



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 6

Public Hearings: Planning & Zoning Board (PZB): July 9, 2019
Board of County Commissioners (BCC): July 30, 2019 (Transmittal)
Board of County Commissioners (BCC): XX XX, 2019 (Adoption)

Case No. and Project Name: FLU-19-02-4 Sorrento Pines Future Land Use Map Amendment

Applicants: Jimmy Crawford, Esq.

Owners: Sorrento Pines, LLC

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 200.45 acres from Rural Transition Future Land Use Category to Planned Unit Development (PUD) Future Land Use Category.

Staff Determination: Staff recommends approval of the application.

Case Manager: Christine Rock, AICP, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 200.45 acres

Location: West of Rolling Oak Road, adjacent to County Road 437 in the Sorrento area

Alternate Key No.: 2723530 and 1744768

Future Land Use Category: Rural Transition

Current Zoning District: Community Facility District

Flood Zone: A/X

Joint Planning Area/ISBA: None

Overlay Districts: Wekiva Study Area

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural Transition	Planned Unit Development (PUD)	Residential Subdivision	Sorrento Hills Phase 3
South	Rural Transition	Agriculture (A)	Residential and agricultural	Large tract single family dwelling units
East	Mt. Plymouth-Sorrento Receiving Area and Receiving Area A-1-20	Agriculture (A) and Rural Residential (R-1)	Residential Subdivision	Rolling Oak Estates, adjacent to County Road 437
West	Public Service Facility and Infrastructure	Community Facility District (CFD)	Spray filed	Owned by City of Eustis

Staff Analysis

This Comprehensive Plan Amendment application seeks to change the future land use designation of approximately 200.45 acres from Rural Transition to Planned Unit Development. The Applicant is seeking to develop the property with the new PUD future land use category, which was adopted by the Board of County Commissioners on January 29, 2019. Pursuant to Comp Plan Table FLUE 1 Note 11, "Development standards for each PUD FLUC will be established within each respective development order"; as such, there are no pre-determined established development standards for the category.

The existing Rural Transition FLUC allows for residential development at densities equal to or less than one (1) dwelling per five (5) net acres where appropriate. A density of one (1) dwelling per three (3) net acres is allowed for rural conservation subdivisions utilizing a PUD with 35% open space and a density of one (1) dwelling per one (1) net acre is allowed for rural conservation subdivisions utilizing a PUD with 50% open space. The requested PUD future land use category proposes 348 single family dwellings with a maximum density of 1.74 dwellings per one (1) net acre with the minimum required open space of 25% consistent with LDR Section 4.03.04(c). The Concept Plan (Attachment #1) illustrates the proposed layout of the subdivision with 49% open space and residential lots greater than one (1) acre in size located along CR 437 and the southern boundary line.

The Applicant has submitted a concurrent rezoning application to rezone the subject property from Community Facility District (CFD) to Planned Unit Development (PUD) zoning. If the application for the comprehensive plan amendment is approved by the Board of County Commissioners (the 'Board') for transmittal to Department of Economic Opportunity (DEO), the rezoning application will be presented to the Board during the Future Land Use Amendment approval.

Standards for Review (LDR Section 14.03.03)

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

The amendment is consistent with Comprehensive Plan Goal I-1 Purpose of the Future Land Use Element, which states that Lake County's land use policies shall ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas. The proposed PUD density is transitional between the north-eastern properties designated as lower density Wekiva River Protection Area Receiving Area A-1-20 (Twenty (20) dwellings per one (1) net acre) and the south-eastern properties designated as higher density Mt. Plymouth-Sorrento Receiving Area future land use (density of five and one-half (5.5) dwellings per one (1) net acre).

The amendment is consistent with Comp Plan Policy I-7.13.5 which states that a FLUM amendment resulting in an increase in residential density must be in the most appropriate location with respect to the efficient use of public facilities and services for this increase in density, and with respect to all other policies of this Comprehensive Plan. The City of Eustis stated that they are able to provide water, reclaimed water, and sewer services to the property.

The amendment is consistent with Comp Plan Policy I-3.4.5, which states that central water and sewer facilities can be connected to a regional system when available for new development in the Wekiva Study Area with a density equal to or greater than one unit per net acre. The Applicant is proposing to develop the property at 1.74 dwellings per one (1) net acre which is compliant with this policy.

The amendment is consistent with Comprehensive Plan Policy I-3.4.2 Open Space Requirements within the Wekiva Study Area (WSA). Pursuant to the policy minimum open space must be provided consistent with the requirements of the applicable Future Land Use Category (Planned Unit Development) and open space is to be configured in a single continuous tract. The Concept Plan indicates that the open space will be configured in a single continuous tract.

The amendment is consistent with Comp Plan Policy I-7.14.2 which states that an application to establish a Planned Unit Development Future Land Use Category shall be accompanied with an application to rezone the subject property to Planned Unit Development. A PUD zoning district ordinance is provided for reference as Attachment #2.

B. Whether the proposed amendment is in conflict with any applicable provisions of the Code.

The proposed PUD FLUC amendment for residential development conflicts with the current Community Facility District zoning to allow a solar farm. However, the Applicant has submitted a concurrent rezoning application to rezone the property from Community Facility District (CFD) to Planned Unit Development (PUD) consistent with the proposed PUD FLUC. If the proposed future land use amendment application is approved by the Board of County Commissioners (the 'Board') for transmittal, the future rezoning application will be presented to the Board at the same time the future land use amendment is presented for adoption.

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

The proposed amendment requests a residential subdivision with a density of 1.74 dwelling units per one (1) net acre. The request is compatible with the existing adjacent residential neighborhood to the north, Sorrento Hills subdivision (one (1) dwelling per one (1) net acre consistent with Special Master 05-96 and Ordinance #1991-34), and to the south-east, Rolling Oaks subdivision (one (1) dwelling per one (1) net acre consistent with the Rural Residential (R-1) zoning district). The proposed single family use is compatible with the surrounding single family uses; however, the proposed density is inconsistent with the lower densities of the north-eastern, south and south-western properties which are large parcels. The proposed request is inconsistent with the western adjacent parcel that is used as a spray field by the City of Eustis.

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

The Applicant has indicated that the proposed land use change for higher density has been requested to help satisfy a demand for housing in Lake County. The Applicant provided the following justification: "The population projections and methodology used to evaluate residential capacity and required acreage were recorded in the Lake County Future Land Use Element Data, Inventory & Analysis, 2030 Planning Horizon (FLU I & A). The FLU I & A sourced population data from the Bureau of Economics and Business Research (BEBR) at the University of Florida. When comparing the population projections reported in the FLU I & A (2010) with current population projections (reported 2018) directly from the BEBR, it is clear that population growth has exceeded that which was reported in 2010." The above referenced 2010 population projection is 412,400 and the above referenced 2018 projected population is 427,600.

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 and Sewer

The City of Eustis has indicated that it can provide central water, reclaimed water, and sewer to the proposed development. The proposed Planned Unit Development (PUD) ordinance requires all development to connect to a potable water service and regional wastewater provider.

Schools

Based on a review by the Lake County School Board, the schools that would be affected by the future land use designation change and their projected five-year capacity status are as follows: Sorrento Elementary School would be at 74% capacity; Mount Dora Middle School would be at 68% capacity; and Mount Dora High School would be at 98% capacity.

The Applicant will be responsible for obtaining school concurrency prior to final plat pursuant to LDR Sec. 5-A.00.00.

Parks

The proposed comprehensive plan amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed rezoning is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #39) is located within five (5) miles of the subject properties.

Transportation Concurrency

The Applicant provided a Transportation Demand Analysis for the proposed PUD Future Land Use Category amendment which found that the identified study roadways of Thrill Hill Road to C.R. 437, S.R. 44 to S.R. 46 and C.R. 437 to C.R. 437 North will likely experience traffic volume impacts. The study compared the impacts of the increased number of trips between the current Rural Transition FLUC if it were developed with the third alternative density of one (1) dwelling per one (1) net acre and the proposed PUD FLUC with a density of two (2) dwellings per one (1) net acre.

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

An updated environmental assessment dated no more than six (6) months from the preliminary plat submittal will be required. The assessment will address the presence of protected flora and fauna. New development will be required to meet all criteria contained within the Comprehensive Plan and Land Development Regulations.

The Applicant provided an Environmental Assessment which identified eight-five (85) potentially occupied gopher tortoise burrows on the subject property. The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities. No other endangered species or protected upland communities were identified on the subject property.

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

There is no indication that the amendment would have an adverse impact on property values.

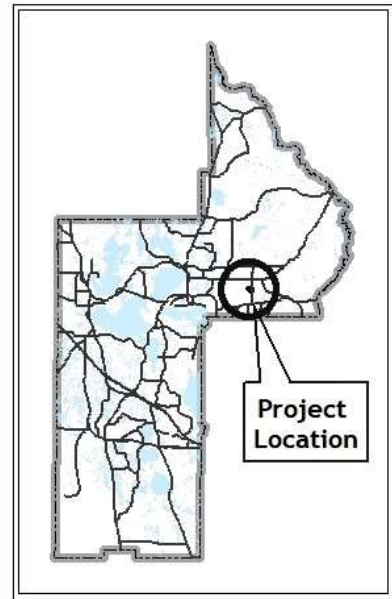
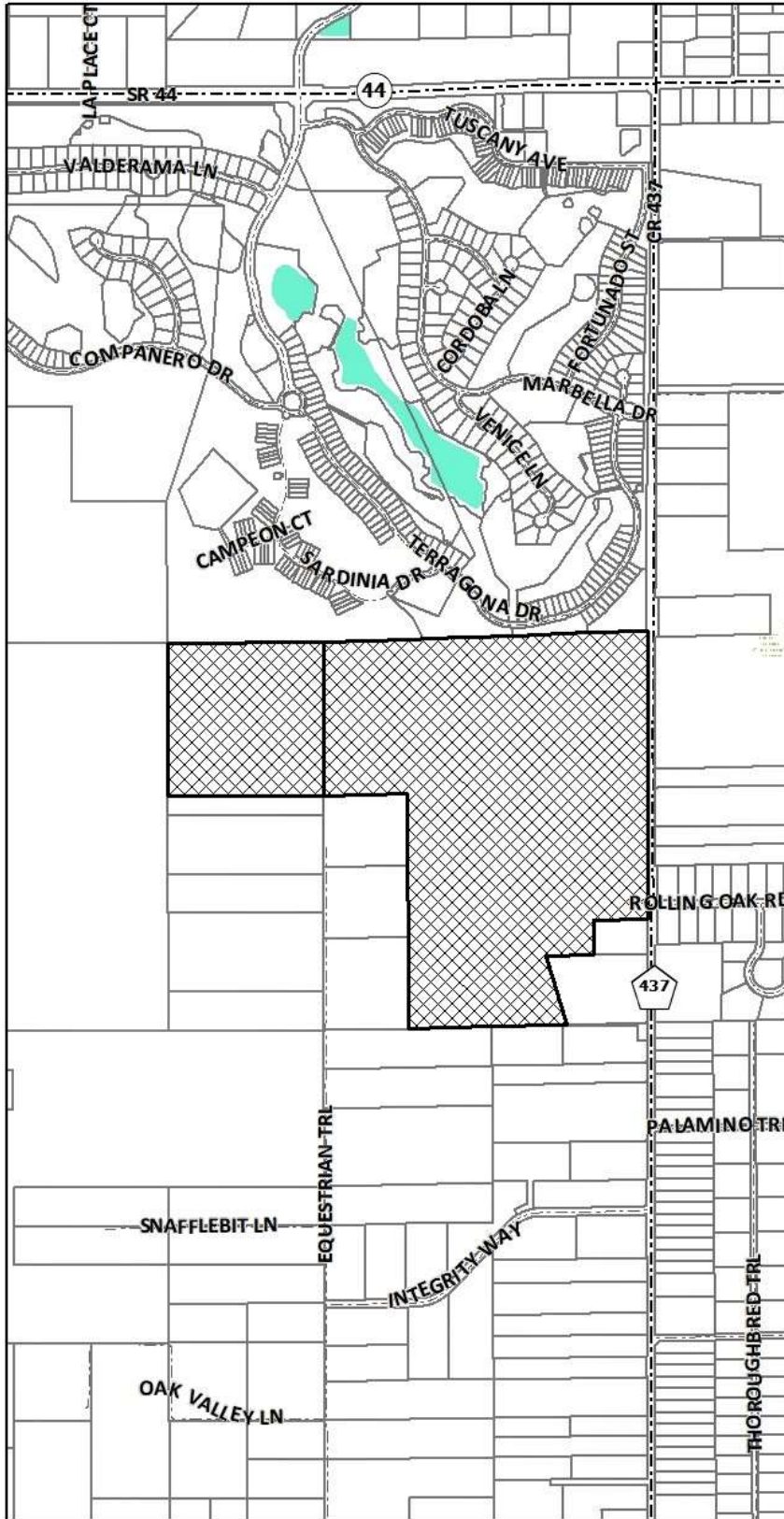
H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed amendment is compatible with the development pattern to the north and south-west as the density of the proposed PUD is similar to the density of the existing residential subdivisions. The proposed density of 1.74 dwellings per one (1) net acre is transitional between the higher density Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area (density of five and one-half (5.5) dwellings per one (1) net acre) FLUC to the north and the lower density Wekiva River Protection Receiving Area A-1-20 (one (1) dwelling per twenty (20) net acres) FLUC and Rural Transition FLUC (five (5) dwellings per one (1) net acre) to the south and south-west.

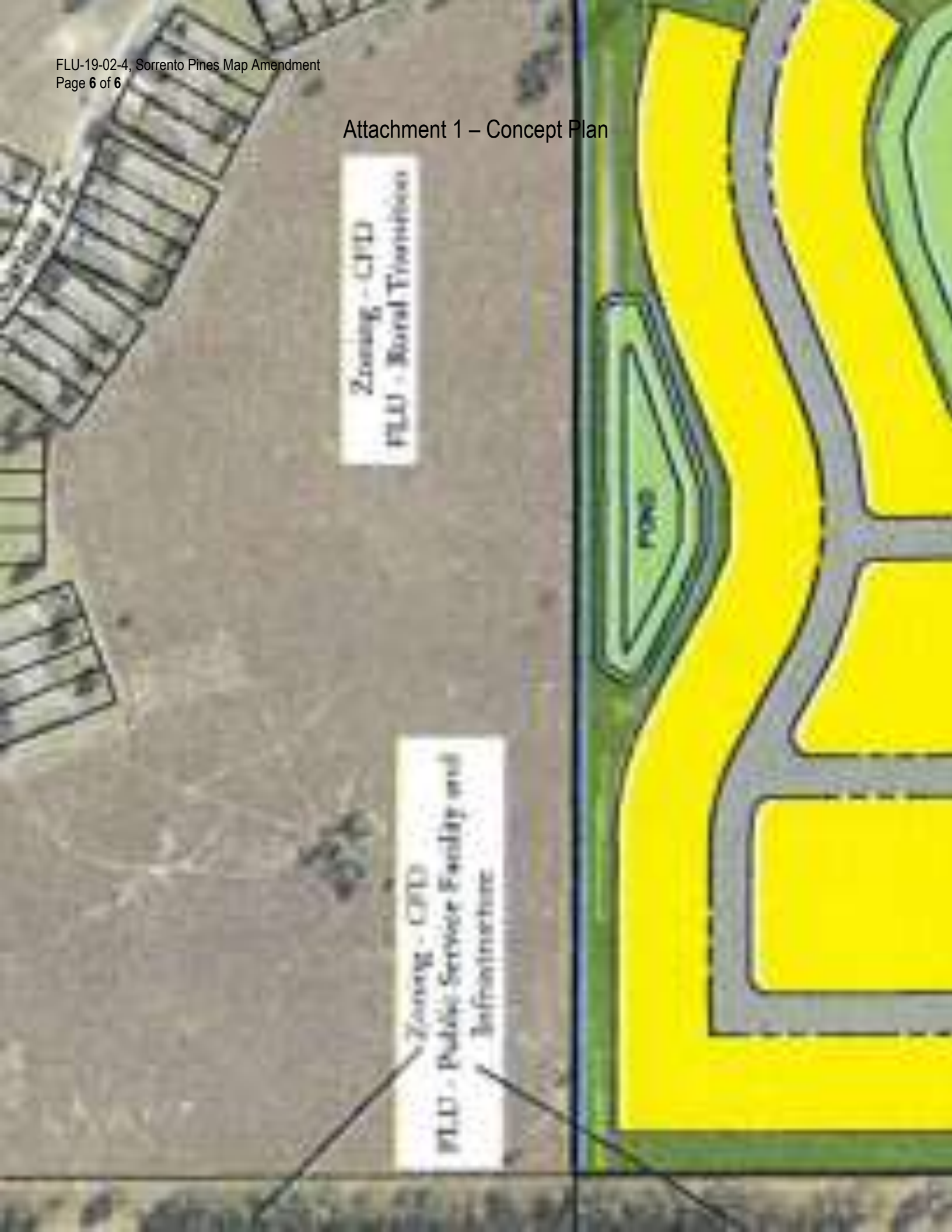
I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

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

Map of Subject Property



Attachment 1 – Concept Plan



Zoning - CPD
FLD - Rural Transition

Zoning - CPD
FLD - Public Service Facility and
Infrastructure

POND

Ordinance 2019 - XX
Sorrento Pines
RZ-19-06-4

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

3 **WHEREAS**, Jimmy Crawford, Esq., (the "Applicant") submitted a rezoning application and a large-scale
4 future land use map amendment application on behalf of Sorrento Pines, LLC (the "Owners"), to amend the Future
5 Land Use Map from Rural Transition to Planned Unit Development and rezone property from Community Facility
6 District (CFD) to Planned Unit Development District (PUD) for Single-Family Residential development; and

7 **WHEREAS**, the subject property consists of approximately 200.45 +/- acres located West of Rolling Oak
8 Road, adjacent to County Road 437 in the Sorrento area in Section 13, Township 19 South, Range 27 East, known
9 as Alternate Key Numbers 2723530 and 1744768, and more particularly described in Exhibit "A"; and

10 **WHEREAS**, the property is located within the Planned Unit Development Future Land Use Category as
11 shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

12 **WHEREAS**, this Ordinance shall be codified into Comprehensive Plan Policy I-7.14.4, entitled 'Planned
13 Unit Development Land Use Category,' to reflect the development conditions of this ordinance; and

14 **WHEREAS**, the Lake County Zoning Board did on the Xth day of XXXXX, 2019 review Petition RZ-19-06-4;
15 after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would
16 be presented to the Board of County Commissioners of Lake County, Florida, on the XXth day of XXXXX, 2019; and

17 **WHEREAS**, this application was presented to the Board of County Commissioners of Lake County,
18 Florida, concurrently with the current application to amend the Future Land Use Map and the Comprehensive Plan
19 (FLU-19-02-4) to reflect the Sorrento Pines development plan as required by Comprehensive Plan Policy I-7.14.2,
20 entitled 'Time frame of Planned Unit Developments;' and

21 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the Lake
22 County Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property
23 owners at a Public Hearing duly advertised; and

24 **WHEREAS**, upon review, certain terms pertaining to the development of the above described property
25 have been duly approved; and

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

28 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned Unit
29 Development (PUD). The uses of the property shall be limited to those uses specified in this
30 Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit "B". To the
31 extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance shall take
32 precedence.

33 **A. Permitted Land Uses.**

- 34 1. A total of 348 single family residential lots at an overall density not to exceed 1.74
35 dwelling units per net acre.
- 36 2. Accessory uses directly associated with the above uses may be approved by the County
37 Manager or designee. Any other use of the site not specified above shall require approval
38 of an amendment to this Ordinance by the Board of County Commissioners.

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1 **B. Setbacks & Development Standards.** The development standards shall be as follows:

2 1. Development Standards

	Single Family Detached	Single Family Detached – 1 Acre or more
Minimum Lot Width	40 feet	150 feet
Minimum Lot Area	4,400 sf	43,560 sf
Maximum Building Height	40 feet	40 feet
Front	25 feet from the right of way	30 feet from the right of way
Secondary Front	15 feet from the right of way	30 feet from the right of way
Side	5 feet from the property line	20 feet from the property line
Rear	10 feet from the property line	50 feet from the property line
Accessory structures	10 feet from the side and rear property lines	20 feet from the side and rear property lines
Impervious Surface Ratio	65%	65%

3 **C. Open Space.** A minimum of 25% of the net buildable area of the entire site shall be dedicated to
 4 open space, as defined in the Comprehensive Plan.

5 **D. Landscaping Requirements.** Landscaping, Buffering, and Screening shall be in accordance with
 6 the Comprehensive Plan and LDR, as amended.

7 **E. Transportation.**

- 8 1. All access management shall be in accordance with the Comprehensive Plan and Land
 9 Development Regulations, as amended.
- 10 2. Offsite Road improvements will be required on CR 473, including left and right turn lanes
 11 at entrances and paved shoulders.
- 12 3. Right-of-Way dedication will be required to meet CR 473 Realignment and Multi-Model
 13 study.
- 14 4. An 8 foot wide sidewalk will be required along the site's CR 473 frontage, as identified in
 15 the CR 473 Realignment and Multi-Model study and Land Development Regulations
 16 Commercial Design Standards, as amended.
- 17 5. All internal roads shall be designed to meet Lake County road design standards.
- 18 6. The development shall incorporate traffic calming with the roadway design utilizing
 19 Florida Greenbook Traffic Calming Treatments and acceptable measure by Lake County.

20 **F. Environmental.** An environmental survey shall be conducted in accordance with the LDRs, as
 21 amended, to address natural vegetative communities, wildlife corridors, and designated species
 22 prior to submittal of any development application.

1 **G. Stormwater Management.**

- 2 1. The stormwater management system shall be designed in accordance with all applicable
3 Lake County and St. Johns River Water Management District (SJRWMD) requirements;
4 as amended.
5 2. The developer shall be responsible for any flood studies required for developing the site
6 and comply with FEMA, Comprehensive Plan and Land Development Regulations, as
7 amended. Any development within the floodplain as identified on the FEMA maps will
8 required compensating storage.

9 **H. Schools.** School Concurrency shall be met before final plat approval in accordance with the
10 Comprehensive Plan and LDR, as amended.

11 **I. Signage.** All signs shall be consistent with the Land Development Regulations, as amended.

12 **J. Utilities.** The development shall be serviced by central water and central sewer.

13 **K. Concurrency Management Review.** Concurrency shall be met prior to the issuance of any
14 development order, consistent with the Land Development Regulations (LDR), as amended.

15 **L. Development Review and Approval.**

- 16 1. Prior to the issuance of any permits, the Owners will be required to submit a preliminary
17 plat, construction plans, and final plat generally consistent with EXHIBIT B - Conceptual
18 Plan for review and approval in accordance with the Comprehensive Plan and LDR, as
19 amended.
20 2. A proposed amendment to an approved PUD land use designation that increases the
21 approved intensities or densities of the PUD without a corresponding decrease in another
22 portion of the PUD and resulting in greater off-site impacts shall require an amendment to
23 the Comprehensive Plan.

24 **M. PUD Expiration.** Physical development shall commence within three (3) years from the date of
25 this Ordinance approval. Failure to commence construction within three (3) years of approval shall
26 cause the revocation of this ordinance, in accordance with the Comprehensive Plan or
27 superseding documents amended. Prior to expiration of the three-year time frame, the Board of
28 County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a
29 maximum of two (2) years upon a showing that reasonable efforts have been made towards
30 securing the required approvals and commencement of work.

31 **N. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references in
32 this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive
33 Plan, and Lake County Land Development Regulations shall include any future amendments to
34 the Statutes, Code, Plans, and/or Regulations.

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

- 36 **A.** After establishment of the facilities as provided herein, the aforementioned property shall only be
37 used for the purposes named in this Ordinance. Any other proposed use must be specifically
38 authorized by the Board of County Commissioners.
39 **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,
40 move, convert, or demolish any building structure, add other uses, or alter the land in any manner
41 within the boundaries of the above described land without first obtaining the necessary approvals
42 in accordance with the Lake County Code, as amended, and obtaining the permits required from
43 the other appropriate governmental agencies.

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- 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 Owners and any successors, and shall be subject to each and every condition herein set out.
- D. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.
- E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by 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 the Land Development Regulations, as amended.
- F. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

[Remainder of Page Intentionally Blank]

1 **Section 3. 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, the holding will in no way affect the validity
3 of the remaining portions of this Ordinance.

4 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this
5 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
6 Florida Statutes.

7 **Section 5. Effective Date.** This Ordinance will become effective as provided by law.

8
9 ENACTED this _____ day of _____, 2019.

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11 FILED with the Secretary of State _____, 2019.

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13 EFFECTIVE _____, 2019.

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17 BOARD OF COUNTY COMMISSIONERS
18 LAKE COUNTY, FLORIDA

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23 LESLIE CAMPIONE, CHAIRMAN

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26 ATTEST:

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29 _____
30 GARY J. COONEY, CLERK OF THE
31 BOARD OF COUNTY COMMISSIONERS
32 LAKE COUNTY, FLORIDA

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35 APPROVED AS TO FORM AND LEGALITY

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38 _____
39 MELANIE MARSH, COUNTY ATTORNEY
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Exhibit "A" – Legal Description

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PARCEL I

A portion of Section 13, Township 19 South, Range 27 East, and Section 18, Township 19 South, Range 28 East, Lake County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Sorrento Hills, Phase 3, as recorded in Plat Book 52, Pages 69 through 78, Public Records of Lake County, Florida; thence run North 89°53'44" East, along the South line of said Plat, a distance of 1327.47 feet to the Southwest corner of Sorrento Hills, Phases 1 and 2, as recorded in Plat Book 48, Pages 4 through 15, Public Records of Lake County, Florida; thence run North 87°49'27" East, along said South Plat line, a distance of 2740.01 feet to the East line of the West 1/2 of said Section 18; thence departing said South line, run South 00°11'26" West, along said East line a distance of 2441.71 feet to the North line of Sumter Electric Cooperative, Inc. parcel as described in Official Records Book 2386, Page 2371, as recorded in Lake County, Florida; thence departing said East line, run South 88°58'14" West along the said North line, a distance of 439.00 feet to the Northwest corner of said Sumter Electric Parcel; thence departing said North line, run South 00°11'26" West along the West line of said Sumter Electric Parcel, a distance of 300.00 feet to the Southwest corner of said Sumter Electric Parcel and the North line of a Florida Power Corporation parcel, as described in Official Records Book 691, Page 853, as recorded in Lake County, Florida; thence departing said West line run South 88°58'14" West along said North line, a distance of 406.52 feet to the Northwest corner of said Florida Power Corporation parcel; thence departing said North line, run South 18°09'24" East along the Westerly line of said Florida Power Corporation parcel, a distance of 606.96 feet to the Southwest corner of said Florida Power Corporation parcel and the South line of said Southwest 1/4 of Section 18; thence departing said Westerly line, run South 88°58'14" West along the said South line, a distance of 1354.42 feet to the Southeast corner of the South 3/4 of the West 1/2 of the West 1/2 of said Southwest 1/4; thence departing said South line, run North 00°12'01" East along the East line of the said South 3/4 of the West 1/2 of the West 1/2 of the Southwest 1/4, a distance of 1978.36 feet to the Northeast corner of the South 3/4 of the West 1/2 of the West 1/2 of said Southwest 1/4; thence departing said East line, run South 88°43'43" West, along the North line of the South 3/4 of the West 1/2 of the West 1/2 of the Southwest 1/4, a distance of 722.85 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 13; thence departing said North line run South 89°45'06" West, along the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, a distance of 1323.86 feet to the Southwest corner of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13; thence departing said South line, run North 00°15'51" West, along the West line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, a distance of 659.00 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 13; thence departing said West line, run North 00°17'47" West along the West line of said Southeast 1/4 of the Northeast 1/4 of Section 13, a distance of 635.96 feet to the POINT OF BEGINNING.

PARCEL II

That part of the South 1701.91 feet, less the South 880.20 feet thereof, of the Southeast 1/4 of Section 18, Township 19 South, Range 28 East, Lake County, Florida, lying West of the Westerly right of way line of State Road #437.

Together containing 200.45 acres, more or less.

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Ordinance 2019 – XX
FLU-19-02-4
Sorrento Pines

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2 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;
3 AMENDING THE FUTURE LAND USE MAP FROM RURAL TRANSITION TO PLANNED UNIT
4 DEVELOPMENT FUTURE LAND USE CATEGORY FOR A 200.45 ACRE PROPERTY LOCATED WEST
5 OF ROLLING OAK ROAD, ADJACENT TO COUNTY ROAD 437 IN THE SORRENTO AREA, AS
6 DESCRIBED IN THIS ORDINANCE; AMENDING COMPREHENSIVE PLAN POLICY I-7.14.4 ENTITLED
7 'PLANNED UNIT DEVELOPMENT LAND USE CATEGORY' TO INCLUDE THE SORRENTO PINES
8 PLANNED UNIT DEVELOPMENT AND ASSOCIATED DEVELOPMENT PROGRAM; PROVIDING FOR
9 PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR
10 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
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13 **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal
14 planning, and land development regulation in the State of Florida; and

15 **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County
16 Commissioners of Lake County to “[p]repare and enforce comprehensive plans for the development of the
17 county”; and

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

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

25 **WHEREAS**, on the 22nd day of September, 2011, the Lake County 2030 Comprehensive Plan
26 became effective and designated the property as part of the Rural Transition Future Land Use Category;
27 and

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

30 **WHEREAS**, on the 9th day of July 2019, this Ordinance was heard at a public hearing before the
31 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

32 **WHEREAS**, on the 30th day of July 2019, this Ordinance was heard at a public hearing before the
33 Lake County Board of County Commissioners for approval to transmit to the state planning agency and
34 other reviewing agencies; and

35 **WHEREAS**, on the XX day of XXXX 2019, this Ordinance was heard at a public hearing before the
36 Lake County Board of County Commissioners for adoption; and

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

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

41

1 ENACTED this ____ day of _____, 2019.

2

3 FILED with the Secretary of State _____, 2019.

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BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

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Leslie Campione, Chairman

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14 ATTEST:

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Gary J. Cooney, Clerk
Board of County Commissioners of
Lake County, Florida

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24 Approved as to form and legality:

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Melanie Marsh, County Attorney

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Exhibit A. Legal Description.

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PARCEL I

A portion of Section 13, Township 19 South, Range 27 East, and Section 18, Township 19 South, Range 28 East, Lake County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Sorrento Hills, Phase 3, as recorded in Plat Book 52, Pages 69 through 78, Public Records of Lake County, Florida; thence run North 89°53'44" East, along the South line of said Plat, a distance of 1327.47 feet to the Southwest corner of Sorrento Hills, Phases 1 and 2, as recorded in Plat Book 48, Pages 4 through 15, Public Records of Lake County, Florida; thence run North 87°49'27" East, along said South Plat line, a distance of 2740.01 feet to the East line of the West 1/2 of said Section 18; thence departing said South line, run South 00°11'26" West, along said East line a distance of 2441.71 feet to the North line of Sumter Electric Cooperative, Inc. parcel as described in Official Records Book 2386, Page 2371, as recorded in Lake County, Florida; thence departing said East line, run South 88°58'14" West along the said North line, a distance of 439.00 feet to the Northwest corner of said Sumter Electric Parcel; thence departing said North line, run South 00°11'26" West along the West line of said Sumter Electric Parcel, a distance of 300.00 feet to the Southwest corner of said Sumter Electric Parcel and the North line of a Florida Power Corporation parcel, as described in Official Records Book 691, Page 853, as recorded in Lake County, Florida; thence departing said West line run South 88°58'14" West along said North line, a distance of 406.52 feet to the Northwest corner of said Florida Power Corporation parcel; thence departing said North line, run South 18°09'24" East along the Westerly line of said Florida Power Corporation parcel, a distance of 606.96 feet to the Southwest corner of said Florida Power Corporation parcel and the South line of said Southwest 1/4 of Section 18; thence departing said Westerly line, run South 88°58'14" West along the said South line, a distance of 1354.42 feet to the Southeast corner of the South 3/4 of the West 1/2 of the West 1/2 of said Southwest 1/4; thence departing said South line, run North 00°12'01" East along the East line of the said South 3/4 of the West 1/2 of the West 1/2 of the Southwest 1/4, a distance of 1978.36 feet to the Northeast corner of the South 3/4 of the West 1/2 of the West 1/2 of said Southwest 1/4; thence departing said East line, run South 88°43'43" West, along the North line of the South 3/4 of the West 1/2 of the West 1/2 of the Southwest 1/4, a distance of 722.85 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 13; thence departing said North line run South 89°45'06" West, along the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, a distance of 1323.86 feet to the Southwest corner of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13; thence departing said South line, run North 00°15'51" West, along the West line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, a distance of 659.00 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 13; thence departing said West line, run North 00°17'47" West along the West line of said Southeast 1/4 of the Northeast 1/4 of Section 13, a distance of 635.96 feet to the POINT OF BEGINNING.

PARCEL II

That part of the South 1701.91 feet, less the South 880.20 feet thereof, of the Southeast 1/4 of Section 18, Township 19 South, Range 28 East, Lake County, Florida, lying West of the Westerly right of way line of State Road #437.

Together containing 200.45 acres, more or less.