



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 12

Public Hearings: Planning & Zoning Board (PZB): August 4, 2021
 Board of County Commissioners (BCC): September 7, 2021

Case No. and Project Name: RZ-21-21-1, US Highway 27 – ADH Holdings Property Rezoning

Applicant: Alex Goetz, P.E. with KPM Franklin

Owner: ADH Holdings, LLC

Requested Action: Amend Planned Commercial District (CP) #2001-71 with a new CP ordinance to allow self-storage use, and approval consideration of central water and central sewer system connection waiver.

Staff Determination: Staff finds the rezoning application consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Janie Barrón, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 27.11 +/- Acres

Location: South of US Highway 27, in the Clermont area.

Alternate Key No.: 1017211 and 1101085

Future Land Use Category: Regional Office

Existing Zoning District: Planned Commercial District (CP) by Ordinance 2001-71

Proposed Zoning District: Planned Commercial District (CP), to allow self-storage use

Joint Planning Area/ISBA: City of Groveland Interlocal Service Boundary Agreement (ISBA)

Overlay Districts: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Municipality	Municipality	Principal Arterial and Commercial	Across US 27, Single-Family Dwellings, non-residential uses
South	Urban Medium Density	Neighborhood Commercial (C-1)	Mobile Home Park (MHP)	Clerbrook Golf & RV Resort
East	Regional Office	C-1	MHP	Clerbrook Golf & RV Resort
West	Regional Office	Community Commercial (C-2)	Community Facility Use	LCSB Bus Transportation Facility

– Summary of Analysis –

The application seeks to amend Planned Commercial District (CP) #2001-71 with a new CP ordinance to allow self-storage use. The subject 27.11 +/- acres, identified by Alternate Key Numbers 1017211 and 1101085, are zoned Planned Commercial District (CP) by Ordinance #2001-71, designated as Regional Office Future Land Use Category (FLUC), and are located within a Major Commercial Corridor pursuant to Comprehensive Plan (Comp Plan) Policy I-1.3.10.6. Currently, the parcel is vacant and undeveloped. The parcels are generally located along US Highway 27. Ordinance #2001-71 allows specific community and retail uses but does not include the proposed self-storage use as depicted on the concept plan (Attachment “A”).

The subject parcel is located within the City of Groveland Utility Notification Area; the City of Groveland provided documentation indicating capacity to service the project with water and wastewater service (Attachment “B”). However, the application includes a request to the Board of County Commissioners (BCC) to consider a waiver to the central water and central sewer system connection requirements per LDR Section 6.12.01(A), LDR Section 6.12.01(B), Comp Plan Policy IX-2.2.2, and Comp Plan Policy IX-3.1.2 as the Applicant has indicated that the services are located north of Highway 27 and the subject parcel is located south of Highway 27 (Attachment “C”). Approval of the waiver will allow the use of individual well and septic tank system on the property for the proposed self-storage use. The proposed on-site septic system and well shall be permitted by the Florida Department of Health. However, the proposed CP ordinance contains a condition that approval to waive the central water and central sewer service system connection requirements pursuant to LDR Section 6.12.01(A), LDR Section 6.12.01(B), Comp Plan Policy IX-2.2.2, and Comp Plan Policy IX-3.1.2 is hereby granted until such time as the service becomes available south of Highway 27, in accordance with the Comprehensive Plan and LDR, as amended.

The subject parcel is located within the City of Groveland ISBA and the application was provided to the City of Groveland to review. The City of Groveland had no comments or objections to the request.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

A. Whether the proposed rezoning conflicts with any applicable provisions of the Code.

Ordinance #2001-71 allows specific community and retail uses but does not include the proposed self-storage use; and the application seeks an amendment to CP Ordinance #2001-71 to allow self-storage use.

Amending Ordinance #2001-71 to allow self-storage use is consistent with LDR Section 3.00.02, which states that the purpose of the CP zoning district is to provide for commercial uses currently available in any other commercial districts and intended to establish CP uses individually under approved site plans.

Amending Ordinance #2001-71 to allow self-storage use is consistent with LDR Section 3.01.03, which allows self-service storage.

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

Amending CP Ordinance #2001-71 to allow self-storage use is consistent with all applicable elements of the Comprehensive Plan. The subject parcels are designated with a Regional Office FLUC, which allows commerce uses and commercial activities pursuant to Comp Plan Policy I-1.3.10.

The subject parcels are located within the U.S. 27 Major Commercial Corridor, which allows Commercial uses pursuant to Comp Plan Policy I-1.3.10. The proposed uses are consistent with the term “Commercial”, which is defined as commercial, retail, office, and light industrial uses, pursuant to Comp Plan Policy I-1.3.10.

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

Although the subject parcel is vacant and undeveloped, the proposed Planned Commercial (CP) rezoning to accommodate a self-storage use is consistent with the Regional Office FLUC of the area. The proposed self-storage use is consistent with the C-1 and C-2 zoning districts to the south, east and west. Furthermore, the proposed self-storage use is consistent with the surrounding parcels which contain commercial uses.

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

The proposed rezoning to amend CP Ordinance #2001-71 to allow self-storage use is consistent with all applicable elements of the Comprehensive Plan. The subject parcels are designated with a Regional Office FLUC, which allows commerce uses and commercial activities pursuant to Comp Plan Policy I-1.3.10. The proposed amendment to the Ordinance is compatible with the allowable commercial activities permitted for parcels located within the Urban Future Land Use Series and will result in an orderly and logical development pattern.

The subject parcels are located within the U.S. 27 Major Commercial Corridor, which allows Commercial uses pursuant to Comp Plan Policy I-1.3.10. The proposed uses are consistent with the term “Commercial”, which is defined as commercial, retail, office, and light industrial uses, pursuant to Comp Plan Policy I-1.3.10.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities.

Water and Sewer

City of Groveland provided documentation indicating capacity to service the project with water and wastewater service (Attachment “B”). However, the application includes a request to the Board of County Commissioners (BCC) to consider a waiver to the central water and central sewer system connection requirements per LDR Section 6.12.01(A), LDR Section 6.12.01(B), Comp Plan Policy IX-2.2.2, and Comp Plan Policy IX-3.1.2 (Attachment “C”). Approval of the waiver will allow the use of individual well and septic tank system on the property for the proposed self-storage use. The proposed on-site septic system and well shall be permitted by the Florida Department of Health. However, the proposed CP ordinance contains a condition that approval to waive the central water and central sewer service system connection requirements pursuant to LDR Section 6.12.01(A), LDR Section 6.12.01(B), Comp Plan Policy IX-2.2.2, and Comp Plan Policy IX-3.1.2 is hereby granted until such time as the service becomes available south of Highway 27, in accordance with the Comprehensive Plan and LDR, as amended.

Office of Parks and Recreation

Based on the Trail Master Plan, the U.S. Highway 27 Trail is proposed to run along U.S. Highway 27. Should the proposed trail be developed, additional right-of-way may be required.

Office of Public Safety

Lake County Fire Rescue Station #83 is located seven (7) miles from the subject property at 15303 Ferndale Community Road, Minneola, and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the preliminary plat review process, should the rezoning request be approved by the Board.

Schools

The request is not anticipated to adversely impact school capacities.

Solid Waste

The request 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 US 27 is “D” with capacity of 2100 trips in the peak direction. Currently, the impacted segment SR 19 to CR 561 is operating at “C” fifty (50) percent. This project will be generating approximately twenty-one (21) pm peak hour trips, in which fifteen (15) trips will impact the peak hour direction.

Applicant will be required to conduct a Tier 1 letter requesting an exemption from full Transportation Concurrency Traffic Impact study prior to site plan approval.

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

The proposed development will have an environmental impact on the currently undeveloped property. All sensitive resources will be addressed through the development review process. An environmental assessment dated within six months of the development application will be required. New development will be required to meet all criteria contained within the LDR and Comprehensive Plan.

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

The application does not contain any information regarding proposed development impact on property values.

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

The proposed amendment is consistent with the purpose and intent of the CP zoning district and the Regional Office FLUC.

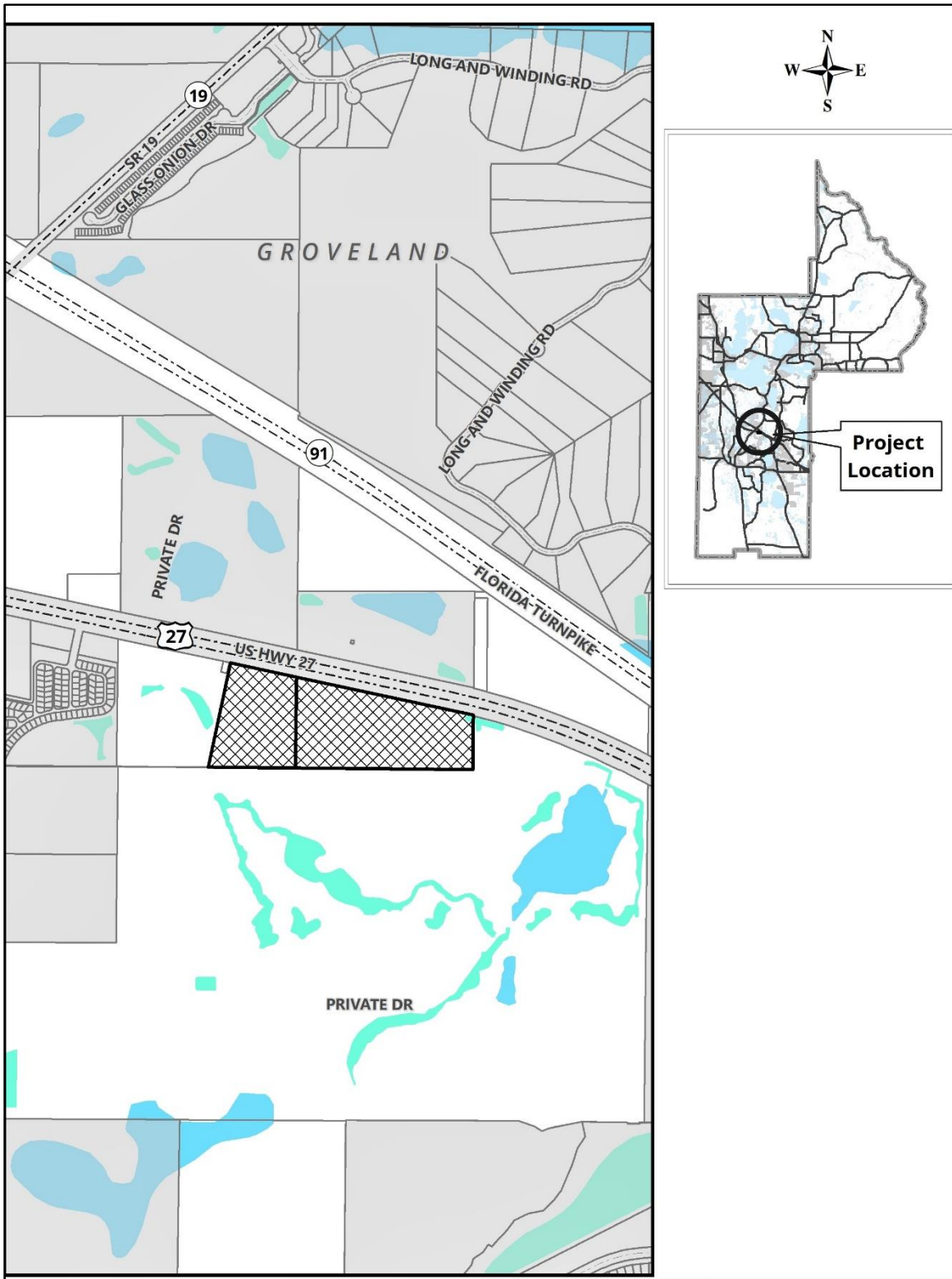
I. Whether the proposed rezoning would conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

The request is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

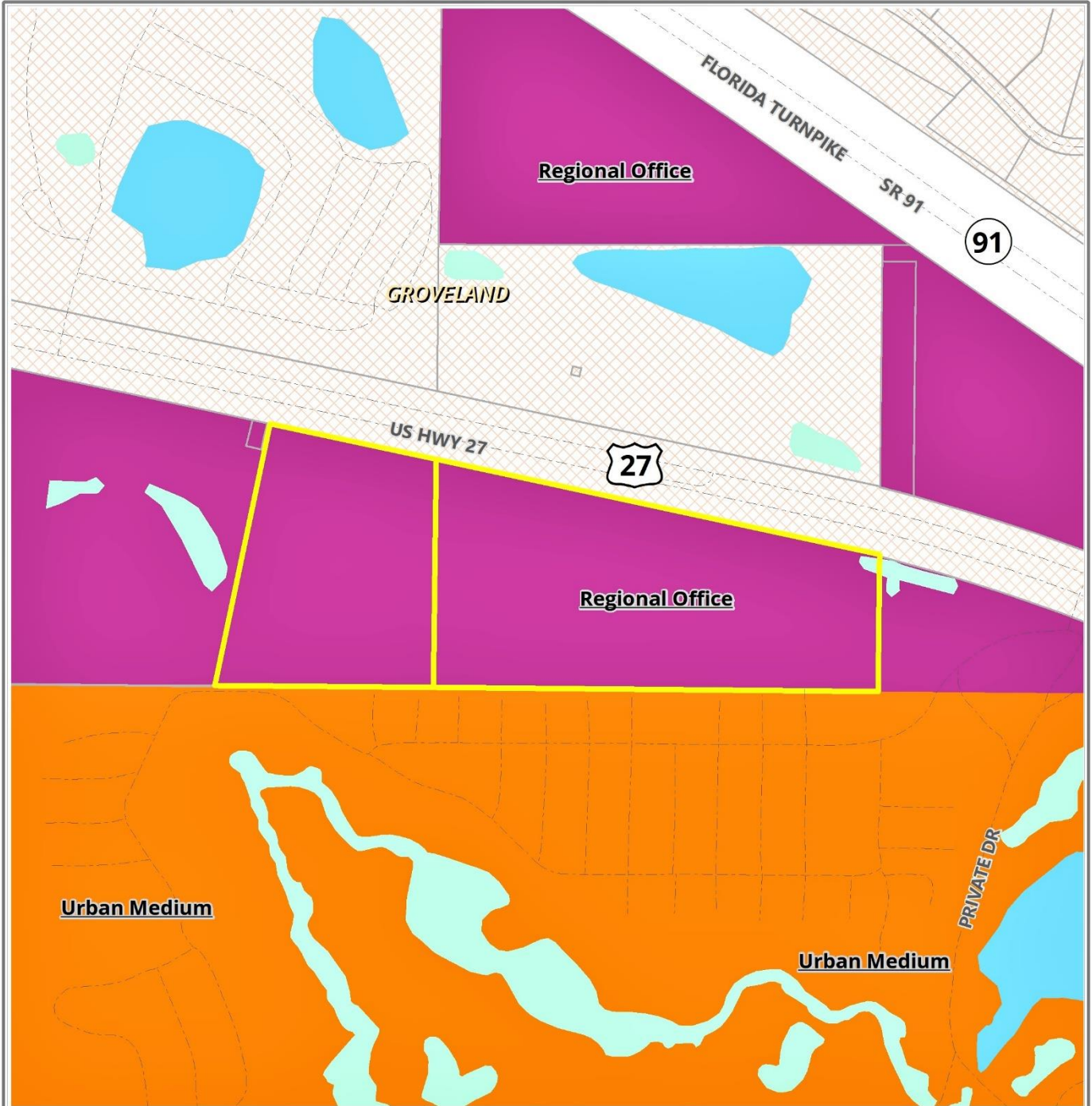
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

This rezoning application includes a request to the Board of County Commissioners (BCC) to consider a waiver to the central water and central sewer system connection requirements per LDR Section 6.12.01(A), LDR Section 6.12.01(B), Comp Plan Policy IX-2.2.2, and Comp Plan Policy IX-3.1.2. Approval of the waiver will allow the use of individual well and septic tank system on the property for the proposed self-storage use until such services become available south of Highway 27.

Map of Subject Parcel



CURRENT FUTURE LAND USE



Future Land Use

 Regional Office  Urban Medium

NAME: ADH HOLDINGS - HWY 27 PROPERTY

DISTRICT: 1

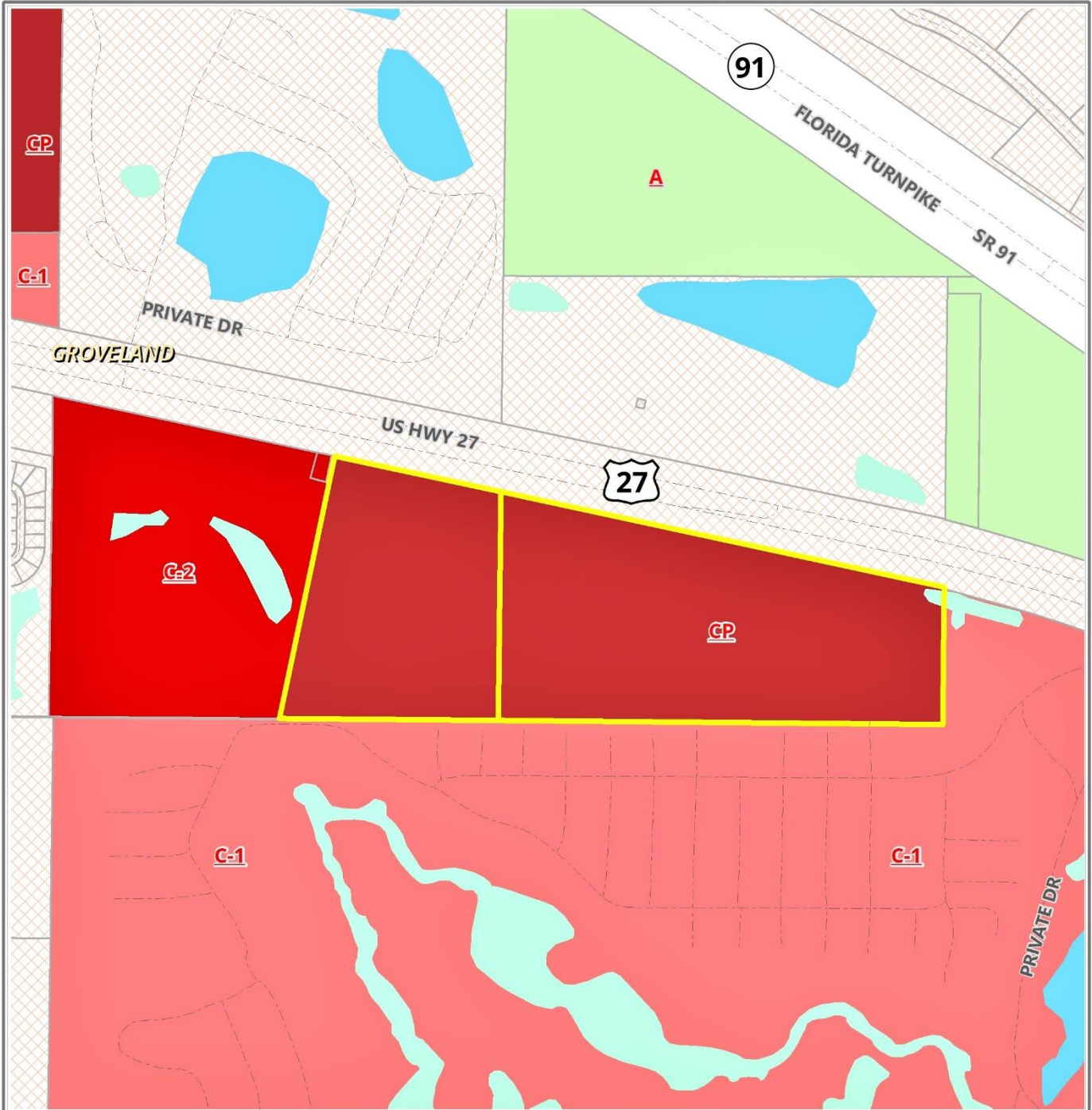
CASE NUMBER: RZ-21-21-1

LOCATION (S-T-R): 22-21-25

**REQUEST: PLANNED COMMERCIAL (CP) TO PLANNED COMMERCIAL (CP)
WITH SELF STORAGE USES**



CURRENT ZONING



Zoning Legend

A C-1 C-2 CP

NAME: ADH HOLDINGS - HWY 27 PROPERTY

DISTRICT: 1

CASE NUMBER: RZ-21-21-1

LOCATION (S-T-R): 22-21-25

**REQUEST: PLANNED COMMERCIAL (CP) TO PLANNED COMMERCIAL (CP)
WITH SELF STORAGE USES**



Attachment "A" – Concept Plan



NO.	DATE	DESCRIPTION
1	10/11/20	CONCEPT PLAN
2	10/11/20	CONCEPT PLAN
3	10/11/20	CONCEPT PLAN
4	10/11/20	CONCEPT PLAN
5	10/11/20	CONCEPT PLAN
6	10/11/20	CONCEPT PLAN
7	10/11/20	CONCEPT PLAN
8	10/11/20	CONCEPT PLAN
9	10/11/20	CONCEPT PLAN
10	10/11/20	CONCEPT PLAN

CONCEPTUAL MASTER PLAN

U.S. HIGHWAY 27 SELF SERVICE STORAGE

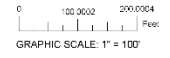
CAUTION

IF THIS SCALE BAR DOES NOT MEASURE IT THE DOCUMENT IS NOT TO SCALE

JOHN CARSON KELLY
REGISTERED PROFESSIONAL ENGINEER
NO. 14811

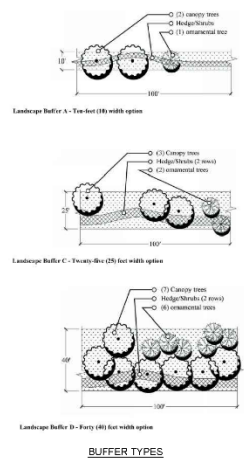
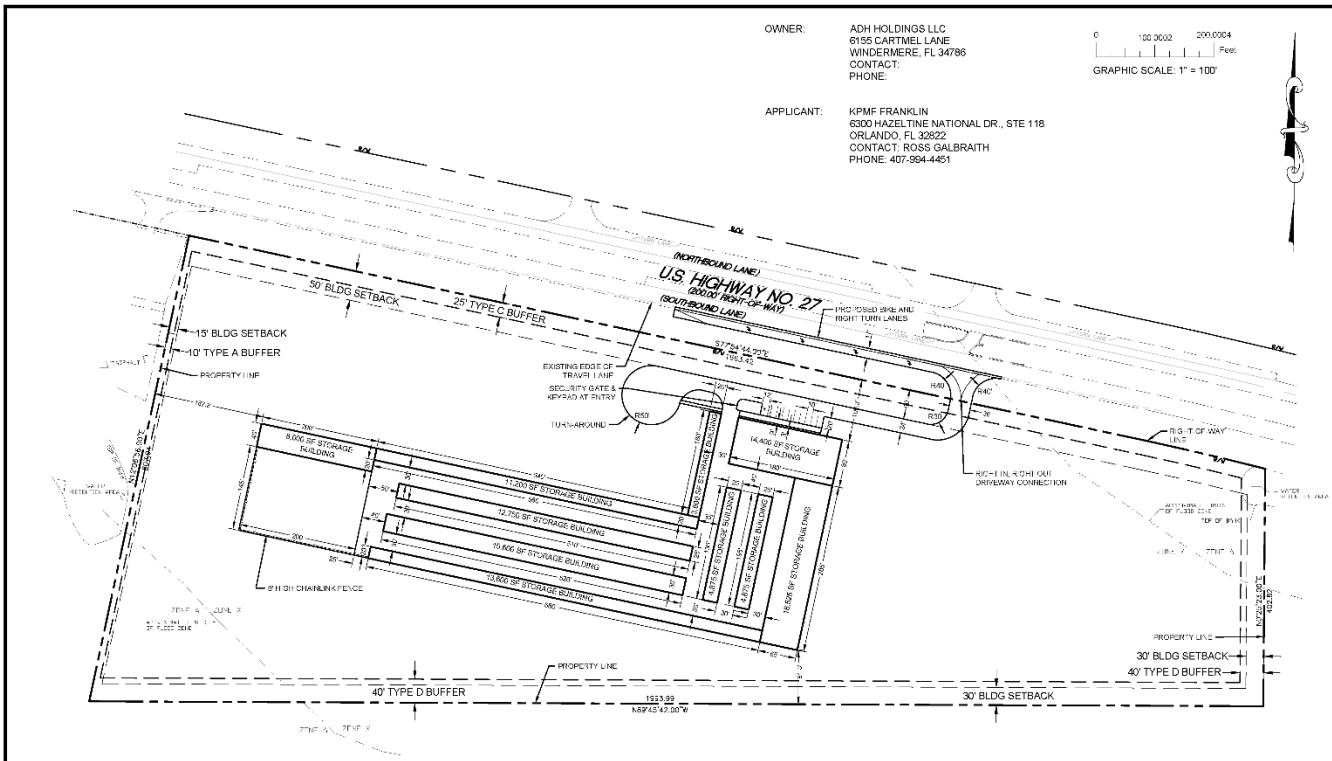
PROJECT NO.	21-000
DRAWN BY	KPFRP
CHECKED BY	CRS
DATE PLOTTED	JCK
SCALE	AS SHOWN

CMP-1



OWNER: ADH HOLDINGS LLC
6155 CARTMEL LANE
WINDERMERE, FL 34786
CONTACT: _____
PHONE: _____

APPLICANT: KPMF FRANKLIN
6300 HAZELTINE NATIONAL DR., STE 118
ORLANDO, FL 32822
CONTACT: ROSS GALBRAITH
PHONE: 407-994-4451



SITE DATA:

PARCEL ALT. KEY #: 1017211 & 1101085

PARCEL AREA: _____

ZONING, EXISTING: CP

ZONING, PROPOSED: CP

USE, EXISTING: VACANT

USE, PROPOSED: SELF SERVICE STORAGE

BUILDING AREA, EXISTING: 0 SF

BUILDING AREA, PROPOSED: 107,426 SF

PARKING DATA:

PARKING, EXISTING: NONE

PARKING, PROPOSED: 10 STALLS (1 HANDICAP, 9 STANDARD)

PRINT DATE: 5/19/2021

Attachment "B" – City of Groveland Utility Notification



Office of Planning and Zoning

Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:

Single-Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial _____

Administrative Lot Split _____ Commercial Project _____ Rezoning

Legal description: Section 22 Township 21 Range 25 Alt Key # 1017211, 1101085

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage is _____ within 1,000 feet of the above described property.
(is or is not)

Hook up to Central Water is _____ within 300 feet of the above described property.
(is or is not)

The City of Groveland, will provide immediate hook up to this property for:

Central Sewage: Yes No _____ Central Water: Yes No _____
Will the connection to the central sewage system be via a _____ gravity line or a _____ force main/pump?

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not _____ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature _____

Print Name and Title: TJ Fish Date 7-21-21

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

To be completed by County staff:	Staff Name: _____
Date Received: _____	Address #: _____ Project Name: _____

Attachment “C” – Central Sewer System Connection Waiver Request



6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
(407) 410-8624
www.kpmfranklin.com

July 19, 2021

Jaine Barron
Senior Planner
Lake County
315 W. Main Street, Room 510
Tavares, FL 32779

**Subject: Rezoning Application – US Highway 27 Property
Project No. 2021060004, Application Request No. 4483
Alt Keys 1017211 and 1101085
Utility Connection Waiver Request**

Dear Ms. Barron:

KPM Franklin, on behalf of our client, and as an authorized agent representing the landowner of the property at ALT Keys 1017211 and 1101085 would like to request a waiver from the requirement to connect to the Public Water and Sewer Lines on the North Side of US Highway 27 for our proposed storage facility use.

We understand that the City of Groveland has a 16-inch water line, a sewer force main, and reclaimed water lines along the north side of US Highway 27. Due to the low level of intensity of our proposed use, we prefer not to connect to the existing utility lines at this time. The utilities are located on the far side of the Highway and connecting to them would cause an undue burden onto our client.

Please consider our Waiver Request as part of our rezoning application.

KPM Franklin

Alex T. Goetz, P.E.
Project Manager

ORDINANCE #2021-XX
US Highway 27 – ADH Holdings Property
RZ-21-21-1

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

3 **WHEREAS**, Alex Goetz with KPM Franklin (the “Applicant”) submitted a rezoning application
4 on behalf of ADH Holdings, LLC (the “Owner”), to amend Planned Commercial District (CP)
5 Ordinance 2001-71 with a new ordinance to allow self-storage use; and

6 **WHEREAS**, the subject property consists of 27.11 +/- acres, is located along US Highway
7 27, in the Groveland area within Section 22, Township 21 South, Range 25 East, having Alternate
8 Key Numbers 1017211 and 1101085, and are more particularly described as:

9 From SW cor of SE ¼ run N 89 deg. 46’ 5” E 676.97 ft for POB, run N 11 deg 38’ 02” E
10 807.34 ft to S r/w line of US Hwy 27, S 78 deg. 21’ 58” E along said r/w line to E line of SW
11 1/4 of SE 1/4, S along said E line of SW 1/4 of SE 1/4 to S line of SE 1/4, W along said S line
12 of SE 1/4 to POB; and SE 1/4 of SE 1/4 of Hwy in Sec 22 Twp. 21S Rge. 25E.

13 **WHEREAS**, on January 18, 1973, Rezoning Resolution 1973-1 was approved by the Lake
14 County Board of County Commissioners to rezone the parcel from Agriculture to C-1; and

15 **WHEREAS**, on November 24, 1998, Rezoning Ordinance #1998-94 was approved by the
16 Lake County Board of County Commissioners to rezone the parcel from Neighborhood Commercial
17 (C-1) and Planned Commercial (CP) to RV; and

18 **WHEREAS**, on April 21, 2001, Rezoning Ordinance 2001-71 was approved by the Lake
19 County Board of County Commissioners to rezone the parcel from RV to Planned Commercial (CP)
20 to allow C-1 and C-2 uses; and

21 **WHEREAS**, the subject property is located within the Regional Office Future Use Category
22 as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

23 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-21-21-1 on 4th
24 day of August 2021, after giving notice of the hearing on the petition for a change in zoning, including
25 notice that the petition would be presented to the Board of County Commissioners of Lake County,
26 Florida, on 7th day of September 2021; and

27 **WHEREAS**, the Board of County Commissioners reviewed the petition, the
28 recommendations of the Lake County Planning & Zoning Board, staff report, and any comments,
29 favorable or unfavorable, from the public and surrounding property owners at a public hearing duly
30 advertised; and

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

33 **WHEREAS**, the approval of this ordinance shall supersede and replace any and all previous
34 zoning ordinances on the subject property, including Ordinance 2001-71, 1998-94 and 1973-1.

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

1 **Section 1. Terms.** The County Manager or designee shall amend the Lake County Zoning Map to
2 show the Planned Commercial District (CP) in accordance with this Ordinance. All uses
3 specified must be generally consistent with the Concept Plan as shown in Exhibit “A” of
4 this Ordinance. To the extent where there are conflicts between the Concept Plan and
5 this Ordinance, the Ordinance will take precedence. Previously approved Ordinances
6 2001-71, 1998-94 and 1973-1 will be superseded and replaced upon the adoption of this
7 new ordinance.

8 **A. Utility Connection Waivers.** Approval to waive the central water and central sewer
9 service system connection requirements pursuant to LDR Section 6.12.01(A), LDR
10 Section 6.12.01(B), Comp Plan Policy IX-2.2.2, and Comp Plan Policy IX-3.1.2 is hereby
11 granted until such time as the service becomes available south of Highway 27, in
12 accordance with the Comprehensive Plan and LDR, as amended.

13 **B. Land Uses.**

- 14 1. Self-Service Storage
- 15 2. Church
- 16 3. Community Residential Home
- 17 4. Daycare Center
- 18 5. Family Daycare Home
- 19 6. Family Residential Home
- 20 7. Medical Services and Offices
- 21 8. Nursing Home
- 22 9. Professional Office
- 23 10. RV Sales and Services
- 24 11. Hotel or Motel
- 25 12. Retail, Convenience
- 26 13. Research Services
- 27 14. Financial Institution, Banking
- 28 15. Personal Care Services

29 Accessory uses may be approved by the County Manager or designee. Any other
30 use of the property will require approval of an amendment to this Ordinance by the
31 Board of County Commissioners.

32 **C. Open Space, Impervious Surface Ratio, and Building Height.** Open space,
33 impervious surface ratio and building height shall be in accordance with the Land
34 Development Regulations (LDR), as amended.

- 1 **D. Development Standards/Design Criteria.** Development shall adhere to commercial
2 design standards in accordance with the Comprehensive Plan and LDR, as
3 amended.
- 4 **E. Setbacks.** Setbacks shall be in accordance with the LDR, as amended.
- 5 **F. Parking Requirements.** Off-street parking must be provided in accordance with the
6 LDR, as amended.
- 7 **G. Landscaping, Buffering, and Screening.** All new development must provide
8 landscaping in accordance with the LDR, as amended.
- 9 **H. Environmental Requirements.**
- 10 1. An environmental assessment dated within six (6) months of the development
11 application submittal will be required. The environmental assessment must
12 specify the presence of vegetation, soils, and any threatened or endangered
13 species that may exist on the site. Any State permitting or mitigation will be
14 required before development can commence.
- 15 2. Environmental resources shall be protected in accordance with the
16 Comprehensive Plan and LDR, as amended.
- 17 **I. Noise Compliance.** Development shall comply with noise protection provisions of
18 the LDR, as amended.
- 19 **J. Transportation Improvements.**
- 20 1. Sidewalks will be required per LDR Commercial Design Standards, as amended.
- 21 2. A Tier 1 letter requesting an exemption from full Transportation Concurrency
22 traffic Impact study will be required with the development application prior to site
23 plan approval.
- 24 3. All access management shall be in accordance with the FDOT, Comprehensive
25 Plan and LDR, as amended.
- 26 **K. Utilities.** Central water and sewer connection shall be required when services
27 become available in accordance with the Comprehensive Plan and LDR, as
28 amended.
- 29 **L. Stormwater Management.** The stormwater management system must be designed
30 in accordance with all applicable Lake County and St. Johns River Water
31 Management District requirements.
- 32 **M. Floodplain Management.** The Developer will be responsible for any flood studies
33 required for developing the site and to comply with Federal Emergency Management
34 Agency (FEMA) regulations, Comprehensive Plan, and LDR. Any development within
35 the floodplain as identified on the FEMA maps will require compensating storage.
- 36 **N. Lighting.** Exterior lighting must be in accordance with the LDR, as amended, and
37 consistent with Dark-Sky Principles.

- 1 **O. Signage.** All signage must be in accordance with the LDR, as amended.
- 2 **P. Concurrency Management Requirements.** Any development must comply with the
- 3 Lake County Concurrency Management System, as amended.
- 4 **Q. Development Review and Approval.** Prior to the issuance of any permits, the
- 5 Applicant shall submit a development application for site plan review generally
- 6 consistent with the Conceptual Plan attached as Exhibit “A” to be approved in
- 7 accordance with the Comprehensive Plan and LDR, as amended.
- 8 **R. Future Amendments to Statutes, Code, Plans, or Regulations.** The specific
- 9 references in this Ordinance to the Florida Statutes, Florida Administrative Code,
- 10 Lake County Comprehensive Plan and LDR shall include any future amendments to
- 11 the Statutes, Code, Plans, or LDR.

12 **Section 2. Conditions.**

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

36 **Section 3. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be

37 invalid or unconstitutional by any court of competent jurisdiction, the holding will in no

38 way affect the validity of the remaining portions of this Ordinance.

39

1 **Section 4. Filing with the Department of States.** The clerk is hereby directed to send a copy of
2 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
3 125.66, Florida Statutes.

4 **Section 5. Effective Dates. This Ordinance will become effective as provided by law.**

5
6 **ENACTED** this _____ day of _____, 2021.
7 **FILED** with the Secretary of State _____, 2021.
8 **EFFECTIVE** _____, 2021.

9

10

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

11

12

13

14

SEAN M. PARKS, CHAIRMAN

15

16

17

18 **ATTEST:**

19

20

21

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

22

23

24

25

26

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

28

29

30

MELANIE MARSH, COUNTY ATTORNEY

31

32

EXHIBIT "A" – Concept Plan

TRIM LINE

TRIM LINE

TRIM LINE



DESIGNED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
REVISION	8	7	6	5	4	3	2	1	
REVISION	10	9	8	7	6	5	4	3	2

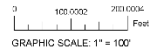
CONCEPTUAL MASTER PLAN
 SELF SERVICE STORAGE
 U.S. HIGHWAY 27

CAUTION

 IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

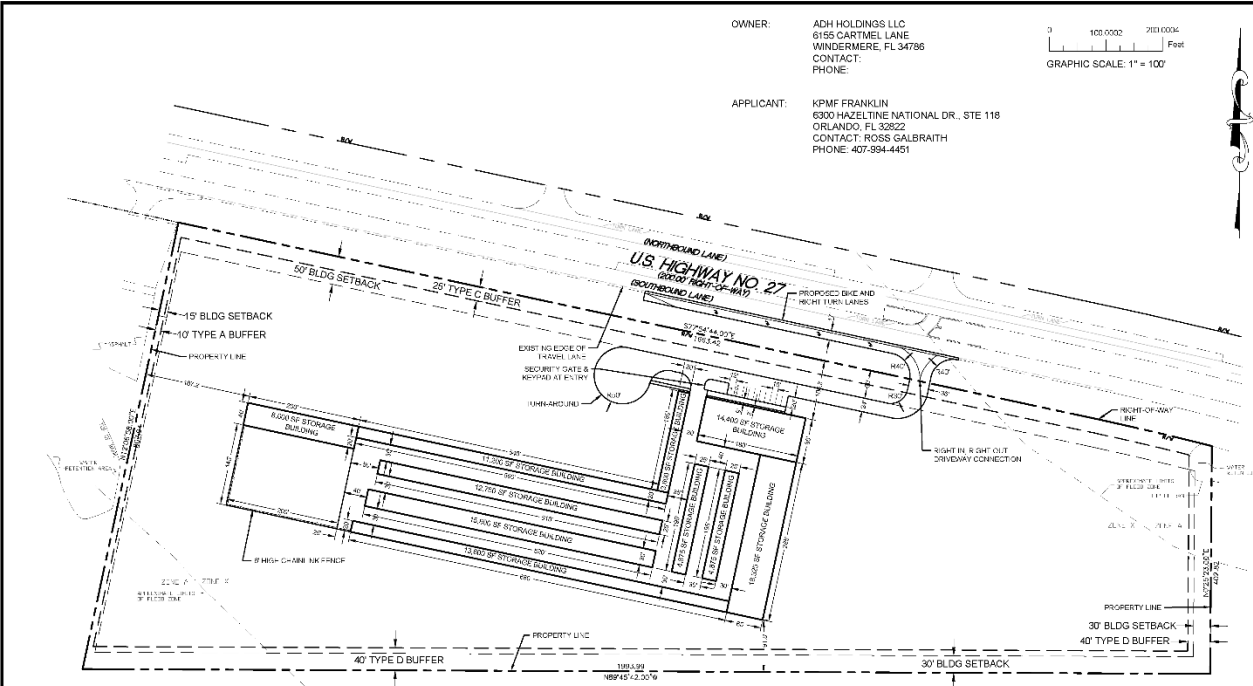
JOHN CARROLL KELLY
 PE AB011
 PROJECT NO: 21-000
 DESIGNER: KPMF
 PROJECT: CKS
 APPROVED: JCK
 TITLE: CMP-1

PRINT DATE: 5/19/2021



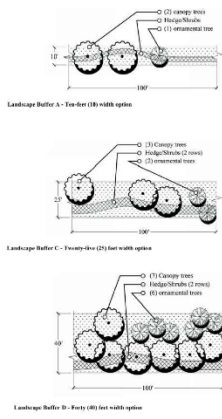
OWNER: ADH HOLDINGS LLC
 6155 CARTMEL LANE
 WINDERMERE, FL 34786
 CONTACT: PHONE:

APPLICANT: KPMF FRANKLIN
 6300 HAZELTINE NATIONAL DR., STE 118
 ORLANDO, FL 32822
 CONTACT: ROSS GALBRAITH
 PHONE: 407-994-4451



SITE DATA
 PARCEL ALT. KEY #: 1017211 & 1101065
 PARCEL AREA:
 ZONING, EXISTING: CP
 ZONING, PROPOSED: CP
 USE, EXISTING: VACANT
 USE, PROPOSED: SELF SERVICE STORAGE
 BUILDING AREA, EXISTING: 0 SF
 BUILDING AREA, PROPOSED: 107,425 SF

PARKING DATA
 PARKING, EXISTING: NONE
 PARKING, PROPOSED: 10 STALLS (1 HANDICAP, 9 STANDARD)



BUFFER TYPES