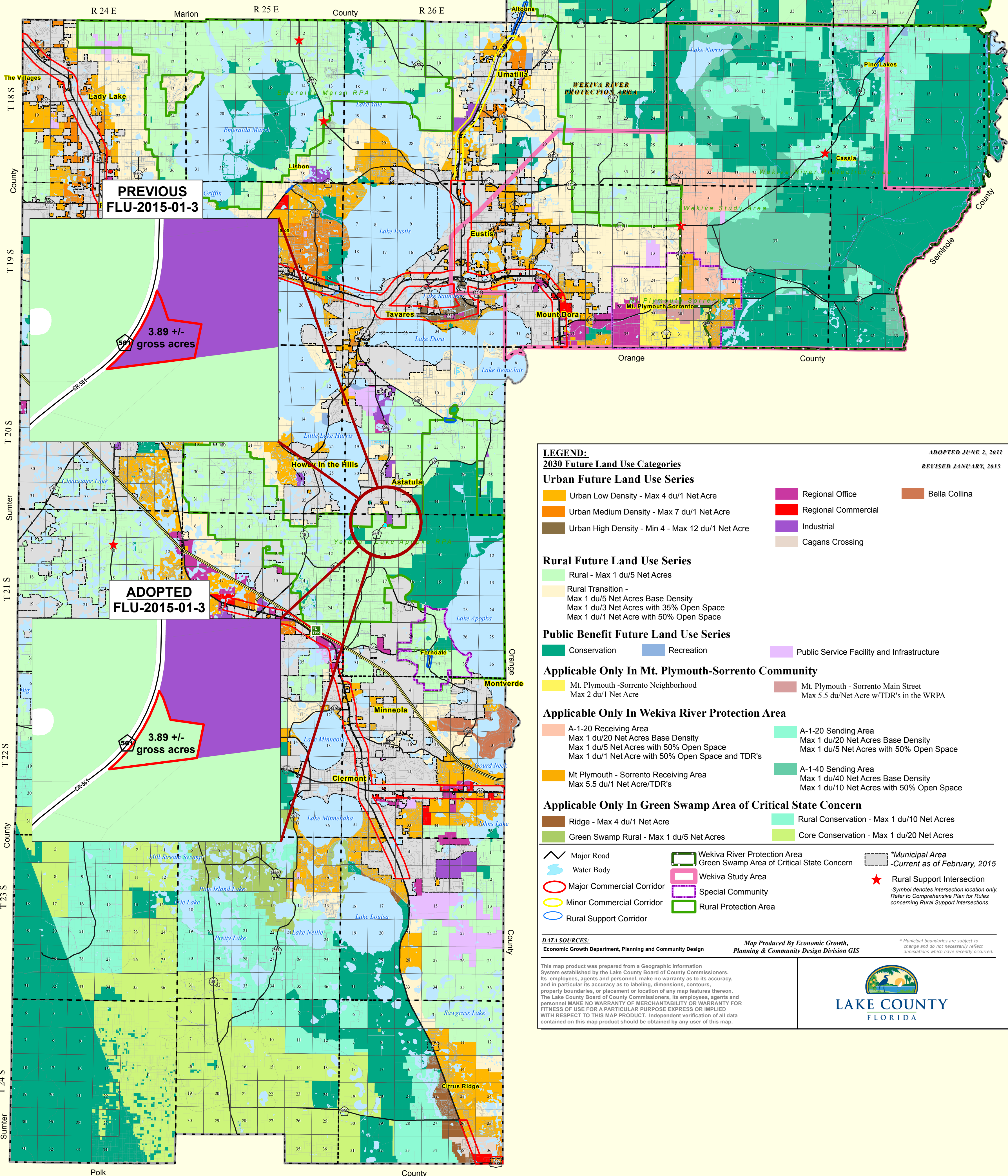
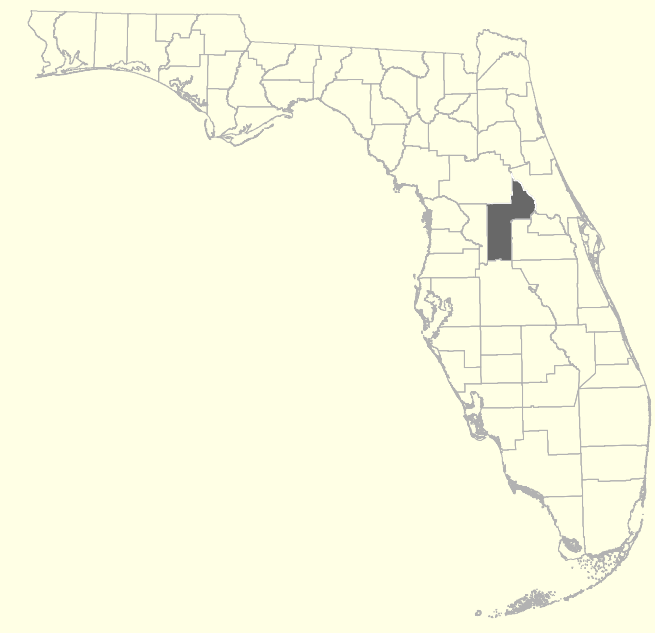
### Amended Ordinances

Ordinance #2011-41 (Pospisil-Thrill Hill Road Property)  
 Ordinance #2011-42 (Pospisil-Grays Airport Road Property)  
 Ordinance #2011-43 (Sorrento Commons Property)  
 Ordinance #2011-44 (Nola Land Company Property)  
 Ordinance #2011-45 (Long & Scott Property)

Ordinance #2012-32 (Pine Lakes Rural Support Corridor)

Ordinance #2013-15 (Collina Bay Area - RT to UL)  
 Ordinance #2013-34 (AK#1781817 - RT to UL)  
 Ordinance #2013-35 (AK#'s 1176913, 2930705, 2582952, 1388121, 1176905 - RT to I)  
 Ordinance #2013-36 (AK#'s 1037409, 3798103, 3309324, 1592356, 2827068, 3784890 - RO to RC)  
 Ordinance #2013-37 (AK#'s 1587166, 3781212, 1024609, 1092591 - RT & UL to RO)  
 Ordinance #2013-59 (AK#'s 1814545, 2993111, 1814537, 1124506, 1708991 - UL to RC)

Ordinance #2014-20 (AK#'s 1246555, 1246504, 1246482 - C to PSFI)  
 Ordinance #2014-37 (Ecotourism & Agri-Tourism)  
 Ordinance #2014-38 (Fire Station #109 - C to PSFI)  
 Ordinance #2014-39 (Fire Station #110 - C to PSFI)  
 Ordinance #2014-40 (Fire Station #111 - C to PSFI)  
 Ordinance #2014-41 (Florida Rock - PSFI to I)  
 Ordinance #2014-42 (Nola Land Company)  
 Ordinance #2014-43 (Mt Plymouth Gated Communities)  
 Ordinance #2014-44 (Sorrento Commons Property)  
 Ordinance #2014-45 (Yalaha Rural Support Corridor)  
 Ordinance #2014-46 (Jones Property - Mt Plymouth-Sorrento Neighborhood to Mt Plymouth-Sorrento Main Street)  
 Ordinance #2014-47 (Bella Collina FLU Category - RT to Bella Collina)  
 Ordinance #2014-48 (Bella Collina PUD - Rezone 5 acres - LM to PUD for consistency with new Bella Collina FLUC)  
 Ordinance #2014-49 (Bassett Small-Scale - PSFI to R)  
 Ordinance #2014-74 (U-Haul Small-Scale - RO to RC)



ADOPTED JUNE 2, 2011  
REVISED JANUARY, 2015

**LEGEND:**  
**2030 Future Land Use Categories**

**Urban Future Land Use Series**

- Urban Low Density - Max 4 du/1 Net Acre
- Urban Medium Density - Max 7 du/1 Net Acre
- Urban High Density - Min 4 - Max 12 du/1 Net Acre
- Regional Office
- Regional Commercial
- Industrial
- Cagans Crossing
- Bella Collina

**Rural Future Land Use Series**

- Rural - Max 1 du/5 Net Acres
- Rural Transition - Max 1 du/5 Net Acres Base Density, Max 1 du/3 Net Acres with 35% Open Space, Max 1 du/1 Net Acre with 50% Open Space

**Public Benefit Future Land Use Series**

- Conservation
- Recreation
- Public Service Facility and Infrastructure

**Applicable Only In Mt. Plymouth-Sorrento Community**

- Mt. Plymouth - Sorrento Neighborhood - Max 2 du/1 Net Acre
- Mt. Plymouth - Sorrento Main Street - Max 5.5 du/Net Acre w/TDR's in the WRPA

**Applicable Only In Wekiiva River Protection Area**

- A-1-20 Receiving Area - Max 1 du/20 Net Acres Base Density, Max 1 du/5 Net Acres with 50% Open Space, Max 1 du/1 Net Acre with 50% Open Space and TDR's
- A-1-20 Sending Area - Max 1 du/20 Net Acres Base Density, Max 1 du/5 Net Acres with 50% Open Space
- Mt Plymouth - Sorrento Receiving Area - Max 5.5 du/1 Net Acre/TDR's
- A-1-40 Sending Area - Max 1 du/40 Net Acres Base Density, Max 1 du/10 Net Acres with 50% Open Space

**Applicable Only In Green Swamp Area of Critical State Concern**

- Ridge - Max 4 du/1 Net Acre
- Green Swamp Rural - Max 1 du/5 Net Acres
- Rural Conservation - Max 1 du/10 Net Acres
- Core Conservation - Max 1 du/20 Net Acres

**Other Features:**

- Major Road
- Water Body
- Major Commercial Corridor
- Minor Commercial Corridor
- Rural Support Corridor
- Wekiiva River Protection Area
- Wekiiva Study Area
- Special Community
- Rural Protection Area
- Municipal Area - Current as of February, 2015
- Rural Support Intersection - Symbol denotes intersection location only. Refer to Comprehensive Plan for Rules concerning Rural Support Intersections.

**DATASOURCES:**  
 Economic Growth Department, Planning and Community Design

**Map Produced By Economic Growth,  
 Planning & Community Design GIS**

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.

\* Municipal boundaries are subject to change and do not necessarily reflect annexations which have recently occurred.



2030 ADOPTED FUTURE LAND USE

2030 ADOPTED FUTURE LAND USE

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**ADOPTION  
ORDINANCE 2015 – XX  
FLU-2015-01-3  
Judith S. Farley Family Trust  
Comprehensive Plan Map Amendment**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM INDUSTRIAL FUTURE LAND USE CATEGORY TO RURAL FUTURE LAND USE CATEGORY FOR A PORTION OF THE PROPERTY LOCATED IN THE ASTATULA AREA, SOUTH OF COUNTY ROAD 48 ON THE EAST SIDE OF COUNTY ROAD 561, WITH ALTERNATE KEY NUMBER 2870672, AS SHOWN IN EXHIBIT A AND DESCRIBED IN EXHIBIT B; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 163, Florida Statutes, 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), authorizes 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 Statutes; and

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

**WHEREAS**, Section 163.3187, Florida Statutes, sets forth the process for adoption of Small-Scale Comprehensive Plan Amendments; and

**WHEREAS**, on July 29, 2015, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

**WHEREAS**, on August 18, 2015, this Ordinance was heard at the public hearing before the Lake County Board of County Commissioners for adoption; and

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

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

1 **Section 1. Comprehensive Plan Future Land Use Amendment.** The 2030 Future Land Use Map is  
2 hereby amended to change the Future Land Use Category from Industrial to Rural for the  
3 property located in the South Astatula area, described as a portion of Alternate Key Number  
4 2870672, lying within Section 5, Township 21, Range 26, and comprised of 3.89 +/- acres, as  
5 shown in Exhibit "A" and described in Exhibit "B".

6 **Section 2. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida  
7 Statutes, Section 163.3187.

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

11 **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not  
12 timely challenged, shall be 31 days after the State Land Planning Agency notifies the local  
13 government that the plan amendment package is complete.

14 ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2015.

15 FILED with the Secretary of State \_\_\_\_\_, 2015.

16 BOARD OF COUNTY COMMISSIONERS  
17 LAKE COUNTY, FLORIDA

18 \_\_\_\_\_  
19 Jimmy Conner, Chairman

20 ATTEST:

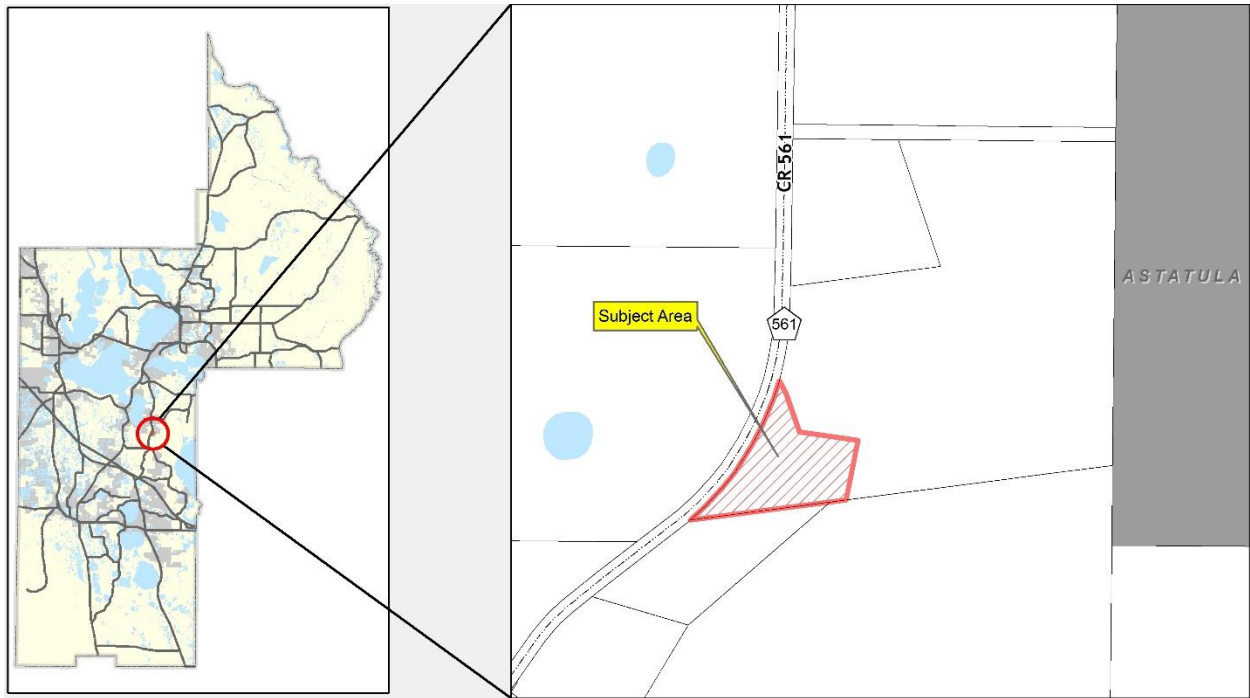
21 \_\_\_\_\_  
22 Neil Kelly, Clerk of the Board of County  
23 Commissioners, Lake County, Florida

24 Approved as to form and legality:

25 \_\_\_\_\_  
26 Sanford A. Minkoff, County Attorney

1

**EXHIBIT A**



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**EXHIBIT B**

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That part of Government Lots 2 and 3 in Section 5, Township 21 South, Range 26 East, in Lake County, Florida, bounded and described as follows: From the intersection of the North line of said Government Lot 2 with the the Easterly line of the abandoned right of way of the Seaboard Coast Line Railroad, run North 89°59'34" East along the North line of said Government Lot 2 a distance of 430.55 feet; thence South 00°00'26" East 713.93 feet; thence South 89°59'34" West 675.72 feet to a point on the Easterly line of the right of way of State Road No. 561; thence Southerly along the Easterly line of said right of way 60 feet; thence North 89°59'34" East 453.74 feet to the Westerly line of said abandoned railroad right of way; thence continue North 89°59'34" East a distance of 890.61 feet to a point on the East line of said Government Lot 2; thence South 0°04'33" West along said East line of Government Lot 2 a distance of 1349.73 feet, more or less, to a point that is 333.96 feet North of the Southeast corner of said Government Lot 2; thence South 82°09'35" West, (Actually South 82°13'12" West) a distance of 1108.21 feet to a 5/8" iron rod labeled, LB 6676, said iron rod being the Point of Beginning of this description; thence continue South 82°09'35" West, (Actually South 82°13'12" West) a distance of 81.63 feet to a 1/2" iron rod, no identification; thence continue South 82°09'35" West, (Actually South 82°07'54" West) a distance of 574.71 feet to a point on the Easterly right of way line of said County Road No. 561, said point being on a curve concave to the Northwest from which a radial line bears North 41°39'28" West and having a radius of 1198.34 feet and a chord bearing of North 31°32'20" East; thence Northeasterly along said right of way line 702.89 feet, through a central angle of 33°36'25" to a 5/8" iron rod labeled LB 6676; thence departing said right of way line run thence South 15°12'29" East a distance of 60.00 feet to a 5/8" iron rod labeled LB 6676; thence South 19°02'06" East a distance of 106.51 feet to a 5/8" iron rod labeled LB 6676; thence South 18°26'47" East a distance of 64.40 feet to a 5/8" iron rod labeled LB 6676; thence South 81°59'35" East a distance of 253.95 feet to a 5/8" iron rod labeled LB 6676; thence South 08°00'25" West a distance of 248.15 feet to the Point of Beginning.

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