



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): February 3, 2021
Board of County Commissioners (BCC) [Transmittal]: February 23, 2021
Board of County Commissioners (BCC) [Adoption]: TBD

Case No. and Project Name: FLU-20-04-2, Lake Nellie Crossing Future Land Use Map Amendment

Applicants: Cecelia Bonifay, Akerman LLP

Owners: Harry Alfred Suggs & Patricia Durmeyer Suggs Family Trust

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 100.30 +/- acres from Rural Transition Future Land Use Category to Urban Low Density Future Land Use Category.

Staff Determination: Staff finds the future land use amendment application consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Emily W. Johnson, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 100.30 +/- gross acres (86.22 +/- net acres)

Location: East of Lakeshore Drive, north of Suggs Road in the unincorporated Clermont area.

Alternate Key No.: 1813107, 3863032, and 1405351

Future Land Use: Rural Transition

Proposed Future Land Use: Urban Low Density

Current Zoning District: Urban Residential District (R-6)

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application – See RZ-20-39-2]

Flood Zone: “AE” and “X”

Joint Planning Area/ISBA: City of Clermont JPA

Overlay Districts: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition and Urban Low Density	Planned Unit Development (PUD) and Urban Residential District (R-6)	Residential	Single-Family Dwelling Units (Vista Grande Phases II and III, and Highland Groves Phase III)
South	Rural Transition and Rural	Planned Unit Development (PUD) and Urban Residential District (R-6)	Residential	Single-Family Dwellings Units (Lake Nellie Shores, Vista Grande Phase I, and Hills of Lake Louisa)

East	Rural Transition	Community Facility District (CFD) and Urban Residential District (R-6)	Worship Hall and Residential	Liberty Baptist Church; Residential (Beverly Estates, Aurora Homes, and Saw Mill Run) adjacent to Lakeshore Drive
West	Rural Transition	Agriculture Residential District (AR) and Agriculture (A)	Residential	Single-Family Dwellings Units

Staff Analysis

This Comprehensive Plan Amendment application seeks to change the future land use designation of approximately 100.30 +/- acres from Rural Transition to Urban Low Density Future Land Use Category (FLUC). The subject parcel is zoned Urban Residential District (R-6), as defined in Lake County Land Development Regulation (LDR) Section 3.00.02.G, and is designated with a Rural Transition Future Land Use Category (FLUC), as described in Lake County Comprehensive Plan Policy I-1.4.5. The property is located east of Lakeshore Drive, north of Suggs Road in the Clermont area of unincorporated Lake County and is located within the City of Clermont Joint Planning Area (JPA). The application was sent to the City of Clermont for review; on January 8, 2021 the City indicated they have no objections to the proposed rezoning and future land use amendment, so long as the JPA requirements for development are satisfied.

The existing Rural Transition FLUC allows for residential development with a maximum density of one (1) dwelling per five (5) net buildable acres. The requested Urban Low Density FLUC allows for residential development with a maximum density of four (4) dwelling units per net buildable acres.

This FLUM amendment request was submitted in conjunction with an application to rezone the subject property from Urban Residential District (R-6) to Planned Unit Development (PUD) to accommodate development of a residential subdivision as illustrated in the Concept Plan (Attachment "A"). The proposed subdivision will contain one-hundred and ninety (190) lots with a minimum open space requirement of 25% consistent with the Urban Low FLUC. If the proposed amendment is approved by the Board for Transmittal, the amendment will be provided to the Florida Department of Economic Opportunity (DEO) and other state agencies to review and provide feedback. Once feedback is received, the FLU amendment and rezoning will be simultaneously presented to the BCC for 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 seeks to change the Future Land Use Category (FLUC) from Rural Transition FLUC to Urban Low Density FLUC. The request is consistent with Comprehensive Plan Policy I-1.3.2, which allows a maximum density of four (4) dwelling units per net acre. The Applicant has concurrently submitted a rezoning application to rezone the property to PUD to facilitate the development of a residential subdivision at a maximum density of 1.95 dwelling units per net acre, which is also consistent with the Urban Low Density FLUC.

The request is consistent with Comprehensive Plan Policy I-1.1.4, which encourages direct growth to existing urban areas where public facilities and services are presently in place, and encourages higher density residential infill development within municipalities and existing urbanized area of the County to conserve rural land and maintain vibrant communities. The proposed development density is transitional between the surrounding unincorporated properties, which are designated as Agriculture Residential District (one dwelling unit per two (2) acres), Urban Residential District (six dwelling units per one (1) acre), and Planned Unit Development. The surrounding subdivisions are developed at similar or higher densities than that which is proposed, and are more consistent with the density allowed by the Urban Low Density FLUC than that of the Rural Transition FLUC: Vista Grande Phase I (154 lots developed over 72.79 acres, at a density of 2.11 dwelling units per acre), Vista Grande Phase II (35 lots developed over 24.95 acres, at a density of 1.40 dwelling units per acre), Vista Grande Phase III (43 lots developed over 16 acres, at a density of 2.68 dwelling units per acre), Highland Groves Phase III (22 lots developed over 15.17 acres, at a density of 1.45 dwelling units per acre), Hills of Lake Louisa (51 lots developed over 26.12 acres, at a density of 1.95 dwelling units per acre), Beverly Estates (14 lots developed over 8.43 acres, at a density of 1.66 dwelling units per acre), and Saw Mill Run (9 lots on 8.09 acres, at a density of 1.11 dwelling units per acre). The concept plan (Attachment "A") illustrates that the proposed residential subdivision is being developed with a maximum density of 1.95 dwelling units per one (1) net acre.

The request is consistent with Comprehensive Plan Policy IX-2.2.2, which states that when available, mandatory connection to a public water system is required for new development for properties located within the Urban Future Land Use Series. Lake Utilities Inc. has provided a written statement verifying that potable water services will be provided, subject to a utility agreement executed between the applicant and service provider.

Pursuant to Comprehensive Plan Policy IX-3.1.2 Mandatory Sewer Connection, where a public sanitary sewer system is not available, a new development within the Urban Future Land Use Series which exceeds a density of one unit per net acre shall provide a regional/sub-regional sanitary sewer system, unless exempted by the Board of County Commissioners. The applicant has submitted a request for a waiver to this policy, to be included with the request to rezone the subject property.

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

The proposed amendment would not be in conflict with the Land Development Regulations (LDR). The proposed Urban Low Density FLUC allows residential uses with a maximum density of four (4) dwelling units per net acre, the concept plan (Attachment "A") illustrates that the proposed residential subdivision is being developed with a maximum density of 1.95 dwelling units per net acre. The Applicant has concurrently submitted an application to rezone the subject property from Urban Residential District (R-6) to Planned Unit Development (PUD).

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

The Applicant is seeking to develop the subject parcel with a residential subdivision at a maximum density of 1.95 dwelling units per net acre; the Urban Low Density FLUC allows a maximum density of four (4) dwellings per net acre. The request is generally consistent with the development patterns in the immediate area as the subject parcel is surrounded by residential uses.

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

The Applicant provided the following statement in support of the proposed amendment: *"The single family development as proposed within this application package is consistent with existing single family development in the area, as previously approved by the County. The proposed project serves as infill between the previously approved developments of Lake Nellie Shores and Vista Grande. The proposed Lake Nellie Crossing is of similar character and development pattern in accordance with the direct orderly, compact growth desired in the Comprehensive Plan per Policy I-1.1.3. The increase of density from Rural Transition, (which allows for density alternatives ranging from 1 dwelling unit per 5 net acres to 1 dwelling unit per 3 net acres), to Urban Low Density (which allows for up to 4 dwelling units per net acre) is to accommodate the proposed development and will allow the applicant to construct a product to meet customer and market demand. The applicant is proposing to develop 190 single family units on +/- 100.30 acre site which results in a density of 1.89 dwelling units per [gross] acre. As a comparison, the surrounding future land use designations are Rural Transition or Urban Low Density further north."*

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

Lake Utilities Inc. has provided a written statement verifying that potable water services will be provided (Attachment "C"). As there are no sewer lines within one-thousand (1,000) feet of the subject property, individual septic tanks may be installed on each individual residential lot. Septic tanks shall be consistent with the Florida Department of Health regulations, as amended. In addition, the Applicant has submitted a request for an exemption to central sewer system connection requirements contained within LDR Section 6.12.01(B) and Comprehensive Plan Policy IX-3.1.2, to be presented to the BCC for consideration with the rezoning application.

Office of Parks and Recreation

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

Office of Public Safety

Lake County Fire Rescue Station #110 is located within four (4) miles of the subject property at 6234 County Road 561, in Clermont, and will provide advanced life support should an emergency situation on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process if the rezoning is granted.

Schools

Lake County School Board has indicated that adequate student capacity is available to address the potential school impact associated with the concurrent rezoning application; the Adequate Public Facilities Determination Letter (Attachment "D") is attached. The Applicant will be responsible for obtaining school concurrency prior to final plat approval pursuant to Land Development Regulations (LDR) Chapter 5.

Solid Waste

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

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of Lakeshore Drive is "D" with capacity of 675 trips in the peak direction. Currently, the impacted segment from County Road 561 to Oswalt Road is operating at twenty-one (21) percent. This project will be generating approximately two hundred forty-three (243) pm peak hour trips, in which one hundred fifty-three (153) trips will impact the peak hour direction.

The Applicant provided a Transportation Facilities Analysis regarding the subject land use amendment, the Executive Summary of which is attached (Attachment "E"). The analysis concluded that the impacted roadways will continue to operate below the adopted LOS, and will not be adversely impacted by the proposed residential development. Transportation Concurrency will be further addressed during the development review process.

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

According to the GIS Map, the subject parcel contains wetlands and is partially located within Flood Zones "AE" and "X". The Applicant provided an Ecological Assessment dated August 2020, which positively identified wetland communities and gopher tortoises on the site. A fifty (50) foot upland buffer will be required around all wetlands.

All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria contained within the Land Development Regulations (LDR) and Comprehensive Plan. An environmental assessment dated no older than 6 months from the application submission date will be required at the time of site plan submittal and will need to indicate the presence of vegetation, soils, wetlands, threatened and endangered species that may exist on the site. Any required State permitting or mitigation will be required before development can commence.

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.

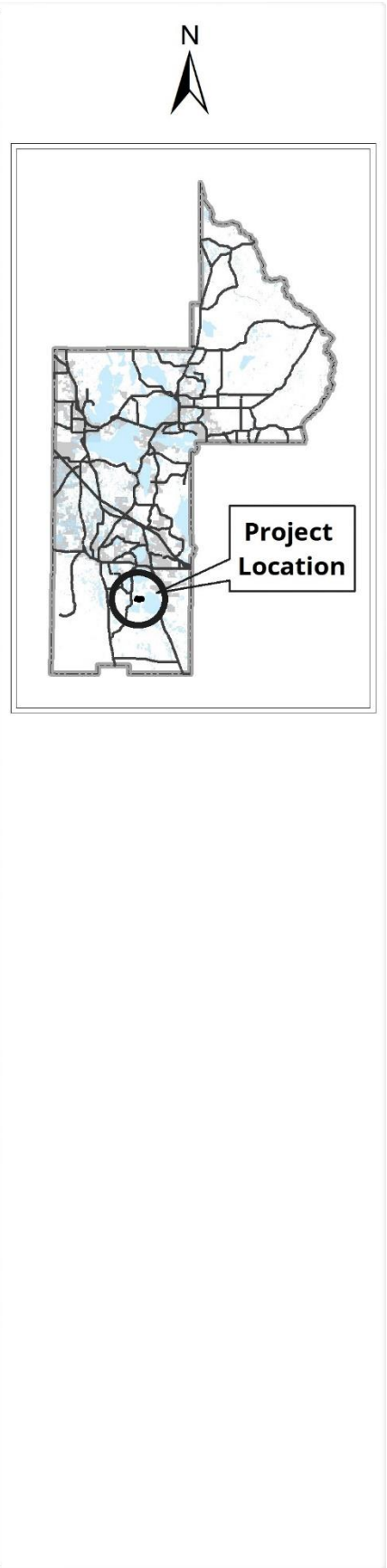
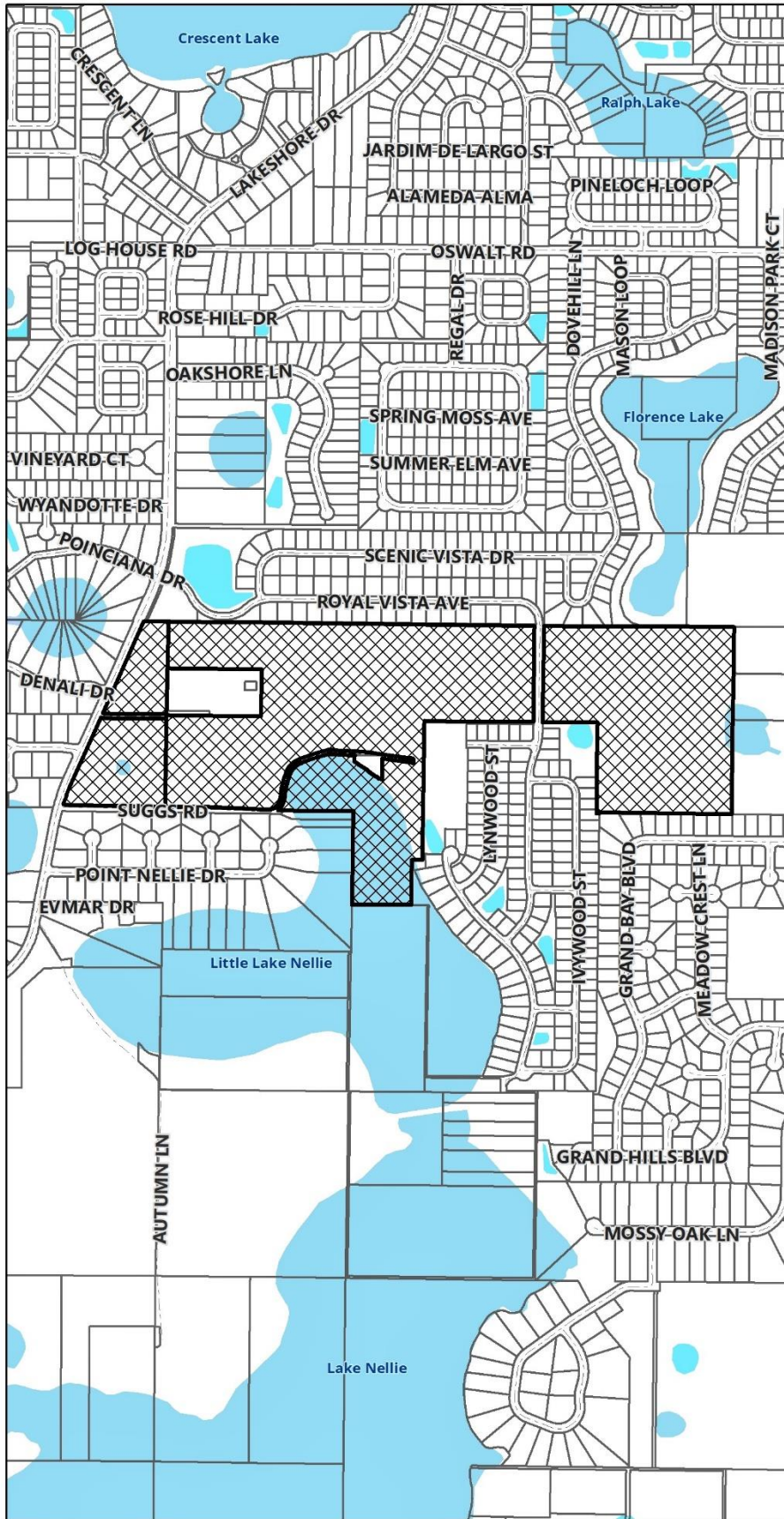
H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The Applicant is seeking to develop the subject parcel with a residential subdivision at a maximum density of 1.95 dwelling units per net acre; the Urban Low Density FLUC allows a maximum density of four (4) dwellings per net acre. The request is generally consistent with the development patterns in the immediate area as the subject parcel is surrounded by residential uses.

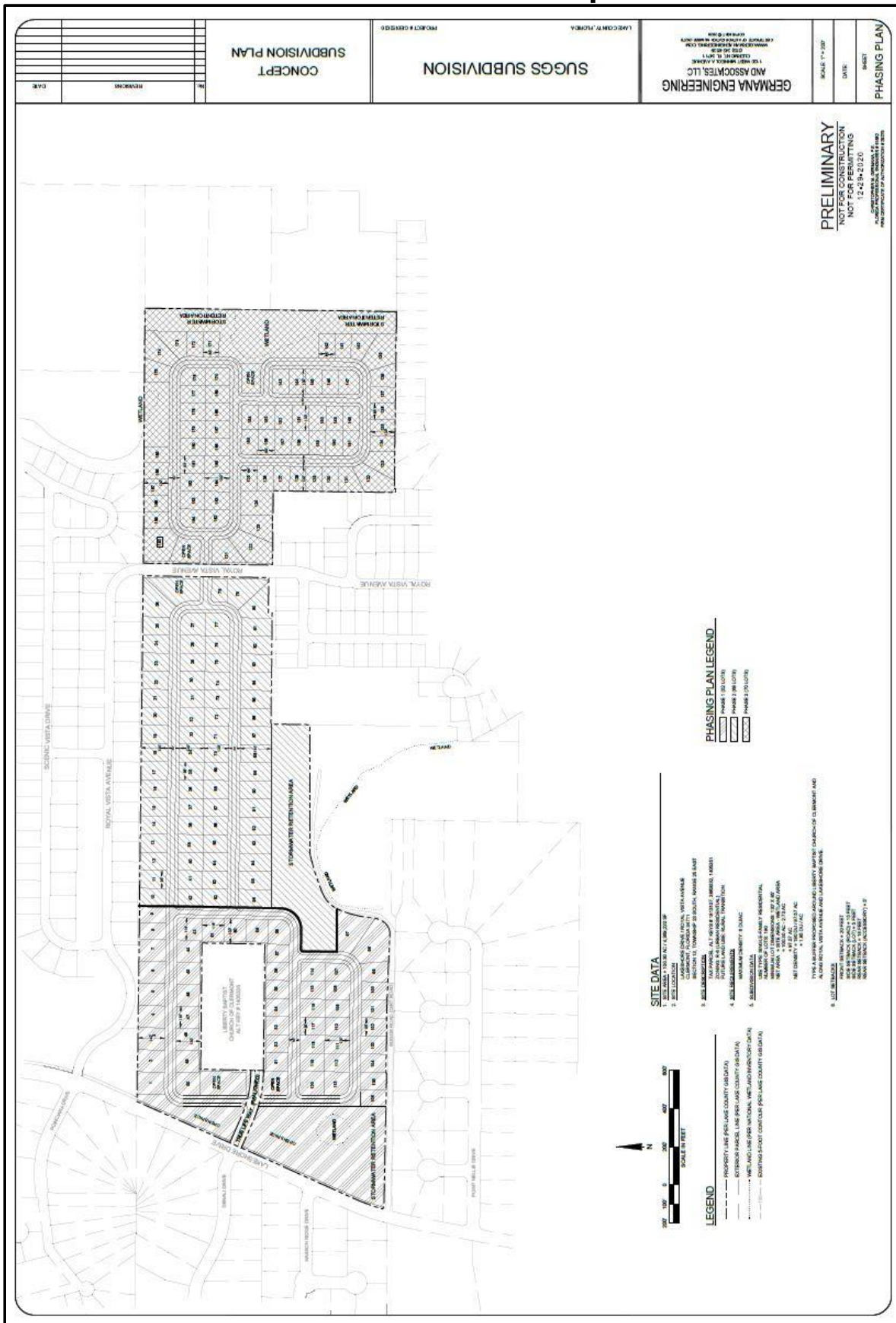
I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The proposed amendment is consistent with the purpose and interest of Lake County's Regulations.

Map of Subject Property



Attachment “A” – Concept Plan



Attachment "B" – City of Clermont Comments

Johnson, Emily

From: Nicholas Gonzalez <ngonzalez@clermontfl.org>
Sent: Friday, January 8, 2021 10:08 AM
To: Johnson, Emily
Subject: FW: COMP PLAN AMENDMENT - LAKE NELLIE CROSSING / PROJECT#2020090013 - AR#4250 / FLU#20-04-2

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Friday, January 08, 2021 10:07 AM
To: Nicholas Gonzalez <ngonzalez@clermontfl.org>
Subject: RE: COMP PLAN AMENDMENT - LAKE NELLIE CROSSING / PROJECT#2020090013 - AR#4250 / FLU#20-04-2

The project is roughly 2 miles from the City Limits, as the crow flies. They will just have to meet the JPA requirements for development.

From: Nicholas Gonzalez <ngonzalez@clermontfl.org>
Sent: Friday, January 08, 2021 9:44 AM
To: John E. Kruse <jekruse@clermontfl.org>
Subject: FW: COMP PLAN AMENDMENT - LAKE NELLIE CROSSING / PROJECT#2020090013 - AR#4250 / FLU#20-04-2
Importance: High

Any comments on the Future Land Use?

From: Johnson, Emily <ewjohnson@lakecountyfl.gov>
Sent: Friday, January 08, 2021 9:42 AM
To: Nicholas Gonzalez <ngonzalez@clermontfl.org>
Subject: FW: COMP PLAN AMENDMENT - LAKE NELLIE CROSSING / PROJECT#2020090013 - AR#4250 / FLU#20-04-2
Importance: High

Hello,

I know you stated that you had no comments in regards to the rezoning for this project, but I just wanted to double-check that that extended to the future land use amendment as well.

Thank you!



EMILY W. JOHNSON
Senior Planner

OFFICE OF PLANNING & ZONING
A 315 W. Main Street Ste. 510 Tavares, FL 32778-7800
P 352-343-9641 x 5740 | F 352-343-9767
E ewjohnson@lakecountyfl.gov | W www.lakecountyfl.gov

*NOTE: Florida has a very broad public records law.
Your email communications may be subject to public disclosure.*

Attachment "C" – Utility Availability Letter



October 28, 2020

Ms. Cecelia Bonifay
Akerman, LLP
420 South Orange Avenue – Suite 1200
Orlando, FL 32801

RE: Alternate Key 1813107, 1405351 & 3863032
Lake County, FL

Dear Ms. Bonifay:

This office has received your inquiry regarding the ability to provide potable water to the above referenced parcels.

The project parcels are located within the Florida Public Service Commission certificated service area of Utilities Inc. of Florida – Lake Utility Services for the provision of potable water service. Utilities Inc. of Florida – Lake Utility Services currently has the available potable water capacity and would be amenable in providing services to your project subject to the execution of a mutually acceptable utility agreement between the Owner and the Utility.

If you should have any questions, please feel free to contact me directly at 866.842.8432, extension 1360.

Sincerely,
UTILITIES INC. OF FLORIDA

A handwritten signature in cursive script that reads "Bryan K. Gongre".

Bryan K. Gongre
Regional Manager

Attachment "D" – School Board Comments (Page 1 of 2)



Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Kristi Burns, Ph.D.
District 3
Marc Dodd
District 4
Sandy Gamble
District 5
Stephanie Luke

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · www.lake.k12.fl.us

September 28, 2020

via email

Ms. Emily Johnson
Planning & Zoning Dept.
Lake County
315 W. Main Street
Tavares, Florida 32778

**RE: Lake Nellie Crossing Presubmittal – Lake County (Proj#2020090013, AR#4193
Adequate Public Facilities Determination (APF21-2020))**

Dear Ms. Johnson:

The School District has reviewed the proposed residential development information. The proposed development is located on Lakeshore Drive, south of the Vista Grande planned unit development. The proposed project would consist of 243 lots/units.

The proposed project has the potential to generate approximately eighty-five (85) students for the Lake County School system. Based on current school attendance zones, the schools that will be impacted by the proposed residential project and the projected 5-year capacities are as follows:

- | | |
|-------------------------|--------------|
| • Pine Ridge Elementary | 90% Capacity |
| • Cecil Gray Middle | 73% Capacity |
| • South Lake High | 87% Capacity |

At this time, the District has adequate school facilities in the south Lake County area to serve the students anticipated to be generated by the proposed residential subdivision project. Please be aware the capacities shown above do not include already reserved seats from active residential projects in this area.

Please be advised that school concurrency review is required prior to final development order approval. The information contained in this letter does not constitute school concurrency review. Proportionate share mitigation may be required at time of review.

Should you have any questions or need additional information please contact me at (352) 253-6694 or by email at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department

Attachment: Adequate Public Facilities Analysis

Attachment “D” – School Board Comments (Page 2 of 2)



Lake County Schools Adequate Public Facilities Determination

REVIEWING AUTHORITY	Lake County Schools
PROJECT NAME/CASE#	LCS APF21-2020 Lake Nellie Crossing - Lake County
ITEM DESCRIPTION	Projec #2020090013 - AR#4193
LOCATION	Pre-submittal- Proposed 243 lot residential subdivison
AK's	Lakeshore Drive, south of Vista Grande PUD 3863032, 1813107, 1405351

	SF-DU	MF-DU	MH-DU	SF Impacts	MF Impacts
NEW DU IMPACT				243	0
STUDENT GENERATION	0.350	0.282	0.185	85	0
Elementary School	0.157	0.153	0.095	38	0
Middle School	0.079	0.061	0.044	19	0
High School	0.114	0.068	0.046	28	0

*Students generated may differ from distribution percentages due to rounding

CSA #15

	Enrollment 2024-2025	Concurrency Capacity*	Projected Five Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity Project
Assigned Schools:						
Pine Ridge Elementary	848	986	86%	886	90%	No
Cecil Gray Middle	1,027	1,438	71%	1,046	73%	No
South Lake High	2,070	2,412	86%	2,098	87%	No

*Lake County School District Five-Year Plan, Fiscal Year 2020-2025

Please note that this is NOT a School Concurrency capacity reservation.

Please be aware that at time of school concurrency review that proportionate share mitigation may be required. This review does not include already reserved capacities.

Prepared by: Helen LaValley, Lake County Schools Growth Planning Dept. Issue Date: 9/28/2020

Attachment “E” – Transportation Facilities Analysis Summary

EXECUTIVE SUMMARY

Project Information

Name: Lake Nellie Crossing (aka Suggs Property)
Location: Southeast corner of the intersection of Lakeshore Drive and Royal Vista Avenue
Description: Comprehensive Plan Amendment (CPA) future land use change from Rural Transition to Urban Low Density

Maximum Allowable Development on 100.3 acres:
Current = 301 Residential units
Proposed = 401 Residential units

Trip Generation

Proposed amendment will result in the following additional traffic:
Daily: 865 trips
PM Peak: 93 trips

Findings

- The segment of Lakeshore Drive, from Oswalt Road to Hammock Ridge Road, is currently operating below the adopted LOS.
- For the interim year 2025, Lakeshore Drive, from Oswalt Road to Hammock Ridge Road, will continue to operate below its adopted LOS.
- For the horizon year 2030, Lakeshore Drive, from Oswalt Road to Hammock Ridge Road, will continue to operate below its adopted LOS due to background traffic growth.
- The proposed development will undergo further review through the County's Concurrency System during subsequent development approvals. Any impacts to the offsite network by the development will be addressed through the County's process.



Lake Nellie Crossing
Transportation Facilities Analysis
Project No 20101
Executive Summary

**Ordinance 2021–XX
FLU-20-04-2
Lake Nellie Crossing**

1 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA,**
2 **AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE**
3 **MAP FROM RURAL TRANSITION FUTURE LAND USE CATEGORY TO URBAN LOW DENSITY FUTURE**
4 **LAND USE CATEGORY ON PROPERTY LOCATED EAST OF LAKESHORE DRIVE, NORTH OF SUGGS**
5 **ROAD IN THE CLERMONT AREA, DESCRIBED AS ALTERNATE KEY NUMBERS 1813107, 3863032,**
6 **AND 1405351, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A”;** PROVIDING FOR
7 **PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR**
8 **SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

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

25 **WHEREAS,** on the 3rd day of February 2021, this Ordinance was heard at a public hearing before
26 the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

27 **WHEREAS,** on the XXXX day of XXXXXXXX 2021, this Ordinance was heard at a public hearing
28 before the Lake County Board of County Commissioners for adoption; and

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

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

1 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
2 Future Land Use Map is hereby amended to change the Future Land Use Category for the
3 subject property, described in Exhibit "A" attached and incorporated in this Ordinance, from Rural
4 Transition Future Land Use Category to Urban Low Density Future Land Use Category.

5 **Section 2. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,
6 Florida Statutes.

7 **Section 3. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any reason
8 held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not
9 affect the remaining portions of this Ordinance; and it shall be construed to have been the
10 Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or
11 inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or
12 parts shall be deemed and held to be valid, as if such parts had not been included herein; or if
13 this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of
14 persons, property, kind of property, circumstances or set of circumstances, such holding shall
15 not affect the applicability thereof to any other person, property or circumstances.

16 **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
17 challenged, shall be 31 days after the state land planning agency notifies the local government
18 that the plan amendment package is complete. If timely challenged, this amendment shall
19 become effective on the date the state land planning agency or the Administration Commission
20 enters a final order determining this adopted amendment to be in compliance. No development
21 orders, development permits, or land uses dependent on this amendment may be issued or
22 commence before it has become effective. If a final order of noncompliance is issued by the
23 Administration Commission, this amendment may nevertheless be made effective by adoption
24 of a resolution affirming its effective status, a copy of which resolution shall be sent to the state
25 land planning agency.

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

2 **ENACTED** this _____ day of _____, 2021.

3 **FILED** with the Secretary of State _____, 2021.

4
5

6 **BOARD OF COUNTY COMMISSIONERS**

7 **LAKE COUNTY, FLORIDA**

8
9

_____ **SEAN M. PARKS, CHAIRMAN**

10
11

12 **ATTEST:**

13
14

15 _____

16 **GARY J. COONEY, CLERK OF THE**
17 **BOARD OF COUNTY COMMISSIONERS**
18 **LAKE COUNTY, FLORIDA**

19
20

21 **APPROVED AS TO FORM AND LEGALITY:**

22
23

24 _____

25 **MELANIE MARSH, COUNTY ATTORNEY**

1

Exhibit A – Legal Description

PARCEL 1:

The South 112 of the NE 1/4 of the NW 1/4, LESS the East 66 feet; the North 20 feet of the West 844 feet of the East 910 feet of the SE 1/4 of the NW 1/4; the West 410 feet of the SE 1/4 of the NW 1/4; the West 75 feet of the South 980 feet of the North 1000 feet of the East 910 feet of the SE 1/4 of the NW 1/4; the North 1/2 of the SW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4 of the NW 1/4 ; the North 1/2 of the SW 1/4 of the NW1/4 of the NW 1/4; all in Section 13, Township 23 South, Range 25 East, Lake County, Florida,

PARCEL 2:

The South 1/2 of the NW 1/4 of the NE 1/4; the East 930 feet of the West 1320 feet of the North 1/2 of the SW 1/4 of the NE 1/4; and the North 20 feet of the West 390 feet of the SW 1/4 of the NE 1/4; all in Section 13, Township 23 South, Range 25 East, Lake County, Florida.

PARCEL 3:

The NE 1/4 of the SE 1/4 of the NE 1/4, lying East of the road; and the SE 1/4 of the NE 1/4 of the NE 1/4, lying East of the road; all in Section 14, Township 23 South, Range 25 East, Lake County, Florida.

2