

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

PLANNING & ZONING BOARD
September 4, 2013



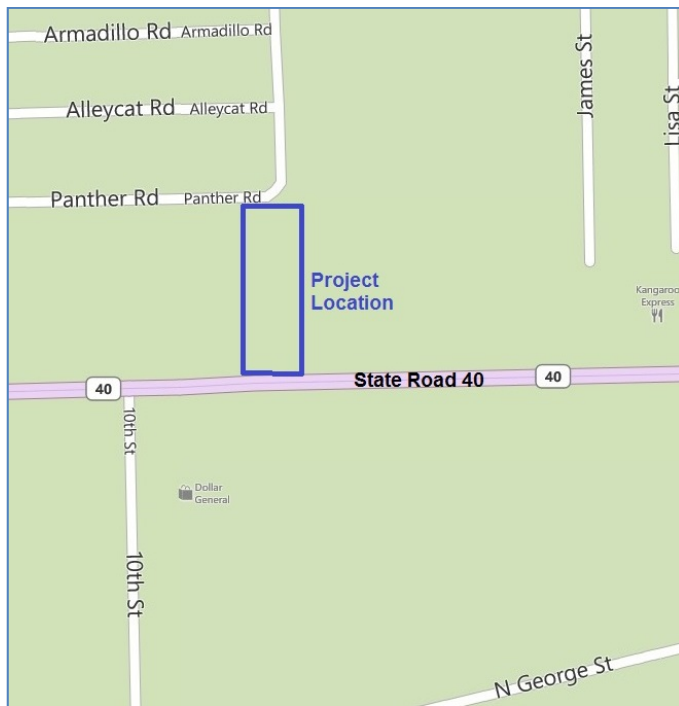
BOARD OF COUNTY COMMISSIONERS
September 24, 2013

PH #16-13-5 Lake Warehouse & Storage Astor, LLC	Case Manager: Melving Isaac, Planner	Agenda Item #2
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Owner/Applicant: Richard Bazinet / Lake Warehouse & Storage Astor, LLC (the "Owner/ Applicant")

Requested Action: Amend the Planned Commercial (CP) Ordinance #2005-25 to add Regional Commercial uses. Ordinance #2005-25 will be rescinded and replaced by the proposed ordinance.

- Site Location & Information -



Size	2.56 +/- acres	
Location	Astor area, along the north side of State Road 40	
Alternate Key #'s	3785262, 2688068	
Future Land Use	Regional Commercial, Minor Commercial Corridor	
	Existing	Proposed
Zoning District	CP	CP
Impervious Surface Ratio	0.70 max	0.70 max
Floor Area Ratio	2 max	0.70 max
Joint Planning Area	N/A	
Utility Area:	N/A	
Site Utilities	Central water and sewer	
Road Classification	State Road 40 - Rural Principal Arterial	
Flood Zone/ FIRM Panel	X/70	
Commissioner District	5 (Cadwell)	

Approximate site location outlined in Blue

Site Visit August 15, 2013
Sign Posted August 15, 2013 (2 posted)

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Urban Low	Mixed Residential (R-7), Planned Commercial (CP)	Residential	
South	Urban Low	Planned Commercial (CP)	Commercial	Adjacent to State Road 40, Retail Store
East	Urban Low	Planned Commercial (CP)	Commercial	
West	Urban Low, Regional Commercial	Light Industrial (LM), Mixed Residential (R-7)	Industrial	

- Summary of Staff Determination -

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

PLANNING & ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Applicant is requesting to amend the Planned Commercial (CP) Ordinance #2005-25 to add Regional Commercial uses as listed in the Conceptual Site Plan and included in the attached proposed ordinance. Ordinance #2005-25 (see attached) shall be superseded and replaced by the proposed CP Ordinance.

The subject property consists of 2.56 +/- acres and is located in the Astor area, along the north side of State Road (SR) 40. The property is currently developed with an existing self-storage warehouse, storage building, office building and outside storage of boats and recreational vehicles.

The CP zoning request is consistent with Comprehensive Plan Policy I-1.3.7, as the proposed uses are permitted in the Regional Commercial Future Land Use Category (FLUC). The uses requested by the proposed rezoning are also consistent with the Land Development Regulations (LDR) Table 3.01.03, *Schedule of Permitted and Conditional Uses* for the CP Zoning District.

- 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 addition of Regional Commercial uses requested by the proposed rezoning (see attached ordinance) are consistent with the LDR as seen in LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses* for the CP Zoning District.

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

The request is consistent with Comprehensive Plan Policy I-1.3.7, as the existing and proposed uses consisting of commercial uses, offices uses, and civic uses, such as retail, office, storage, warehouse, automotive services, restaurants, etc., are allowed in the Regional Commercial FLUC.

In addition, the CP zoning request is consistent with Comprehensive Plan Policy I-1.3.10.6 *Criteria for Commercial Corridors*, since the properties are located within the Minor Commercial Corridor which permits the proposed and existing uses.

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

The subject parcels, which are located within the Regional Commercial Future Land Use and Minor Commercial Corridor, are surrounded by commercial, industrial and residential uses, and by State Road 40 on the south. Commercial activity exists to the east and to the south, across State Road 40, where there is a retail store.

The subject parcels are already zoned CP which allows some commercial uses (see attached Ordinance #2005-25). Adding Regional Commercial uses to the site currently zoned CP is consistent with the surrounding uses. Therefore, the proposed rezoning is generally consistent with the land use patterns in the area.

Conditions are incorporated into the proposed Ordinance to mitigate any impacts to adjacent residential land uses through the implementation of setbacks, screening and noise studies.

In addition, a condition has been included in the proposed ordinance to require the more intensive uses classified in the ordinance as "Group B Uses" to be located a minimum of 250 feet setback from the northern property line where residential uses exists.

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

The application indicates that the commercial corridor along SR 40 demonstrates a need for additional commercial uses. The Applicant seeks to amend the CP zoning in order to expand the existing uses on the property as allowed by Regional Commercial FLUC.

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 property is being served with central water and sewer by St. Johns River Utilities.

Transportation – The Public Works Transportation Division has indicated that the standard Level of Service (LOS) for the impacted roadway of State Road 40/Butler St. is "C" with a capacity of 780. The impacted roadway segment from River Road to the Volusia County Line is currently operating at 32%. Currently there are no State funded improvements scheduled for this roadway segment. The full extent of the impacts will be evaluated as part of the site plan review process for the proposed uses.

Fire and Emergency Services - The subject parcel is approximately 1.25 miles from Lake County Fire Station 10 (closest fire station), located at 23023 State Road 40, Astor.

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 and no adverse impacts on the natural environment are anticipated.

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

There is no evidence that the proposed rezoning would adversely affect property values in the area. The property is currently developed with an existing self-storage warehouse, storage building, office building and outside storage of boats and recreational vehicles. Commercial activity exists along State Road 40 where there are retail stores, repair garage, post office, bank and gas station/convenience store.

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

The property is located in the Astor Minor Commercial Corridor which contains commercial and light industrial development along State Road 40. The proposed rezoning will continue the orderly and logical development pattern that exists in surrounding area, and the requested uses are consistent and compatible with the surrounding land uses.

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 will not be in conflict with the public interest and 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 Comprehensive Plan Policy I-1.3.7 ("*Regional Commercial Future Land Use Category*"), as the existing and proposed uses are allowed in the Regional Commercial FLUC. A Conceptual Site Plan has been provided consistent with the policy provision.
2. The request for the addition of Regional Commercial uses is consistent with Comprehensive Plan Policy I-1.3.10.6 *Criteria for Commercial Corridors* since the properties are located within the Minor Commercial Corridor.
3. The existing and additional uses requested by the proposed rezoning are consistent with the LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses* for the CP Zoning District.

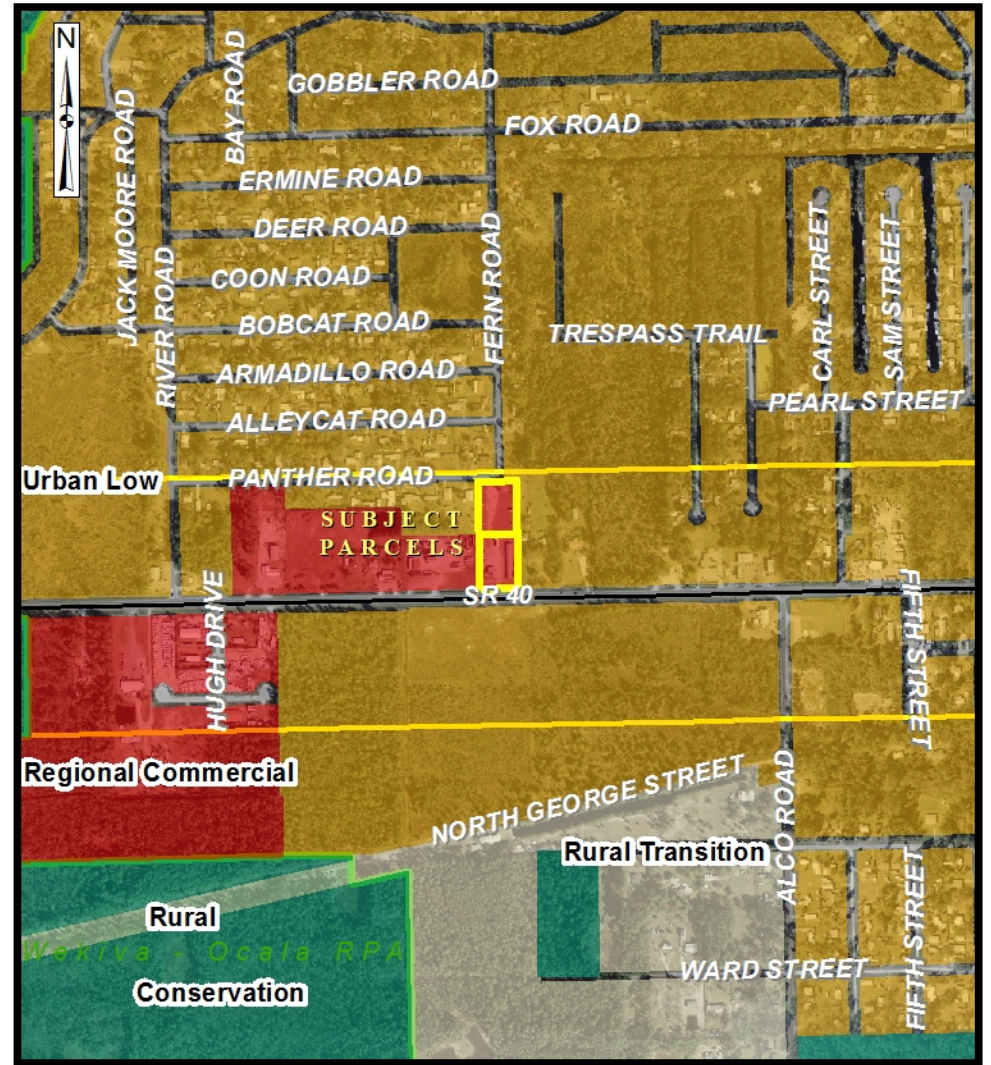
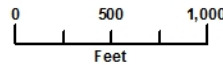
Therefore, based on these findings of fact, staff recommends **APPROVAL with conditions**, subject to the conditions as set forth in the attached Ordinance.

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



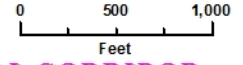
CURRENT ZONING

PLANNED COMMERCIAL (CP)



ADOPTED FUTURE LAND USE

REGIONAL COMMERCIAL, MINOR COMMERCIAL CORRIDOR



**LAKE WAREHOUSE &
STORAGE ASTOR, LLC**

CASE NO.
PH #16-13-5

CASE LOCATION:
T15S, R27E, S7

REQUESTING:

Amend the Planned Commercial (CP) Ordinance #2005-25 to add Regional Commercial uses.

ZONING

LAND USE

SUBJECT PARCEL

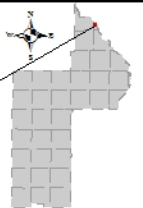
DATA SOURCES:

Lake County GIS Department; PlanMetrics, 2008 Aerial Image, Data Compilation and Map production compliments of the Growth Management Department, Planning and Community Design.

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 of 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.

MAP COMPOSITION:
JANUARY, 2008

FOCUS AREA



1 **Section 1. Terms:**

2 The County Manager or designee shall amend the Official Zoning Map to reflect Planned Commercial (CP)
3 Zoning in accordance with this Ordinance. The uses of the property shall be limited to the uses specified in
4 this Ordinance and generally consistent with the Conceptual Site Plan attached hereto as Exhibit "A". To
5 the extent where there are conflicts between the Conceptual Site Plan and this Ordinance, this Ordinance
6 shall take precedence. This Ordinance shall rescind and replace Ordinance #2005-25, and shall mean and
7 include the total of the following Regional Commercial uses as included herein.

8 A. Land Uses:

9 1. Group A Uses :

- 10 a. Professional Office
- 11 b. Self-Service Storage
- 12 c. Outside Storage (Boats and Recreational Vehicles)
- 13 d. Accessory Caretaker's residence

14 2. Group B Uses:

- 15 a. Automotive Repair
- 16 b. Automotive Service Station/Convenience Store
- 17 c. Banking
- 18 d. Bar or Tavern
- 19 e. Carwash
- 20 f. Consumer Services and Repair
- 21 g. Medical Service
- 22 h. Personal Care Services
- 23 i. Research Services
- 24 j. Restaurant, Fast Food
- 25 k. Restaurant, General
- 26 l. Retail, Convenience
- 27 m. Retail, General
- 28 n. Self-Service Laundry
- 29 o. Vehicular Sales
- 30 p. Veterinary Clinic
- 31 q. Warehouses
- 32 r. Church/House of Worship
- 33 s. Day Care Center
- 34 t. Family Day Care Home

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Accessory uses directly associated with the above primary uses may be approved by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Specific Conditions:

1. Site Plan Required: Site plan approval is required for any new uses listed above or any new structures or expansion of an existing building to support the allowed uses. Existing uses within existing structures do not need to comply with this requirement.
2. Setbacks: Any uses listed above as Group B Uses shall be setback a minimum of 250 feet from the northern property line. Uses in Group A and any other setback requirements shall be in accordance with the Comprehensive Plan and LDR, as amended.
3. Screening: Parking areas, non-structural equipment loading facilities, and storage areas shall be screened on all sides adjacent to any residential use. Screening shall consist of a continuous fence or wall constructed of a durable material such as concrete blocks, preformed concrete, wood, or similar type material of a minimum six-foot high and design so as to effectively hide from view any area required to be screened in accordance with the LDR screening provisions, as amended. The required screening fence or wall shall be installed in the inner side of the landscape buffer.
4. The storage of materials or chemicals outside the buildings shall be prohibited.

C. Open Space: 15% minimum

D. Impervious Surface Ratio: 0.70 maximum

E. Floor Area Ratio: 0.70 maximum

F. Building Height shall be in accordance with the Comprehensive Plan and LDR, as amended.

G. Landscaping and Buffering shall comply with the LDR, as amended.

H. Transportation Improvements/Access Management: Requirements shall be determined for the proposed uses at site plan review and in accordance with the LDR, as amended. At a minimum, but not be limited to, a Traffic Impact Study, a turn lane and driveway improvements may be required for development of the property, unless determined at site plan review to be unnecessary. The back access (north) entrance on Panther Road shall be limited to emergency vehicles only.

I. Lighting: Exterior lighting shall be in accordance with the LDR, as amended, and consistent with Dark-Sky Principles.

J. Noise: A noise study shall be required with a site plan submittal to demonstrate mitigation for any noise impacts the proposed uses may have on the neighboring uses pursuant to the LDR, as amended. All recommendations of the noise study shall be incorporated in the site plan. External intercom systems or loudspeakers or any other devices which electronically augment or amplify sounds are prohibited.

K. Design standards: Any new structures, or expansions of an existing buildings, shall comply with the design standards contained herein. Existing structures do not need to comply with this requirement until substantially improved.. Building Design Standards shall comply with the standards attached as Exhibit "B", or as adopted in the Land Development Regulations, as amended. Such design stadards shall be demonstrated at site plan submittal..

L. Signage: Signs shall be in accordance with the LDR, as amended.

- 1 M. Concurrency Management Requirements: Any development shall comply with the Lake County
2 Concurrency Management System, as amended.
- 3 N. Development Review and Approval: Prior to the issuance of any permits, the Applicant shall be
4 required to submit a site plan for review and approval in accordance with the Comprehensive Plan and
5 LDR, as amended.
- 6 O. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this
7 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and
8 Lake County Land Development Regulations shall include any future amendments to the Statutes,
9 Code, Plans, and/or Regulations.

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

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

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

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

2 ENACTED this _____ day of _____, 2013.

3 FILED with the Secretary of State _____, 2013.

4 EFFECTIVE _____, 2013.

5 BOARD OF COUNTY COMMISSIONERS
6 LAKE COUNTY, FLORIDA

7 _____
8 LESLIE CAMPIONE, Chairman

9 ATTEST:

10 _____
11 NEIL KELLY, Clerk of the
12 Board of County Commissioners
13 Lake County, Florida

14 APPROVED AS TO FORM AND LEGALITY

15 _____
16 SANFORD A. MINKOFF, County Attorney
17

1 **EXHIBIT "B" - DESIGN STANDARDS**

2 **Design Standards.** The following standards shall apply to principal nonresidential buildings. Industrial
3 buildings shall not be subject to these requirements, unless visible from State Road 40.

4 **A. Building Design:**

5 1. **Detail Features:** Principal structure facades that face a public street must include the following
6 elements:

- 7 a. Color change; and
- 8 b. Texture change

9 2. **Roofs:** Roofs shall have at least one (1) of the following features:

- 10 a. Parapets concealing flat roofs;
- 11 b. Overhanging eaves, extending no less than two (2) feet past the supporting walls;
- 12 c. Sloping roofs that do not exceed the average height of the supporting walls, with an average
13 slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal
14 run and less than or equal to one (1) foot vertical rise for every one (1) foot of horizontal run; or
- 15 d. Three (3) or more roof slope planes that do not exceed the average height of the supporting
16 walls.

17 3. **Materials and Colors:** Buildings shall be constructed to have the following:

- 18 a. Predominate exterior building materials shall be quality materials such as, but not limited to,
19 stucco or tinted/textured concrete masonry units.
- 20 b. Facade colors shall be neutral or earth tone colors. High intensity colors may be used as
21 accent colors providing that they do not comprise more than 20% of the paintable area. The
22 use of metallic colors, black or fluorescent colors shall be prohibited.
- 23 c. Building trim and accent areas may feature brighter colors, including primary colors. Neon
24 tubing for building trim or accent areas is not permitted.

25 4. **Building Lighting:**

- 26 a. Lighting shall be decorative and blend with the architectural style of the development.
- 27 b. All Lighting shall be cutoff fixtures designed and located so as to minimize glare and overhead
28 sky glow.
- 29 c. Canopy and overhead lighting shall be recessed or shielded in a manner that prevents lighting
30 of the horizontal axis.

31 5. **Mechanical Equipment:**

- 32 a. All mechanical equipment shall be located as far as reasonably possible from adjoining
33 residential uses.

1 b. Roof-mounted mechanical equipment shall be located within the area of the roof that is the
2 furthest away from adjacent residential uses or residentially zoned property as reasonably
3 possible, and shall be shielded from view with the use of a parapet wall or other architectural
4 feature.

5 c. Ground-mounted mechanical equipment shall be located within 20 feet of the principal
6 structure on the site and shall be shielded on all sides with acoustically lined walls that are at
7 least two feet higher than the top of the equipment.

8 **B. Site Design:** The site shall be designed to incorporate the following features.

9 1. **Entrances:** Principal buildings that face a public street shall feature at least one (1) customer
10 entrance, where practical.

11 2. **Connectivity:** The site design shall provide direct connections and safe street crossings to
12 adjacent land uses. Future connections or streets and treed sidewalks/paths to surrounding
13 neighborhoods shall be provided into retail sites to the greatest extent possible.

14 3. **Loading Docks, Trash Collection Containers and Similar Facilities:** These features shall be
15 incorporated into the overall design of the building and landscaping so that the acoustic impacts of
16 these functions are confined within and the visual impacts are out of view from adjacent properties
17 and public streets.

18 4. **Pedestrian Circulation:**

19 a. **Sidewalk/Paths:** Sidewalks at least five (5) feet in width with a planting strip; or at least seven
20 (7) feet in width without a planting strip, shall be provided along all sides of the parcel that abut
21 a public street per Florida Department of Transportation (FDOT) sidewalk width guidelines.

22 b. **Customer Access:** Continuous internal pedestrian walkways, no less than five (5) feet in
23 width, shall be provided from public sidewalks or right-of-ways to the primary customer
24 entrance of all principal structures on site. Walkways shall connect all focal points of pedestrian
25 activity such as transit stops, street crossings, building and store entry points, and shall feature
26 adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or
27 other such materials.

SECTION 1. Terms: The terms and conditions of this Ordinance shall mean and include the total of the following land uses. This Ordinance shall supersede any and all previous ordinances and shall revoke CUP #89/5/2-5 that has been granted for the site or any portions of the site legally described herein and attached hereto as "Exhibit A". The County Manager or designee shall amend the Zoning Map in accordance with this Ordinance.

A. Land Uses:

1. Use of the site shall be restricted to:

- a. Caretaker's Residence
- b. Professional Office
- c. Self-Service Storage
- d. Outside Storage (Boats and Recreational Vehicles)
- e. The back access entrance on Panther Road shall be limited to emergency vehicles only.

Accessory uses related thereto may be approved by the County Manager or designee. Any other use of the site shall require approval of an amendment by the Board of County Commissioners.

B. Outside Storage:

1. The storage of materials or chemicals outside the buildings shall be prohibited.

C. Lighting / Loudspeakers:

1. Light sources to illuminate signs, facades, buildings, parking, and loading areas shall be shaded.
2. Exterior lighting shall be directed away from adjacent properties. Lighting shall be designed as to prevent direct glare, light spillage, and hazardous interference with adjacent properties.

D. Landscaping:

All landscaping shall comply with the landscaping requirements contained in LDR 9.01.00.

E. Signage:

All signage shall comply with the applicable sign requirements contained in LDR Chapter 11.

F. Development Review and Approval: Prior to the issuance of any permits, the applicant shall submit site plans to be reviewed and approved by the County Manager or designee. The site

plans shall meet all submittal requirements and comply with all County codes and ordinances, as amended.

- G. Future Development Orders: Any requested development order must comply with the Lake County Land Development Regulations, as amended, and Lake County Comprehensive Plan, as amended.
- H. Future Amendments to Statutes, Code, Plan, 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. Conditions as altered and amended which pertain to the above tract of land shall be as follows:

- A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Zoning Board and the Board of County Commissioners.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner (except for normal maintenance activities – i.e. painting, screening, etc.) within the boundaries of the above described land without first submitting the necessary plans in accordance with Chapter XIV of the Lake County Land Development Regulations, and obtaining approval from the County Manager or designee upon obtaining the permits required from other appropriate governmental agencies.
- C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- D. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in Chapter XIV of the Lake County Land Development Regulations (LDRs), as amended.

ORDINANCE NO. #2005-25
(Tracking No. #26-05-CP) (PH#17-05-5) (David J. and Ruth G. Serpentino Bamber)

SECTION 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 29th day of March, 2005.


FILED with the Secretary of State April 21, 2005.

EFFECTIVE April 21, 2005.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


JENNIFER HILL, 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. #2005-25

PH#17-05-5

Tracking No.#26-05-CP

David & Ruth G. Serpentino Bamber

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

LEGAL DESCRIPTION: Manhattan, Sec 1 from SE cor of Sec 2 run N 29.94 ft, E 2696.03 ft, N 00 deg. 24' 37" E 559.94 ft to S r/w line of Panther Rd, S 89 deg. 34' 25" E 1000 ft for POB, continue S 89 deg. 34' 25" E 200.04 ft, S 00 deg. 28' 27" W 276.04 ft; N 89 deg. 39' 26" W 199.74 ft; N 00 deg. 24' 37" E 276.33 ft to POB and Manhattan Sec 1 E 200 ft of W 600 ft of S 1/4 of Lot 30 – LESS Road r/w Sec 7 Twp. 15S Rge. 27E.