

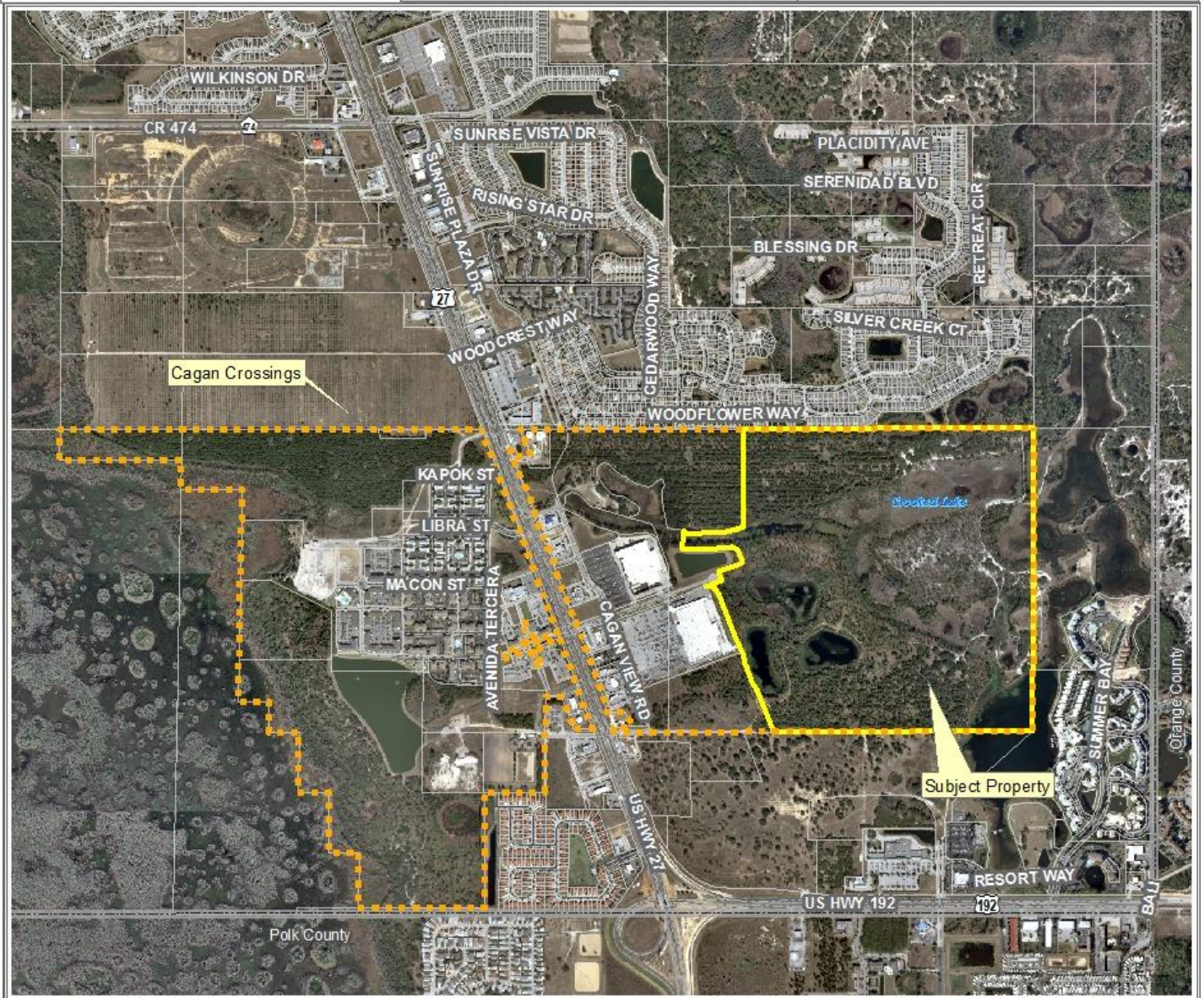
**LAKE COUNTY PLANNING AND ZONING DIVISION  
FUTURE LAND USE AMENDMENT STAFF REPORT**

**Planning and Zoning Board  
November 2, 2016**



**Board of County Commissioners  
November 22, 2016**

<p><b>FLU-16-11-1</b> Cagan Crossings FQD</p>	<p><b>Commissioner District 1</b> <b>Sullivan</b></p>	<p><b>Agenda Item #6</b></p>
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**Requested Action:** Amend the Future Land Use Map (FLUM) on approximately 242.5 +/- acres, from Cagan Crossings to Urban Medium Density Future Land Use Category, and amend the 2030 Comprehensive Plan to reflect the sixth amendment to the Development Order for the Cagan Crossings Florida Quality Development (FQD).

**Owner:** Cagan Crossings, Ltd. c/o Mr. William J. Deas, Registered Agent

**Applicant:** Alexandra L. Deas, Esq.

**- Site Location & Information -**

<b>Size</b>	Approximately 242.42 acres
<b>Location</b>	East of U.S. Highway 27 and north of Summer Bay Resort in south Lake County
<b>Future Land Use</b>	Cagan Crossings
<b>Zoning District</b>	Planned Unit Development (PUD) Ordinance 2009-14 (Third Amended & Restated Planned Unit Development Order)
<b>Proposed Land Use</b>	Urban Medium Density
<b>Joint Planning Area/ ISBA</b>	NA
<b>Overlay Districts</b>	NA

**- Land Use Table -**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comments</b>
<b>North</b>	Urban Low	Planned Unit Development (PUD)	Commercial and residential land uses	Cagans Crossing DRI Clear Creek PUD
<b>South</b>	Summer Bay	Planned Unit Development (PUD)	Commercial development along US HWY 192, Condos, and Vacant Land	Summer Bay DRI
<b>East</b>	Summer Bay	Planned Unit Development (PUD)	Condos	Summer Bay DRI
<b>West</b>	Cagan Crossings	Planned Unit Development (PUD)	Commercial development along US Highway 27	Cagan Crossings DRI

**- Summary of Staff Determination -**

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request amend the Future Land Use Map (FLUM) to change approximately 242.42 acres from Cagan Crossings to Urban Medium Density Future Land Use Category; amend Table FLUE 2 - *Future Land Use Categories Table* to reduce the acreage and dwelling units permitted within the Cagan Crossings Future Land Use Category; and amend Policy I-1.3.5 *Cagan Crossings Future Land Use Category* to reflect the new Book and Page of the recorded FQD-DRI Development Order.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

**- Summary of Analysis -**

The applicant has submitted an application to amend the 2030 Comprehensive Plan and the Future Land Use Map in conjunction with the Cagan Crossings Florida Quality Development (FQD) Notice of Proposed Changes (NOPC). The Cagan Crossings FQD NOPC would be the sixth amendment to the Development Order (DO) and proposes to remove 242.5 acres from the Cagan Crossings FQD and eliminate 4,108 dwelling units.

This application for a Comprehensive Plan Amendment proposes to:

1. Amend Policy I-1.2.2, "Consistency Between Future Land Use And Zoning," to revise the maximum dwelling units and acreage allotted for the Cagan Crossings Future Land Use Category;
2. Amend Policy I-1.3.5, "Cagan Crossings Future Land Use Category," to reflect the book and page of the latest development order; and

3. Amend the Future Land Use Map by changing the Future Land Use Category (FLCU) from Cagan Crossings to Urban Medium Density on 242.5 acres extracted from the Cagan Crossings FQD.

Amending the above referenced polices will keep the Comprehensive Plan consistent with the Cagan Crossings FQD Development Order. The excluded 242 acres is undeveloped and needs to be designated with a Future Land Use Category. The applicant has requested Urban Medium FLUC which allows a maximum density of seven (7) dwelling units per net acre which will serve as a buffer between the more intense and less intense urban land uses.

**- 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 amendment is consistent with Policy I-1.3.3 *Urban Medium Density Future Land Use Category*, which states that the Urban Medium Future Land Use Category may serve as an effective transition between more intense and less intense urban land uses. The subject property is situated east of the Cagan Crossings' commercial development along U.S. Highway 27, north of the Summer Bay DRI apartments and commercial development, west of the Summer Bay Timeshares, and south of the Clear Creek Subdivisions. The surrounding area is developed with highway-oriented commercial development and high density residential uses. The Urban Medium Future Land Use Category will serve as a buffer between the intense commercial development, high density multi-dwelling units, and the single family residential subdivision to the north. 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-1.3.3 requires the Urban Medium FLUC to be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. The subject property is located less than half a mile from U.S. Highway 27 which is designated as a Principal Arterial Road on the FDOT Roadway Functional Classification map.

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

The proposed amendment would not be in conflict with the Comprehensive Plan or the Land Development Regulations and is consistent with the proposed Sixth Amendment to the Development Order for the Cagan Crossings FQD.

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

The amendment is provide consistency between the Comprehensive Plan, the Cagan Crossings FQD Development Order, and the development plans for the subject property.

The property owner of the removed 242 acres intends on submitting a rezoning application to rezone the subject property to Planned Unit Development (PUD) in order to develop the property with single family and multi-family dwelling units at a maximum density of seven (7) dwelling units per net acre.

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

The applicant has submitted a NOPC for the Cagan Crossings FQD to remove 242 +/- acres and 4,108 dwelling units from the development. The Comprehensive Plan needs to be amended to reflect the new development order, affected acreage, and permitted dwelling units. In addition, the removed acreage needs to be designated with a new future land use category. The 4,108 dwelling units were allocated for the 242 acre parcel which would allow the property to be developed with 17 dwelling units per gross acre. The Urban Medium Density Future Land Use Category allows for a maximum of seven (7) dwelling units per net acre and would serve as an appropriate transition between future land use categories.

**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. The amendment proposes a reduction in density on the subject property; therefore no adverse impacts are anticipated.

Utilities: Water and Sewer

Policy IX-3.1.1, *Regional Wastewater Service Criteria*, requires development within the Urban Future Land Use Series to connect 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. 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 within the Urban Future Land Use Series.

Policy IX-2.2.2 *Mandatory Central Water Connection*, requires development within the Urban Future Land Use Series to connect to a public water system when available. Policy IX-2.2.4 *Provision of Potable Water Services Inside of Designated Urban Areas*, require properties within the Urban Future Land Use Series to connect to potable water services. Independent utility providers or public-private partnerships with planned facilities may be considered to provide regional potable water services within the Urban Future Land Use Series where connection to a municipal system is not feasible, and if such services are both cost efficient and environmentally sound. Policy IX-2.2.6 *Extension of Service to New Development*, requires new development within the Urban Future Land Use Series to connect to and fund the connection of their potable water facilities to municipal or private utilities systems where available.

Southlake Utilities already serves the existing Cagan Crossings development and has provided a letter stating that they have water and wastewater plant capacity to serve a development of 1,700 dwelling units on the subject property (Attachment #1).

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. Due to the reduction in density from what is currently approved, solid waste levels of service will not be impacted.

Transportation

This application would reduce the number of residential units permitted on the subject property from 4,108 units to a maximum of 1,694 units. The reduction in residential units will have no adverse impacts on the transportation network.

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

There is no indication this amendment will result in a significant impact on the natural environment. The Cagan Crossings FQD DO addressed impacts to natural resources and impacts to natural systems. 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.**

The site is developed or is being developed in accordance with the provisions provided in the Cagan Crossings FQD Development Order; there is no indication that property values will be impacted.

**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.**

Urban Medium Density will be an effective transition between the commercial development to the south and west of the subject property, and the Urban Medium Density to east, and the Urban Low Density to the north by providing urban infill to complement the adjacent uses. Urban Medium Density will maintain a logical and orderly development pattern and will be consistent with the other uses in the area.

**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 future land use map and text amendment and found:

1. The Future Land Use Map Amendment will designate 242 acres as part of the Urban Medium FLUC to serve as a transition between the surrounding commercial and high density residential land uses; and
2. 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 pattern between FLUC; and
3. The application reduces the number of residential units from 4,108 to a maximum of 1,694 permitted on the subject property and thus reduces the demand on public facilities; and
4. The application is consistent with Policy I-1.3.3 Urban Medium Density Future Land Use Category, which requires the Urban Medium FLUC to be located on or in close proximity to major collectors and arterial roadways and the subject property is less than half a mile from U.S. Highway 27, a Principal Arterial road; and
5. New development within the Urban Future Land Use Series is required to connect to public water facilities and central sewer services; and
6. Southlake Utilities has stated that they have the water and wastewater plant capacity to serve a development of 1,700 dwelling units on the subject property.

Based on these findings of fact, staff recommends **APPROVAL** of the request amend the Future Land Use Map (FLUM) to change approximately 242.42 acres from Cagan Crossings to Urban Medium Density Future Land Use Category; amend Table FLUE 2 - *Future Land Use Categories Table* to reduce the acreage and dwelling units permitted within the Cagan Crossings Future Land Use Category; and amend Policy I-1.3.5 *Cagan Crossings Future Land Use Category* to reflect the new Book and Page of the recorded Development Order.

**Case Manager:** Michele Janiszewski, Planner

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

# Attachment #1 - Utility Availability



16554 Crossings Boulevard, Suite 2  
Clermont, Florida 34714  
Phone No. (352) 394-8898 Fax No. (352) 394-8894

August 11, 2016

William J. Deas, P.A.  
2215 River Boulevard  
Jacksonville, Florida 32204

Re: Proposed DR Horton Development  
1,700 Single Family Units  
242.4215 Acres  
Lake County, Florida  
Parcel No. 362426000100000200

Dear Mr. Deas:

Pursuant to your request, please be advised that the referenced is within Southlake Utilities, Inc. Service Area.

Southlake Utilities, Inc. has water and wastewater plant capacity available to serve proposed construction for the referenced project.

It is the obligation of the utility to provide service to an applicant, however only under the terms of a properly executed Developers Agreement, along with payment of all appropriate charges and fees. Construction plans and permits must be submitted to the utility, all regulatory agencies and approved prior to utility providing service.

If you need additional information, please call me at (352) 636-8072.

Sincerely,

*Randall W. Corbin*

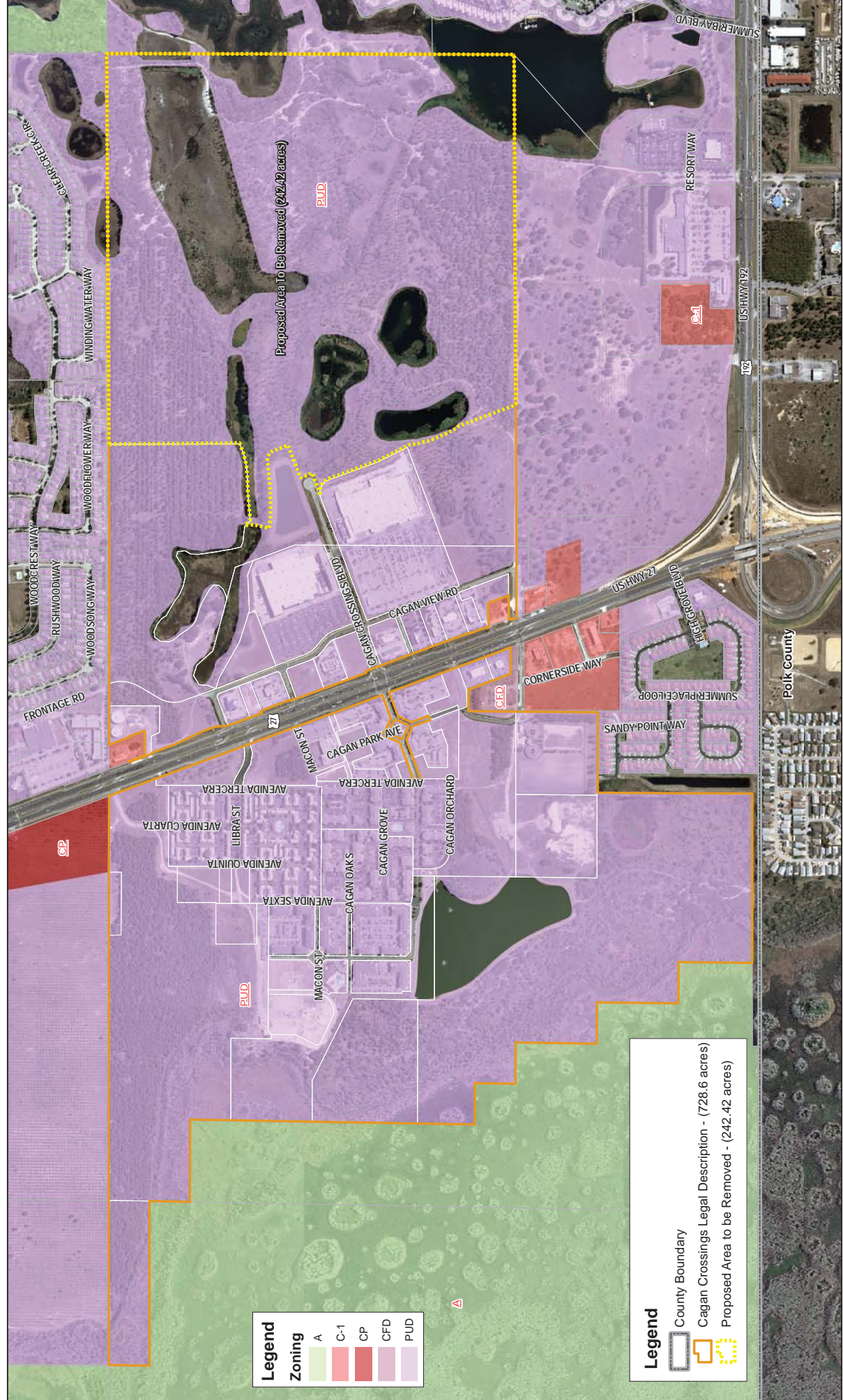
Randall W. Corbin  
Manager

Copy: Development File

**Cagan Crossings  
Zoning**



1 inch = 700 feet



**Legend**

Zoning	Color
A	Green
C-1	Red
CP	Orange
CFD	Purple
PUD	Pink

**Legend**

	County Boundary
	Cagan Crossings Legal Description - (728.6 acres)
	Proposed Area to be Removed - (242.42 acres)

Polk County

**Cagan Crossings**

1 inch = 700 feet



Proposed Area To Be Removed (242.42 acres)

**Legend**

- County Boundary
- Cagan Crossings
- Future Land Use
- Proposed Area to be Removed - (242.42 acres)

Polk County








**Cagan Crossings  
Proposed Future Land Use**


1 inch = 700 feet





**Legend**

**Future Land Use**

-  Green Swamp Rural Conservation
-  Public Service Facility & Infrastructure
-  Regional Commercial
-  Urban Low
-  Urban Medium

 Green Swamp Rural Conservation

**Legend**

-  County Boundary
-  Cagan Crossings Legal Description - (728.6 acres)
-  Proposed Area to be Removed - (242.42 acres)
-  Proposed Land Use Change

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**TRANSMITTAL ONLY  
ORDINANCE 2017-XX  
FLU-16-11-1**

**Cagan Crossings Text and Map Amendment**

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**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING *POLICY I-1.2.2, ENTITLED "CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING"*, TO AMEND THE MAXIMUM DWELLING UNITS AND ACERAGE FOR THE CAGAN CROSSING FUTURE LAND USE CATEGORY; AMENDING POLICY I-1.3.5 "CAGAN CROSSINGS FUTURE LAND USE CATEGORY" TO CHANGE THE BOOK AND PAGE OF THE RECORDED DEVELOPMENT ORDER; AMENDING THE FUTURE LAND USE MAP FROM CAGAN CROSSINGS TO URBAN MEDIUM DENSITY FUTURE LAND USE CATEGORY FOR THE 242 ACRE PROPERTY LOCATED EAST OF US HIGHWAY 27 IN SOUTH LAKE COUNTY, DESCRIBED IN SECTION 2 BELOW; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**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 the 25<sup>th</sup> day of May, 2010, the Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030 Comprehensive Plan; and

**WHEREAS**, on the 23<sup>rd</sup> day of July, 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 the 22<sup>nd</sup> day of September, 2011, the Lake County 2030 Comprehensive Plan became effective and designated the property as part of the Regional Office and Urban Medium Density Future Land Use Category; and

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

**WHEREAS**, on the 2<sup>nd</sup> day of November, 2016, 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 the 22<sup>nd</sup> day of November, 2016, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners; and

**WHEREAS**, on the 25<sup>th</sup> day of January, 2017, this Ordinance was heard at a 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 and Future Land Use Map;

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

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 4 **Section 1. Comprehensive Plan Text Amendment.**

5 The 2030 Comprehensive Plan is hereby amended to include the following text amendments. Added text is  
 6 shown as underlined, deleted text is shown as ~~strikethrough~~. The notation \* \* \* shall mean that all preceding  
 7 or subsequent text remains unchanged.

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10 **Policy I-1.2.2 Consistency between Future Land Use and Zoning**

11 The County shall regulate land use activities within the Future Land Use Categories and overlay areas  
 12 illustrated on the Future Land Use Map and described within the Comprehensive Plan through the  
 13 implementation of zoning districts. Zoning districts shall be defined within the Land Development Regulations,  
 14 and a zoning map produced that depicts the demarcation of each zoning district. The maximum density and  
 15 intensity of zoning districts shall not exceed the density and intensity allowed by the Future Land Use  
 16 Category. The Future Land Use Categories are summarized in Table FLUE-2, as follows:

17 **Table FLUE 1 - Future Land Use Categories Table**

<b>FUTURE LAND USE CATEGORY</b>	<b>DENSITY (1)</b>	<b>F.A.R. (INTENSITY)</b>	<b>I.S.R</b>	<b>OPEN SPACE</b>	<b>BUILDING HEIGHT (2)(5)</b>
Urban Low Density	4 d.u./1 acre	0.25 to 0.35	0.60	25%	Note (3)
Urban Medium Density	7 d.u./1 acre	0.35 to 0.50	0.70	20%	Note (3)
Urban High Density	Min. 4 d.u./1 acre Max 12 d.u./1 acre	2.0	0.80	10%	Note (3)
Cagan Crossings ( <del>728.5</del> <u>486.1</u> acres) (4)	<del>8,000</del> <u>3,892</u> d.u.	700,000 s.f.	NS	44%	Note (3)
Bella Collina	868 d.u.	700,000 s.f.	NS	25%	Note (3)
Summer Bay (351 acres)	2,215 d.u.	280,020 s.f.	NS	NS	Note (3)
Regional Office	1 multi-family du per 10,000 sq. ft. of commercial space (Note (6))	3.0	0.75	15%	Note (3)
Regional Commercial	1 multi-family du per 10,000 sq. ft. of commercial space (Note (6))	3.0	0.75	15%	Note (3)
Industrial	NS	1.0	0.80	NS	Note (3)
Public Service Facilities & Infrastructure	1 caretaker unit per parcel	1.0	0.80	NS	Note (3)

<b>FUTURE LAND USE CATEGORY</b>	<b>DENSITY (1)</b>	<b>F.A.R. (INTENSITY)</b>	<b>I.S.R</b>	<b>OPEN SPACE</b>	<b>BUILDING HEIGHT (2)(5)</b>
Mt. Plymouth-Sorrento Main Street	5.5 d.u./1 acre	0.30	0.60	20% to 25%	"see Mt. Plymouth-Sorrento Policies"
Mt. Plymouth - Sorrento Neighborhood	2 d.u./1 acre	0.20 to 0.30	0.30	30% to 50%	"see Mt. Plymouth-Sorrento Policies"
Rural	1 d.u./5 acres	NS	0.20 0.30	Min. 35%	Note (3)
Rural Transition	1 d.u./5 acres 1 d.u./3 acres 1 d.u./1 acre	NS	0.30 0.50	35% to 50%	Note (3)
Recreation	NS	0.10	0.50	NS	Note (3)
Conservation	NS	NS	NS	NS	Note (3)
<b>APPLICABLE ONLY IN THE WEKIVA RIVER PROTECTION AREA</b>					
A-1-40 Sending Area (Sending Area Number One)	1 d.u./40 acres 1 d.u./10 acres	NS	0.20 to 0.30	Min. 50%	Note (3)
A-1-20 Sending Area (Sending Area Number Two)	1 d.u./20 acres 1 d.u./5 acres	NS	0.20 to 0.30	Min. 50%	Note (3)
A-1-20 Receiving Area (Receiving Area Number One)	1 d.u./20 acres 1 d.u./5 acres 1 d.u./1 acre	NS	0.20 to 0.30	Min. 50%	Note (3)
Mt. Plymouth Sorrento Receiving Area (Receiving Area Number Two)	5.5 d.u./1 acre	0.30	0.60	20% to 25%	Note (3)
<b>APPLICABLE ONLY IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN</b>					
Green Swamp Ridge	4 d.u./1 acre	0.25 to 0.35	0.45	40%	40 ft.
Green Swamp Rural	1 d.u./5 acres	NS	0.20 to 0.30	Min. 60%	40 ft.
Green Swamp Rural Conservation	1 d.u./10 acres	NS	0.20	Min. 80%	40 ft.
Green Swamp Core Conservation	1 d.u./20 acres	NS	0.10	Min. 90%	40 ft.

- 1 ABBREVIATIONS: F.A.R =Floor Area Ratio I.S.R =Impervious Surface Ratio  
 2 NS = Not Specified d.u. = Dwelling Unit Min. = Minimum  
 3 ft. = Feet s.f. = Square Feet  
 4 NOTES:

1 Should there be any discrepancy between entries in this summary table and the more detailed text of the  
2 Comprehensive Plan, the text of the Goals, Objectives, and Policies shall control.

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4 All density and intensity standards refer to Net Density or Net Buildable Area, which excludes wetlands and  
5 water bodies.

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7 Please refer to the specific policies pertaining to each Future Land Use Category for details on allowed  
8 density, Floor Area Ratio, Impervious Surface Area, and open space requirements.

- 9  
10 (1) Within all residential Future Land Use categories, additional dwelling units may be built within the net  
11 buildable area of a parcel based upon a transfer from wetland areas. Please refer to Policy I-1.2.4  
12 Calculation of Residential Densities for details.  
13 (2) Building heights in the Ferndale Community and the Ferndale Center District are limited to three (3)  
14 habitable stories. Building heights are limited to 35 feet within the Pinecastle Military Operations Area.  
15 (3) Refer to Building Heights within Future Land Use Categories Policy (Policy I-1.2.3).  
16 (4) Applies only to the Cagan Crossings FQD as [described in Policy I-1.3.5 Cagan Crossings Future Land](#)  
17 [Use Category. recorded in OR Book 2470, Page 815.](#)  
18 (5) Height limitations do not apply to structural appurtenances such as spires, steeples, chimneys, radio  
19 towers, antennae, or similar structures in residential areas, unless otherwise addressed specifically in  
20 the Land Development Regulations. Height limitations do not apply to silos, windmills, water towers, or  
21 similar structures in agricultural areas. Height limitations do apply to mechanical systems and screening  
22 walls, parapets or other roof treatments on commercial buildings.  
23 (6) The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet  
24 of gross leasable area of commercial space and the allowed FAR shall not be applied to such residential  
25 areas. Residential uses are excluded on parcels in this category located within Mount Dora joint planning  
26 area first authorized by the Board of County Commissioners on September 28, 2004.

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30 **Policy I-1.3.5 Cagan Crossings Future Land Use Category**

31 This Future Land Use Category shall consist solely of the uses, densities and intensities on the property  
32 within the Southlake Development, also known as Cagan Crossings, approved by the Cagan Crossings FQD  
33 Development Order as recorded in Book ~~2470~~ [XXXX](#) Page ~~815~~ [XXXX](#) of the Official Records of Lake County,  
34 incorporated herein by reference. This category shall exist and apply solely on the property identified in the  
35 above-referenced development order.

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39 **Section 2. Comprehensive Plan Future Land Use Amendment.**

40 The 2030 Future Land Use Map is hereby amended to change the Future Land Use Category on the subject  
41 property, described in Exhibit A, from Cagan Crossings to Urban Medium Density Future Land Use Category.

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43 **Section 3. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida Statutes,  
44 Section 163.3184(11).  
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1 **Section 4. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or  
2 unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of  
3 the remaining portions of this Ordinance.  
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5 **Section 5. Effective Date.** This Ordinance shall become effective upon filing with the Secretary of State.  
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7 ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2017.  
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9 FILED with the Secretary of State \_\_\_\_\_, 2017.  
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11 BOARD OF COUNTY COMMISSIONERS  
12 LAKE COUNTY, FLORIDA  
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14 \_\_\_\_\_  
15 Sean M. Parks, Chairman  
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17 ATTEST:  
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19 \_\_\_\_\_  
20 Neil Kelly, Clerk of the Board of  
21 County Commissioners, Lake County, Florida  
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23 Approved as to form and legality:  
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26 Melanie Marsh, County Attorney  
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**EXHIBIT A**  
**Legal Description of Subject Property.**

That part of Section 36, Township 24 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the Northwest corner of Section 36, Township 24 South, Range 26 East, Lake County, Florida; thence N89°27'38"E along the North line of the Northwest 1/4 of said Section 36 for a distance of 805.00 feet to the POINT OF BEGINNING; thence continue N89°27'38"E along said North line for a distance of 1835.02 feet to the Northeast corner of said Northwest 1/4; thence N89°15'11"E along the North line of the Northeast 1/4 of said Section 36 for a distance of 1321.85 feet to the Northeast corner of the West 1/2 of said Northeast 1/4; thence S00°14'11"E along the East line of said West 1/2 of the Northeast 1/4 for a distance of 2625.67 feet to the Southeast corner of said West 1/2 of the Northeast 1/4; thence S00°09'58"E along the East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 36 for a distance of 661.38 feet to the Southeast corner of said North 1/2 of Northwest 1/4 of the Southeast 1/4; thence S89°27'02"W along the South line of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 for a distance of 1326.41 feet to the Southwest corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence S89°26'46"W along the South line of the North 1/4 of the Southwest 1/4 of said Section 36 for a distance of 1526.37 feet; thence N20°38'12"W, 486.03 feet; thence N39°46'43"W, 26.76 feet; thence N29°14'20"W, 75.14 feet; thence N23°26'46"W, 53.72 feet; thence N23°51'49"W, 70.15 feet; thence N17°09'49"W, 52.30 feet; thence N12°06'30"W, 48.91 feet; thence N19°27'19"W, 41.57 feet; thence N05°43'27"W, 59.36 feet to a point on the Southeasterly prolongation of the Easterly line of a parcel of land described in Official Records Book 2485, Page 1937, of the Public Records of Lake County, Florida; thence run N26°55'19"W along said Southeasterly prolongation and the Easterly line of said lands 274.93 feet; thence N20°09'55"W along said Easterly line 436.17 feet to a point on a non-tangent curve concave Southwesterly having a radius of 106.00 feet and a chord bearing of N65°35'59"W; thence Northwesterly along the arc of said curve and said Easterly line through a central angle of 90°00'00" for a distance of 166.50 feet to a point of cusp; thence N69°24'01"E, 193.29 feet; thence N20°35'59"W, 103.93 feet; thence N69°23'01"E, 280.53 feet; thence N20°35'59"W, 126.87 feet to the point of curvature of a curve concave Southwesterly having a radius of 75.00 feet and a chord bearing of N58°49'21"W; thence Northwesterly along the arc of said curve through a central angle of 76°26'45" for a distance of 100.07 feet to the point of reverse curvature of a curve concave Northerly having a radius of 3454.10 feet and a chord bearing of S86°12'25"W; thence Westerly along the arc of said curve through a central angle of 06°30'17" for a distance of 392.14 feet to the point of compound curvature of a curve concave Northerly having a radius of 1000.00 feet and a chord bearing of N86°05'56"W; thence Westerly along the arc of said curve through a central angle of 08°53'02" for a distance of 155.05 feet to a non-tangent line; thence N12°29'01"E, 128.83 feet; thence N04°50'50"W, 69.95 feet to the Southerly line of lands described in Official Records Book 4661, Page 1174 of said Public Records; thence run the following ten (10) courses along said Southerly line: S44°46'21"E, 59.47 feet; N83°15'56"E, 40.14 feet; N85°15'04"E, 117.45 feet; N85°46'42"E, 89.17 feet; N88°22'15"E, 106.56 feet; N85°49'30"E, 66.84 feet; N78°35'59"E, 44.89 feet; N77°31'19"E, 75.94 feet; N68°15'37"E, 87.40 feet; N68°36'16"E, 5.79 feet; thence run N00°32'22"W along the East line of said lands described in Official Records Book 4661, Page 1174, for a distance of 1055.67 feet to the POINT OF BEGINNING.

Containing 242.4215 acres more or less and being subject to any rights-of-way, restrictions and easements of record.