



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 7

Public Hearings: Planning & Zoning Board (PZB): September 7, 2022
Board of County Commissioners (BCC): October 4, 2022

Case No. and Project Name: FLU-22-05-4, Mount Dora Groves North

Applicant: Cecelia Bonifay, Akerman LLP

Owner: Simpson Family Partnership LTD

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 23.76 +/- gross acres from Urban Low Density and Regional Commercial to Urban Medium Density.

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

Case Manager: Emily W. Johnson, Chief Planner

PZB Recommendation:

Subject Property Information

Size: Application request is for 23.76 +/- gross acres, 19.16 +/- net acres (the entire development parcel is 144.23 +/- gross acres)

Location: North of US Highway 441 and south of Loch Leven, in the unincorporated Mount Dora area.

Alternate Key Numbers: 3884341 and 1445671

Current Future Land Use: Urban Low Density, Urban Medium Density, and Regional Commercial (Attachment "A")

Proposed Future Land Use: Urban Medium Density (Attachment "A")

Current Zoning Districts: Agriculture (A), Urban Residential District (R-6), and Neighborhood Commercial (C-1) (Attachment "B")

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application - See RZ-22-14-4] (Attachment "B")

Flood Zone: "A" and "X"

Joint Planning Area / ISBA: Mount Dora Joint Planning Area (JPA)

Overlay Districts: Wekiva Study Area
US 441 Major Commercial Corridor

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	N/A	N/A	Lake	Loch Leven
South	Regional Office and City of Mount Dora	Agriculture (A) and City of Mount Dora	Vacant Agriculture	Mount Dora Groves South (separate application) and vacant parcels adjacent to US Highway 441
East	Urban Medium Density and City of Mount Dora	Urban Residential District (R-6) and City of Mount Dora	FDOT Water Retention Area, Golf Course, Residential	Country Club of Mount Dora Subdivision and Golf Course
West	Urban Low and City of Mount Dora	Agriculture (A) and City of Mount Dora	Residential and Commercial	Single-Family Residences, General Commercial

Staff Analysis

The applicant has applied for a Small-Scale Future Land Use Amendment for approximately 23.76 acres on two parcels that are located north of US Highway 441 and south of Loch Leven, in the unincorporated Mount Dora area. The subject properties are identified by Alternate Key Numbers 1445671 and 3884341, and contain a cumulative total of approximately 144.23 +/- gross acres, 62.3 +/- acres of which are uplands, the remainder are floodplain and wetlands. The requested action proposes to amend the Future Land Use Category on a total of 23.76 +/- gross acres (19.16 +/- net acres) from Urban Low Density and Regional Commercial to Urban Medium Density, to allow for a consistent future land use designation across the overall development parcel.

The parcel identified by Alternate Key Number 1445671 has a split future land use designation of Urban Low and Urban Medium. As part of the application, the applicant is requesting to amend the future land use designation for the portion of the property with the Urban Low future land use designation to Urban Medium to have the future land use designation be consistent across the entire parcel. In addition, the applicant is requesting to amend the future land use designation of the parcel that is identified by Alternate Key 3884341 from Regional Commercial to Urban Medium. The subject properties are currently zoned Agriculture (A), Urban Residential District (R-6), and Neighborhood Commercial (C-1), and are designated as Urban Low Density, Urban Medium Density, and Regional Commercial FLUCs.

The Applicant is requesting the future land use amendment in order to develop a 275-lot single-family residential subdivision (density of approximately 4.42 dwelling units per net acre) as depicted in the attached Concept Plan (Attachment "C") on the properties. A companion rezoning of the entire property (comprising 144.23 +/- gross acres, 62.3 +/- net acres) from Agriculture (A), Urban Residential District (R-6) and Neighborhood Commercial (C-1) to Planned Unit Development (PUD) will be brought forward under a separate agenda item. As the Comprehensive Plan amendment is considered "Small-Scale", the application is being presented to the Board of County Commissioners for consideration to concurrently adopt and transmit to the Florida Department of Economic Opportunity (DEO).

Table 1. Existing and Proposed Development Standards.

	Future Land Use Category	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Regional Commercial, Urban Low Density, Urban Medium Density	1,587,762-square feet of commercial area, and 329 dwelling units*	N/A	0.60-0.75	15% - 25%	75 Feet (commercial), 50 Feet (residential)

Proposed	Urban Medium Density	436 residential dwelling units	275 single-family dwelling units	0.65	20%	40 Feet
<p>* Calculations provided by Applicant in Justification Statement (Attachment “D”). Regional Commercial allows a maximum of 1 multi-family dwelling unit per 10,000 square-feet of commercial space, a maximum FAR of 3.0, a maximum ISR of 0.75, and requires a minimum dedication of 15% open space. Urban Medium Density allows for up to 7 dwelling units per net acre, a maximum FAR of 0.35 to 0.50, a maximum ISR of 0.70, and requires a minimum dedication of 20% open space. Urban Low Density allows for up to 4 dwelling units per net acre, a maximum FAR of 0.25 to 0.35, a maximum ISR of 0.60, and requires a minimum dedication of 25% open space.</p>						

The subject property is located within the Mount Dora JPA and the application was provided to the City of Mount Dora for comments. The City of Mount Dora provided comments (Attachment “E”) stating that the subject property lies within the City of Mount Dora JPA and that the proposed development will require connection to the City’s central water and sewer utilities and will therefore require annexation. In response to the most recent resubmittal, the City provided a secondary letter reiterating the previous comments, and providing further clarification (Attachment “F”). The City has further maintained the position that as the project will be annexed, the development order should be consistent with City of Mount Dora standards.

Standards for Review (LDR Section 14.03.03)

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

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

The **Future Land Use Element** seeks to 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; promote the conservation and preservation of Lake County’s natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The application is consistent with Comprehensive Plan Policy I-1.3.3 Urban Medium Density Future Land Use Category, which states that the Urban Medium FLUC should be located on or in proximity to major collectors and arterial roadways to minimize traffic on local streets and minor collector roadways and provide convenient access to transit facilities. The subject property has frontage along US Highway 441, which is classified as a principal arterial roadway, and is within half a mile of the intersection of US Highway 441 and State Road 44 (minor arterial). The proposed amendment is consistent with the Future Land Use Element.

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The Applicant provided a Justification Statement (Attachment “D”) which asserts that the proposed development program will result in a large reduction in need for public facilities from the current future land use designation. The proposed amendment is consistent with the Capital Improvements Element.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County’s natural resources. An Environmental Assessment identifying any protected species and protected habitats will be required with future submittals; the Concept Plan (Attachment “C”) depicts a 50-foot buffer from wetland areas proximate to Loch Leven. The proposed amendment is consistent with the Conservation Element.

The **Economic Element** seeks to strengthen the County’s position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. While the Applicant did not address this Element in their Justification Statement, the application is intended to present a harmonious plan with the proposed Mount Dora Groves South development across US Highway 441 (separate application), which includes opportunities for commercial growth on a property which is otherwise underutilized. The proposed amendment is consistent with the Economic Element.

The **Housing Element** is intended to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County’s commitment to meet the identified needs of all its residents. The proposed development introduces additional housing and contributes towards fulfilling the County’s current and future housing needs. The proposed amendment is consistent with the Housing Element.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject property is located within the Mount Dora Joint Planning Area. The application was provided to the City and the City provided input on the application (Attachment “E”).

The **Parks and Recreation Element** is intended to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The concept plan depicts 25% of the subject property to be dedicated as open space, which can provide opportunities for passive recreation. The proposed amendment is consistent with the Parks and Recreation Element.

The **Transportation Element** provides goals and objectives that emphasize more efficient use of the existing transportation system and contribute to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenity. The Applicant provided a Justification Statement (Attachment “D”) which asserts that the proposed development program will result in a 90% reduction in trip generation potential from the site. The proposed amendment is consistent with the Transportation Element.

The **Public Facilities Element** is intended to ensure that public facilities are available to meet the needs of Lake County residents; public facilities means aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities.

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

The proposed amendment is not in conflict with any provisions of the LDR. A separate rezoning application is being presented to the Board to consider rezoning the property to PUD, which will incorporate the Comprehensive Plan policies and regulations applicable to the subject property.

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

The application seeks to develop the subject property with a medium-density residential development, consistent with the proposed Urban Medium Density Future Land Use Category. The subject property is adjacent to the Country Club of Mount Dora, which is located to the east of the proposed development. The applicant provided the following table comparing the proposed development with nearby subdivisions. Additionally, the applicant provided a Justification Statement (Attachment “D”) describing the consistency between the proposed development and surrounding existing land uses.

Table 2. Comparison to Surrounding Developments.						
Project Name	Total Acreage	Net Acreage	Units	Gross Density	Net Density	Lot Sizes
Mount Dora Groves North	144.23	62.3	275	1.91	4.41	40’ X 110’ 70’ X 110’
Country Club of Mount Dora	439.2	169.12	827	1.88	4.89	40’ X 100’ 80’ X 110’
Loch Leven Phase 1	70.67	33 +/-	37	0.52	1.12	90’ X 150’

Loch Leven Phase 2	41.72	Not Provided	31	0.74	Not Provided	90' X 150'
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D. Whether there have been changed conditions that justify an amendment.

The applicant has submitted separate applications for the parcels lying across US Highway 441 from the subject property. In their narrative statement for rezoning, the applicant provided the following statement:

“The land to the south across US 441 is applying for 15 acres of commercial uses balancing the demand for commercial uses in this neighborhood from the reduction of commercial uses on the subject property. The development program for a single-family community meets the current real estate market.”

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 Mount Dora has indicated that central water and central sewer are available to the subject property and indicated that the property will be required to annex in order to utilize their utility service. The Urban Medium Density Future Land Use Category requires all development to connect to a potable water service and regional wastewater provider.

Schools

Lake County Schools reviewed the application and stated that the development will be subject to school concurrency prior to final development order approval.

Parks

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

Solid Waste

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

Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #27) is located less than 2 miles from the subject property.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of US 441 is “D” with capacity of 2,100 trips. Currently, the impacted segment from SR 44 / Donnelly Street to Wolfbranch Road is operating at sixty-one (61) percent. This project will be generating approximately one thousand seventy-seven (1077) pm peak hour trips, in which six hundred thirty-seven (637) trips will impact the peak hour direction.

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

An Environmental Assessment identifying any protected species and protected habitats will be required with future submittals; the Concept Plan (Attachment “C”) depicts a 50-foot buffer from wetland areas proximate to Loch Leven. Additionally, the applicant has indicated that the subject property has been utilized for agricultural purposes for decades, which has already altered the natural condition of the land. Any sensitive resources will be addressed

through the development review process. New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended.

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

In their narrative statement for rezoning, the applicant provided the following statement:

“The proposed development program, influx of capital spent to beautify the development and the replacement of commercial uses adjacent to the Country Club of Mount Dora will improve property values in the neighborhood.”

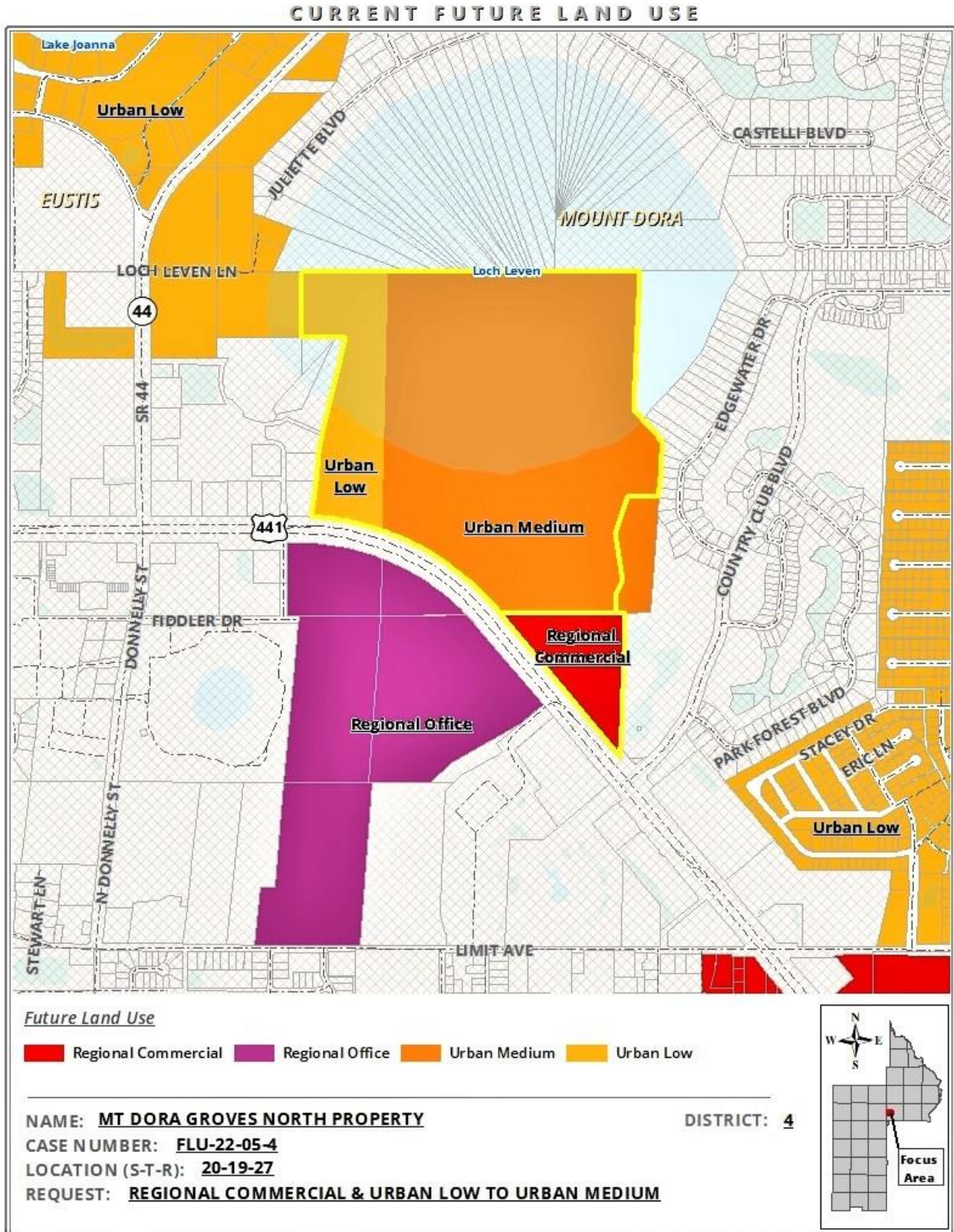
H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The vast majority of surrounding parcels have been annexed into the City of Mount Dora, however, the proposed development program is consistent with the proposed mid-low density development pattern of the surrounding subdivisions. The applicant has identified that connection with the neighboring Publix shopping center (to the west) and Country Club of Mount Dora subdivision (to the east) will help increase interconnectivity and result in an orderly, logical development pattern.

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.

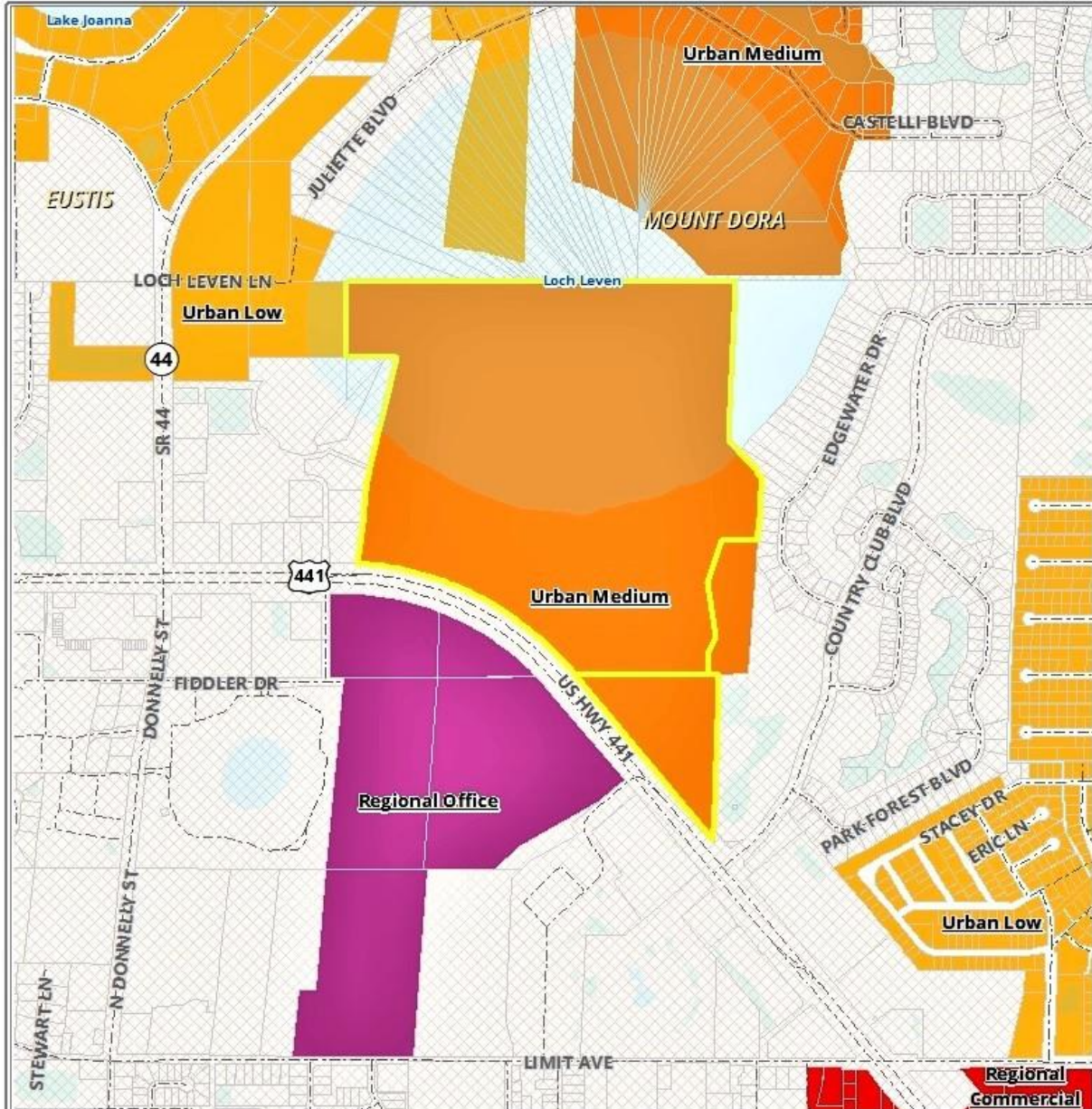
The proposed amendment will be consistent with the purpose and interest of Lake County’s regulations. The applicant provided the following statement, *“The reduction of the future land use allowable uses and the provision of buffers are on point with the purpose and intent of the Land Development Code.”*

Attachment "A" – Future Land Use Map (Page 1 of 2)



Attachment "A" – Future Land Use Map (Page 2 of 2)

PROPOSED FUTURE LAND USE



Future Land Use

- Regional Commercial
- Regional Office
- Urban Medium
- Urban Low

NAME: **MT DORA GROVES NORTH PROPERTY**

DISTRICT: **4**

CASE NUMBER: **FLU-22-05-4**

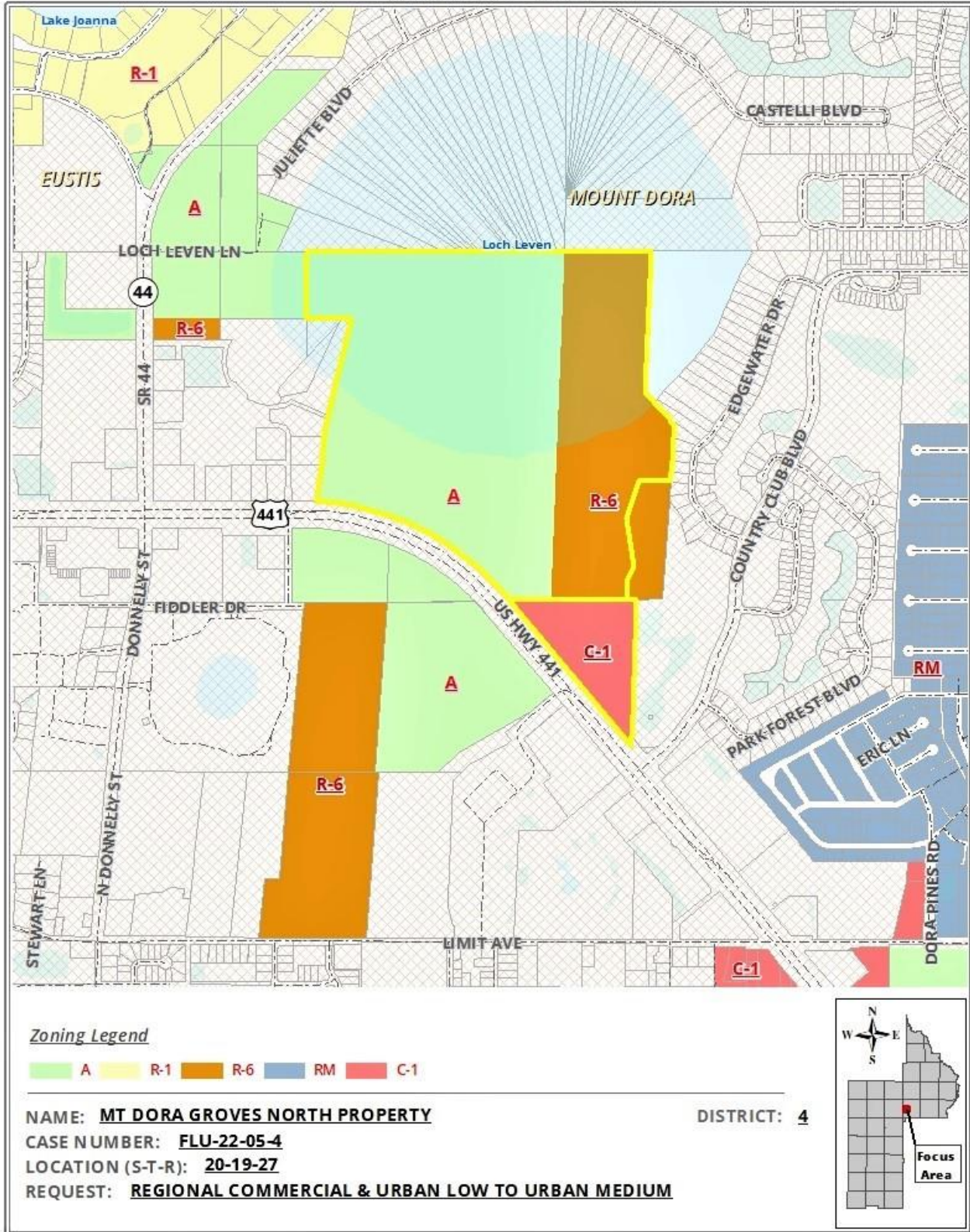
LOCATION (S-T-R): **20-19-27**

REQUEST: **REGIONAL COMMERCIAL & URBAN LOW TO URBAN MEDIUM**



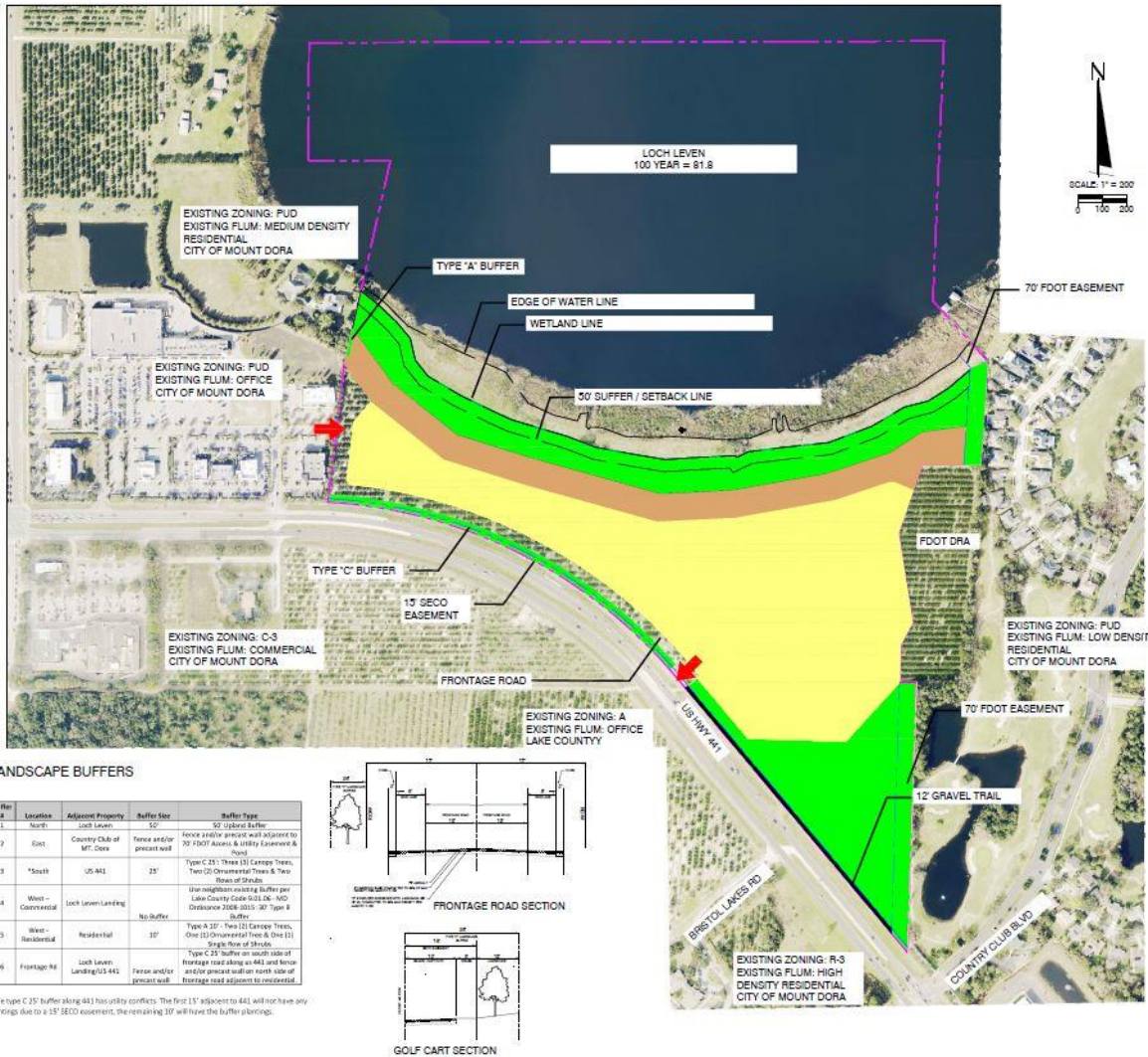
Attachment "B" – Zoning Map

CURRENT ZONING



Attachment "C" – Concept Plan

MOUNT DORA GROVES NORTH PUD	
CONCEPTUAL PLAN	
	
DATE:	6-17-25
DESIGNED BY:	CCM
DRAWN BY:	CCM
CHECKED BY:	CCM
JOB NO.:	24000-001
FILE NAME:	POST/2025
SHEET 1	
<small>CHARLES C. HOFF, P.E. Professional Engineer No. 12533</small>	



LAND USE:
 GROSS LAND AREA = 144.23 ACRES
 WETLANDS = 81.93 ACRES
 NET LAND AREA = 62.30 ACRES
 UPLAND DENSITY = 273/62.30 = 4.42
 OVERALL DENSITY = 273/144.13 = 1.91
 EXISTING FLUM = URBAN LOW / URBAN MEDIUM / COMMERCIAL
 EXISTING ZONING = A / R-6 / C-1
 PROPOSED FLUM = URBAN MEDIUM RESIDENTIAL
 PROPOSED ZONING = PUD

PROPOSED IMPROVEMENT:

- LAKE FRONT NEIGHBORHOOD**
- BUILDING HEIGHT = 40'
 - MINIMUM LOT SIZE = 7,700 SF
 - MINIMUM LOT WIDTH = 70'
 - MINIMUM LOT DEPTH = 110'
 - MINIMUM LIVING AREA = 1,500 SF
 - MAXIMUM ISR = 65%
 - BUILDING SETBACKS:
 - FRONT = 12 TO STRUCTURE / PORCH
 - GARAGE = 20'
 - SIDE = 5'
 - WETLAND = 50'
 - REAR = 10'
 - STREET SIDE = 13'
 - ACCESSORY REAR / SIDE = 5'
 - PARKING REQUIRED = 2 PER HOME
- NORTHERN NEIGHBORHOOD**
- BUILDING HEIGHT = 40'
 - MINIMUM LOT SIZE = 4,400 SF
 - MINIMUM LOT WIDTH = 70'
 - MINIMUM LOT DEPTH = 110'
 - MINIMUM LIVING AREA = 1,500 SF
 - MAXIMUM ISR = 65%
 - BUILDING SETBACKS:
 - FRONT = 12 TO STRUCTURE / PORCH
 - GARAGE = 20'
 - SIDE = 5'
 - REAR = 10'
 - STREET SIDE = 13'
 - ACCESSORY REAR / SIDE = 5'
 - PARKING REQUIRED = 2 PER HOME
- R/W PERVIOUS:** = 2.44 ACRES
R/W IMPERVIOUS: = 3.10 ACRES
TOTAL R/W: = 3.54 ACRES
PROPOSED LOTS: = 41.18 ACRES
OPEN SPACE REQUIRED 25%: = 10.28 ACRES
OPEN SPACE PROVIDED: = 10.38 ACRES

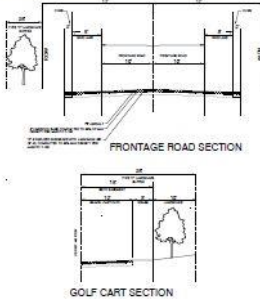
NOTES:

1. THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO ENVIRONMENTAL CONSTRAINTS, AND STORM WATER ENGINEERING ANALYSIS.
2. STORM WATER MAY BE SHARED BETWEEN DEVELOPMENT AREAS.
3. THIS IS A GATED COMMUNITY WITH PRIVATE ROADS OR VEHICULAR AS AUTHORIZED UNDER SECTION 124.01(2)(b), FLORIDA STATUTES.
4. FINAL LOCATION OF ACCESS POINT AT US 441 FULL MEDIAN OPENING BEING EVALUATED BY FDOT.
5. OFF-SITE STREET IMPROVEMENTS MAY BE PROVIDED BASED UPON TRAFFIC IMPACT ANALYSIS.
6. PROJECT WILL MEET ALL STORM WATER RULES FOR LAKE COUNTY AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
7. WATERS AND SEWER SHALL BE PROVIDED BY THE CITY OF MOUNT DORA.
8. SIGNAGE SHALL CONFORM TO SECTION 11.03 OF THE LAKE COUNTY LAND DEVELOPMENT CODE OR ORDINANCES.
9. LANDSCAPING SHALL COMPLY WITH SECTION 03.01.02 OF THE LAKE COUNTY LAND DEVELOPMENT CODE OR ORDINANCES.
10. ALL STREET LIGHTING SHALL BE DARK SKY FRIENDLY.
11. THIS PROJECT WILL PROVIDE A POLE AND/OR PEGMAY SHALL IMMEDIATELY ADJACENT TO THE PROPOSED ROADWAY. THE POLE AND/OR PEGMAY SHALL BE SET BACK FROM THE LANDSCAPE BUFFER AND FRONTAGE RD.
12. THE 12' GRAVEL TRAIL AND THE FRONTAGE ROAD WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF THE PROPERTY IS ANNEXED INTO THE CITY OF MOUNT DORA AT SOME POINT IN THE FUTURE AND THE CITY AGREES TO OWN AND MAINTAIN THEM IN PERPETUITY.
13. OWNER/CONTRACTOR DOES NOT HAVE CROSS-ACCESS RIGHTS OR CONSTRUCTION EASEMENT RIGHTS TO LOCH LEVEN LANDING AND WILL NOT BE DELEGATED TO PROVIDE CROSS ACCESS RIGHTS OR CONSTRUCTION EASEMENT RIGHTS. IF PROJECT IS REQUIRED TO CONSTRUCT FRONTAGE ROAD, IT WILL TERMINATE AT THE WESTERN PROPERTY BOUNDARY.
14. IF REQUIRED TO BE CONSTRUCTED, FRONTAGE RD WILL BE A 30' RIGHT OF WAY FROM THE WESTERN BOUNDARY TO FULL MEDIAN OPENING AT US 441.
15. IF REQUIRED TO BE CONSTRUCTED, THERE WILL BE A 12' GRAVEL GOLF CART TRAIL FROM WESTERN EDGE OF THE FRONT ROY ADJACENT TO THE PROJECTS FULL MEDIAN OPENING AT US 441 TO ALIGN THE RESULTS OF THE COUNTRY CLUB OF MOUNT DORA ACCESS TO THE FRONTAGE RD. IT WILL BE LOCATED WITHIN THE FIRST 12' OF THE 30' SECO EASEMENT ADJACENT TO US 441. THIS IS SUBJECT TO FDOT'S AND EXCLUSIVE APPROVAL RIGHTS WHICH PROJECT IS NOT OBLIGATED TO OBTAIN. THE TRAIL WILL BE LOCATED WITHIN THE 30' LANDSCAPE BUFFER AND WILL POINT TOWARDS OPEN SPACE.
16. ALL CONSTRUCTION SHALL COMPLY WITH LAKE COUNTY CODES OR ORDINANCES.

LANDSCAPE BUFFERS

Buffer #	Location	Adjacent Property	Buffer Size	Buffer Type
1	North	Loch Leven	50'	50' vegetative Buffer
2	East	Country Club of Mt. Dora	Tree and/or gravel wall	Tree and/or gravel wall adjacent to 70' FOOT Access & Utility Easement & Road
3	South	US 441	35'	Type C 25' - Three (3) Canopy Trees, Two (2) Ornamental Trees & Tree Rows of Shrubs The neighborhood existing Buffer per Lake County Code 11.01.06 - MD Ordinance 2008-2015: 20' Type B Buffer
4	West - Commercial	Loch Leven Landing	No Buffer	
5	West - Residential	Residential	30'	Type A 20' - Two (2) Canopy Trees, One (1) Ornamental Tree & One (1) Single Row of Shrubs
6	Frontage Rd	Loch Leven Landing 12444	Tree and/or gravel wall	Type C 25' Buffer on each side of Frontage road along w/ 441 and fence and/or gravel wall on north side of frontage road adjacent to undeveloped

*The type C 25' buffer along 441 has utility conflicts. The first 15' adjacent to 441 will not have any plantings due to a 15' SECO easement, the remaining 10' will have the buffer plantings.



Attachment “D” – Justification Statement (Page 1 of 8)

Memo



To: Emily Johnson
Re: Justification Statement
From: Jim Hall
Date: June 16, 2022

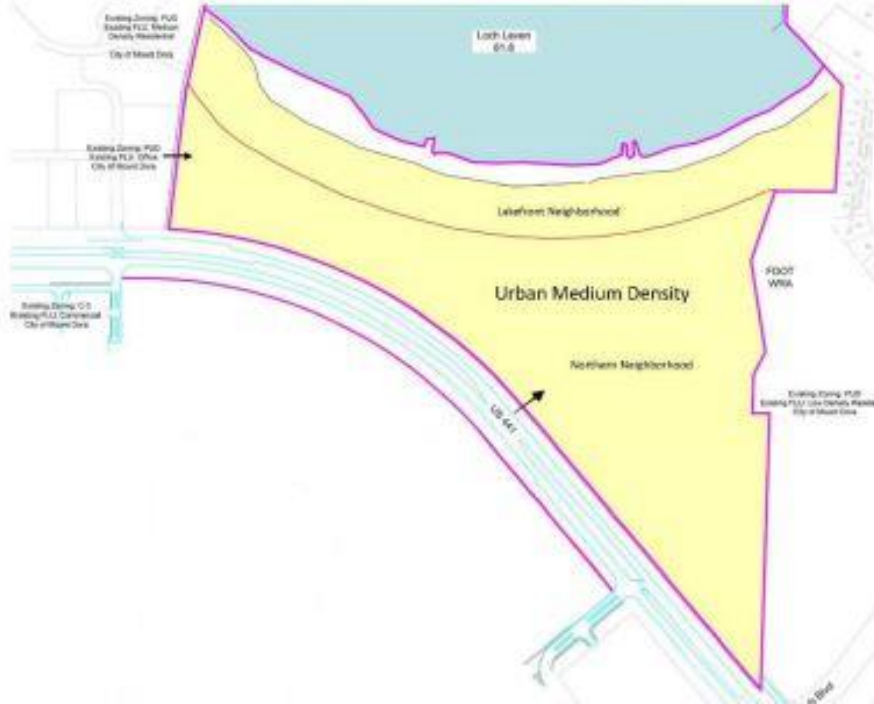
Summary of Proposed Amendment

The request is for a small-scale map amendment to amend 12.15 acres of Regional Commercial and 7.01 acres of Urban Low to match the existing intervening Urban Medium which allows a maximum density of 7 DUs/acre. The existing land uses on site have a maximum intensity of 1,587,762 SF of commercial and a maximum density of 329 DUs. The proposed map amendment to Urban Medium for all of Mount Dora Groves North would allow a maximum of 436 DU's, which is an increase in residential units from the existing FLU designations. A companion rezoning request is also included amending the Agriculture (A), Urban Residential District (R-6) and Neighborhood Commercial (C-1) zoning to Planned Unit Development (PUD) which would limit the project density to 275 DU's, consisting of 70' lots on the lake front and mix of lot sizes over the rest of the property. Although the proposed Urban Medium land use allows more density than the mix of existing land uses, the companion PUD application limits the number homes to 275 DUs. The maximum development program under the proposed FLU designation is 90% reduction in trip generation potential from the site and a large reduction in public services from the existing FLU.



Current Future Land use

Attachment “D” – Justification Statement (Page 2 of 8)



Proposed Future Land Use

Residential Justification Statement

The current future land use designations are Regional Commercial, Urban Medium Density and Urban Low Density. The currently allowed maximum number of homes is 329 while our PUD request is for 275 homes, thus, there is a decrease in entitlements.

Consistency with the Comprehensive Plan

The following Policies support our request for an Urban Medium designation over the subject property.

Policy I-1.1.3 Direct Orderly, Compact Growth Land use patterns delineated on the Future Land Use Map shall direct orderly, compact growth. The County shall discourage urban sprawl, as defined in Rule 9J-5.006 F.A.C., and direct growth and development to urban areas where public facilities and services are presently in place or planned.

The subject property fronts on US 441 a major arterial in the County. The transportation study

Attachment “D” – Justification Statement (Page 3 of 8)

documents a 90% decrease in projected trips as a part of this request yet the land is well located and surrounded by compatible, mixed uses which allows a second benefit of shortening trip length.

OBJECTIVE I-1.2 FUTURE LAND USE Lake County hereby establishes Future Land Use Categories that reflect the grouping of compatible land uses, provide sufficient acreage to meet projected population growth, designate suitable land for development and redevelopment, recognize existing land uses, and provide guidance in the preparation and updating of the Land Development Regulations. To implement this objective, the County shall seek to:

- *Achieve an appropriate balance between public and private interests;*
- *Discourage the proliferation of urban sprawl;*
- *Provide for compatibility of adjacent land uses;*
- *Protect natural and historic resources;*
- *Coordinate future land uses with the appropriate topography and soil conditions;*
- *Encourage the redevelopment and renewal of blighted areas;*
- *Eliminate or reduce uses inconsistent with the community’s character and proposed future land uses;*
- *Create favorable economic conditions;*
- *Provide adequate housing;*
- *Provide adequate services and facilities and ensure the availability of suitable land for such facilities;*
- *Maintain established residential neighborhoods;*
- *Promote compact growth through the use of innovative Land Development Regulations including, but not limited to, planned unit development, clustering, Traditional Neighborhood Development, and mixed land use development techniques;*
- *Preserve rural and agricultural areas;*
- *Protect private property rights; and*
- *Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the County determines to be appropriate*

This request seeks to provide single family homes compatible to the homes to the east, provide sufficient acreage to meet projected population growth, designate suitable land for development and recognize existing land uses. To the east of the subject property is the Country Club of Mount Dora; a single family community. By eliminating the current commercial designation on the east of the subject property, this provides enhanced compatibility with this eastern community as well as maintaining an established residential neighborhood. Additionally, allowing slightly denser

Attachment “D” – Justification Statement (Page 4 of 8)

residential uses adjacent to the Publix in the west (Urban Low to Urban Medium) is another compatibility upgrade. The significant reduction in development intensity with the removal of the commercial designation assists in providing an appropriate balance between public and private interests.

Policy I-1.3.2 Urban Low Density Future Land Use Category

The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use. This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.25, except for civic uses and Economic Development Overlay District uses, which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.

This small 7+/- acre parcel of land adjacent to the Publix commercial center will be converted to a slightly denser residential designation. This improves compatibility while also improving vehicular circulation by connecting into the existing commercial driveway to the west of the property.

Policy I-1.3.3 Urban Medium Density Future Land Use Category

The Urban Medium Density Future Land Use Category provides for a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use. This category shall be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This category may serve as an effective transition between more intense and less intense urban land uses. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 20% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.35, except for civic uses and Economic Development Overlay District uses, which shall be 0.50. The maximum Impervious Surface Ratio shall be 0.70.

This is the proposed designation for all of the subject property. Yet, the concurrent PUD application limits density to 4.4 homes per acre or approximately a 35% reduction from the maximum density.

Policy I-1.3.7 Regional Commercial Future Land Use Category

Attachment “D” – Justification Statement (Page 5 of 8)

The Regional Commercial Future Land Use Category provides for a variety of commercial uses concentrated within or in proximity to a large planned project, such as a regional mall with a non-residential floor area typically in excess of 299,000 square feet. This category is intended to accommodate commercial development, which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian friendly gathering areas. Office and limited light industrial uses shall also be permitted within this category. This category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. This land use shall be located at the intersections of major roadways and along these roadways as infill development. Developments within this Category are not subject to Commercial Location Criteria. Zoning applications within the regional commercial future land use category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses. Limited residential use may be allowed in mixed-use commercial buildings or as standalone multi-family units as part of a mixed-use development; new single-family dwellings shall not be allowed. Lawfully existing single-family dwellings and accessory structures may be expanded, renovated or replaced provided they meet all other requirements within this Comprehensive Plan. Existing lots lawfully developed with single-family dwellings may not be further subdivided for residential purposes. Multi-family residential development shall be constructed only after or simultaneously with construction of commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of gross leasable area of commercial space and the allowed FAR shall not be applied to such residential areas. Residential uses are excluded on parcels in this category located within Mount Dora joint planning area first authorized by the Board of County Commissioners on September 28, 2004. Design standards shall be provided in the Land Development Regulations that ensure that commercial development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A FAR up to 3.0 will be allowed. The maximum Impervious Surface Ratio shall be 0.75. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order.

The elimination of the commercial use is a strong compatibility measure for the eastern residential community while significantly reducing traffic and public services. The goal of this request is to create a sustainable residential neighborhood on Loch Levin.

Attachment “D” – Justification Statement (Page 6 of 8)

Policy I-7.5.2 Open Space Protection

Lake County shall assure the provision of open space within the county by requiring minimum open space standards for new development, through public land acquisition and through designation of Conservation and Recreation land use categories on the Future Land Use Map. Lake County shall, through the Land Development Regulations, provide a mechanism to protect, acquire or otherwise set aside natural areas and environmentally sensitive lands as open space for permanent preservation or passive recreation. Protection can be accomplished by the donation of land or establishment of a permanent conservation easement held by the County, conservation agency, or appropriate non-profit conservation entity. The protection and acquisition of these lands shall be consistent with the Future Land Use Element and Conservation Element.

Policy I-7.5.3 Consistency with Conservation

The County shall require that proposals for a change in the use of land or development of property conform to all applicable goals, objectives, and policies of the Conservation Element before such proposal can be considered to be consistent with the Future Land Use Element. Prior to obtaining approval for a change in the use of land or development of property, the location and significance of all environmental features and constraints shall be identified, including but not limited to topography, wetlands, vegetation, wildlife, habitat, flood hazards, the 100-year floodplain, soils, springsheds, karst features, and adjacent conservation lands and environmentally sensitive lands. The County shall require that all such features and constraints be included within applications and site plans submitted as part of the development review process.

Policy I-7.5.4 Protection of Floodplains

Within 12 months of the effective date of the Comprehensive Plan the County shall adopt Land Development Regulations that protect floodplains, as identified by the Federal Emergency Management Agency as amended, or as identified by Lake County, through Land Development Regulations that accomplish the following:

- Restrict uses which are dangerous to health, safety and property and minimize public and private losses due to flood conditions;*
- Prohibit land filling and grade changes where such activity will cause erosion or inhibit flood waters;*
- Require development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health;*
- Require all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development flood prone and wetland areas to the County or appropriate state agency as a conservation easement, as allowed by law; and*

Attachment “D” – Justification Statement (Page 7 of 8)

- *Designate environmentally sensitive floodplains and establish criteria to limit development or development impacts therein. Policy I-7.5.5 Protection of Wetlands and Wetland Assessment Program Within 12 months of the effective date of this Comprehensive Plan, the County shall implement a wetlands assessment program and adopt Land Development Regulations that accomplish the following:*
 - *Regulate development activities according to wetland significance;*
 - *Require the identification of wetland type, land use, extent, significance, development compatibility, and applicable performance standards prior to County review and approval of development activities*
 - *Require, at a minimum, compliance with all performance standards set forth in the Land Development Regulations of Lake County, which standards and guidelines are accepted herein verbatim by this reference; and*
 - *Depending on wetland significance provide for development flexibility through mitigation/compensation measures where more beneficial environmental results may be achieved. The County shall require dedication of a conservation easement to the County or other agency of all post development wetlands, to the extent allowed by law. This conservation easement shall require that the wetlands and wetland buffers be maintained in their natural and unaltered state. If such wetlands and buffer areas are not in a natural state due to the presence of invasive species, changes in hydrology, or the removal of natural vegetation, such wetlands and buffers shall be restored by the removal of all invasive species, replacement/revegetation with suitable native species, and, to the greatest extent possible, restoration of natural hydrology. The entity accepting a conservation easement shall enforce its provisions.*

Loch Leven and its corresponding fringe of wetland littoral zone will be preserved with this proposed neighborhood. There are no other wetlands on site. Further, the removal of commercial uses with the possibilities of pollution are another positive example of this request.

Policy I-7.13.2 Mandatory Consistency with the Comprehensive Plan

Any proposed amendment to the Future Land Use Map or Comprehensive Plan must undergo an assessment of consistency with all applicable goals, objectives and policies of this Comprehensive Plan. The Land-Use Conflict Identification Strategy (LUCIS) Model may be considered when reviewing future amendments to the Comprehensive Plan or Future Land Use Map. The above standards shall be evaluated by means of the preparation of a needs-analysis, transportation system capacity analysis, environmental impact evaluation and land use compatibility analyses. If an amendment to the Future Land Use Map or Comprehensive Plan is adopted, the above referenced documentation shall be submitted as supporting information for compliance review.

Attachment “D” – Justification Statement (Page 8 of 8)

This Justification Statement has provided a consistency analysis for this request. The removal of the commercial use is a major step in improving compatibility and, thus, consistency. The removal of Urban Low adjacent to an existing commercial center is another compatibility enhancement and, thus, consistency. Finally, the proposed density is much closer to Urban Low Residential than to Urban Medium Residential density. The request is consistent with the Comprehensive Plan.

Land Use Compatibility Analysis

The following are compatibility measure within this request:

- North is Loch Leven which will have the associated wetlands preserved and the adjacent homes will be on 70' wide lots.
- East are golf holes, a FDOT storm pond with a 70' wide access and utility easement 70' easement all of which need no buffers.
- West is Loch Leven Landing Publix anchored shopping center which will be buffered.
- South is US 441.

Conclusion

This request is consistent with the comprehensive plan and is compatible with surrounding uses. The request provides for a 90% decrease in traffic generation a large reduction in public services. Loch Leven and associated wetlands will be preserved. We believe this request meets the intent of the comprehensive plan.

Jim Hall, MURP, BLA

Hall Development Services Inc.

1302 Osprey Avenue | Orlando | Florida | 32803
407.257.9235 | HallDSi.com

Attachment "E" – City of Mount Dora Comment Letter (Page 1 of 3)



CITY OF
MOUNT
DORA

Someplace Special

July 27, 2022

Lake County Board of County Commissioners
Attn: Ms. Jennifer Barker, County Manager
315 West Main Street
P.O. Box 7800
Tavares, Florida 32778
By Email: jbarker@lakecountyfl.gov

RE: JPA Projects:
Mt Dora Groves South – US Highway 441
Comprehensive Plan Amendment (AR#4845)
Rezoning (AR#4844)

Mt Dora Groves North – US Highway 441
Comprehensive Plan Amendment (AR#4843)
Rezoning (AR#4842)

Dear Ms. Barker:

The City of Mount Dora is in receipt of resubmittal documents and drawings pertaining to the above-referenced applications affecting property within the Mount Dora Joint Planning Area (JPA). Planning and Development Department on July 14, 2022, received via email re-submittal packets for the above-referenced land use and zoning changes. Staff reiterates the items of our previous correspondence dated May 3, 2022, and these items shall be included by reference.

During the City's previous review of the application submitted for these properties, Planning Staff consistently explained the importance of adhering to the City's vision for developments within the heart of the City of Mount Dora and along U.S. Highway 441. This project is located within the middle of the City of Mount Dora and any development must be considered by the City to ensure our standards are reflected on new development within our jurisdiction based on JPA. The following are numerous items, which is not an exhaustive list of design components



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510 N. Baker St. Mount
Dora, FL 32757



Attachment “E” – City of Mount Dora Comment Letter (Page 2 of 3)

of the proposed development, which the City wishes to provide to the County for consideration. Pursuant to the JPA, development standards and uses are to reflect the higher quality of either City or County Land Development Code standards. Staff offers the following:

1. Mount Dora Groves North: Provide a multi-use trail (sufficient width to accommodate golf carts) with public access between Loch Leven Landing (Publix) shopping center and the Country Club of Mount Dora Developments. In lieu of the trail, provide true frontage roadway connecting Country Club Mount Dora to Public Shopping Center.
2. Mount Dora Groves South: Provide decorative street light poles and fixtures within the right-of-way of the Grandview Street and Fiddler Drive extensions (side note: Fiddler is listed as a “Drive” and not a “Lane”). The light pole and fixture to match Dora Landings subdivision. All lighting (street and private areas) must meet dark sky principals and requirements.
3. Mount Dora Groves South: Non-residential development shall adhere to the City of Mount Dora’s Commercial Architectural and Site Design Requirements established in Section 6.13, Land Development Code, City of Mount Dora, Florida.
4. Mount Dora Groves South: As planning staff discussed and stated during the submittal of a similar development proposal to the City in January 2022, the percentage of the proposed multi-family detached community is too high of a ratio for a development of this size. If the proposed design standards were in more aligned with traditional requirements, the percentage of multifamily would be decreased and more in consistent with character of Mount Dora. Design standards of concern include parking ratio, guest parking, housing setbacks, garage requirements, landscape buffering meeting multifamily standards, building height limitation (maximum 35 feet), and building architecture and elements (Section 3.4.4.5.b. City’s LDC).
5. Mount Dora Groves South: Provide a public vehicle and pedestrian connection to Bristol Lakes Road to support the development of the frontage road. Emergency access only restriction is not sufficient in meeting the “ultimate frontage roadway” from Limit Avenue to Donnelly Street. The public roadway connection to Bristol Lakes Road is required. This issue of the proposed development for emergency access only is unacceptable.
6. Discussion and proposed configuration of Limit Avenue and Grandview Street intersection improvements, such as a round-a-bout will require City input and review of proposed impacts to the City’s planned fire station/EOC site located off Limit Avenue.

Attachment "E" – City of Mount Dora Comment Letter (Page 3 of 3)

7. Coordinate ingress/egress access point to City's planned fire station/EOC (Alt Key No. 3916155).
8. Proposed walls must be constructed of masonry and with either stone or brick finish (both sides). Columns are required with sufficient intervals (25 feet spacing) with decorative type stone caps (pre-fab type construction wall systems are unacceptable).
9. Grandview Street extension is missing a significant promenade type feature to continue landscaping and hardscape theme of the existing Grandview Street promenade at Dora Landings. This landscape area to be designed as a liner park with sufficient open space and width (canopy tree row, benches, hardscape, art-work, etc).

If you wish to discuss or have any comments or questions, please do not hesitate to contact my office at 352-735-7112.

Sincerely,

Vince
Sandersfeld

Digitally signed by
Vince Sandersfeld
Date: 2022.07.27
15:58:02 -0400

Vince Sandersfeld
Vince Sandersfeld,

Planning and Development Director

Cc: Mr. Patrick Comiskey, City Manager

Ms. Sherry Stuphen, City Attorney

Mr. Christopher D. Gaw, P.E. City Utilities Engineer

Ms. Michele Janiszewski, AICP, Senior Planner

Mr. Bobby Howell, Director of Planning & Zoning – bobby.howell@lakecountyfl.gov

Ms. Janie Barrón, Chief Planner – jbarron@lakecountyfl.gov

Ms. Emily Johnson, Case Manager – EWJohnson@lakecountyfl.gov

Mr. Chad O'Brien, Brochman, LLC – cobrien@beringhomes.com

Mr. Jim Hall, Hall Development Services – jimhall@halldsi.com

Attachment “F” – City of Mount Dora Letter #2 (Page 1 of 2)



August 18, 2022

Someplace Special

Lake County Board of County Commissioners
Attn: Ms. Jennifer Barker, County Manager
315 West Main Street
P.O. Box 7800
Tavares, Florida 32778
By Email: jbarker@lakecountyfl.gov

RE: RE-SUBMITTAL PACKETS RECEIVED ON AUGUST 15, 2022

Mt Dora Groves South – US Highway 441
Comprehensive Plan Amendment (AR#4845)
Rezoning (AR#4844)


Mt Dora Groves North – US Highway 441
Comprehensive Plan Amendment (AR#4843)
Rezoning (AR#4842)

Dear Ms. Barker:

The City of Mount Dora is in receipt of the resubmittal documents and drawings pertaining to the above-referenced projects. Staff reiterates the items of our previous correspondence dated May 3, 2022, and these items shall be included by reference.

Staff offers the following comments:

1. Trail surface material to be either asphalt or concrete (gravel is unacceptable material).
2. As stated in City's previous review pre-cast wall systems are not a design standard in keeping with the high quality expected for developments within Mount Dora. Illustration #15 of Section 6.13 of the City's Land Development Code (wall example next page).

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Dora, FL 32757



Attachment "F" – City of Mount Dora Letter #2 (Page 2 of 2)

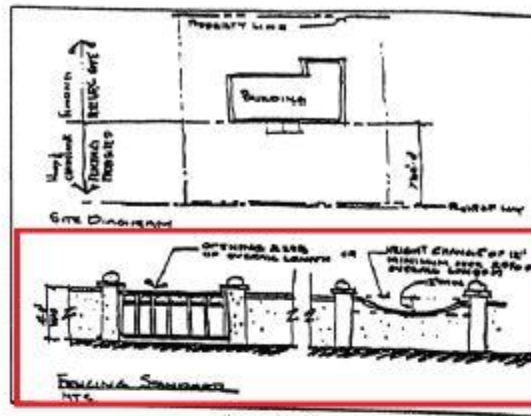


Illustration 1.5

For additional clarification, Mount Dora discouraged community walls type of buffering treatment for residential communities. If walls are so proposed, which is not the City's preference, the materials must be high quality and design with landscaping screening, etc. That is why staff noted the wall material standards in my previous correspondence. For example, the recent Lakeside Waterman Village retirement community provided wright-iron type (I believe the fence is aluminum rails) with stone columns. This type of open fencing tends to be acceptable treatment.

If you wish to discuss or have any comments or questions, please do not hesitate to contact my office at 352-735-7112.

Sincerely,

Vince

Sandersfeld

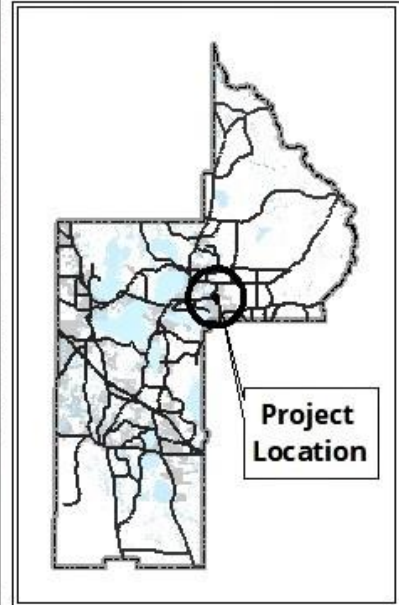
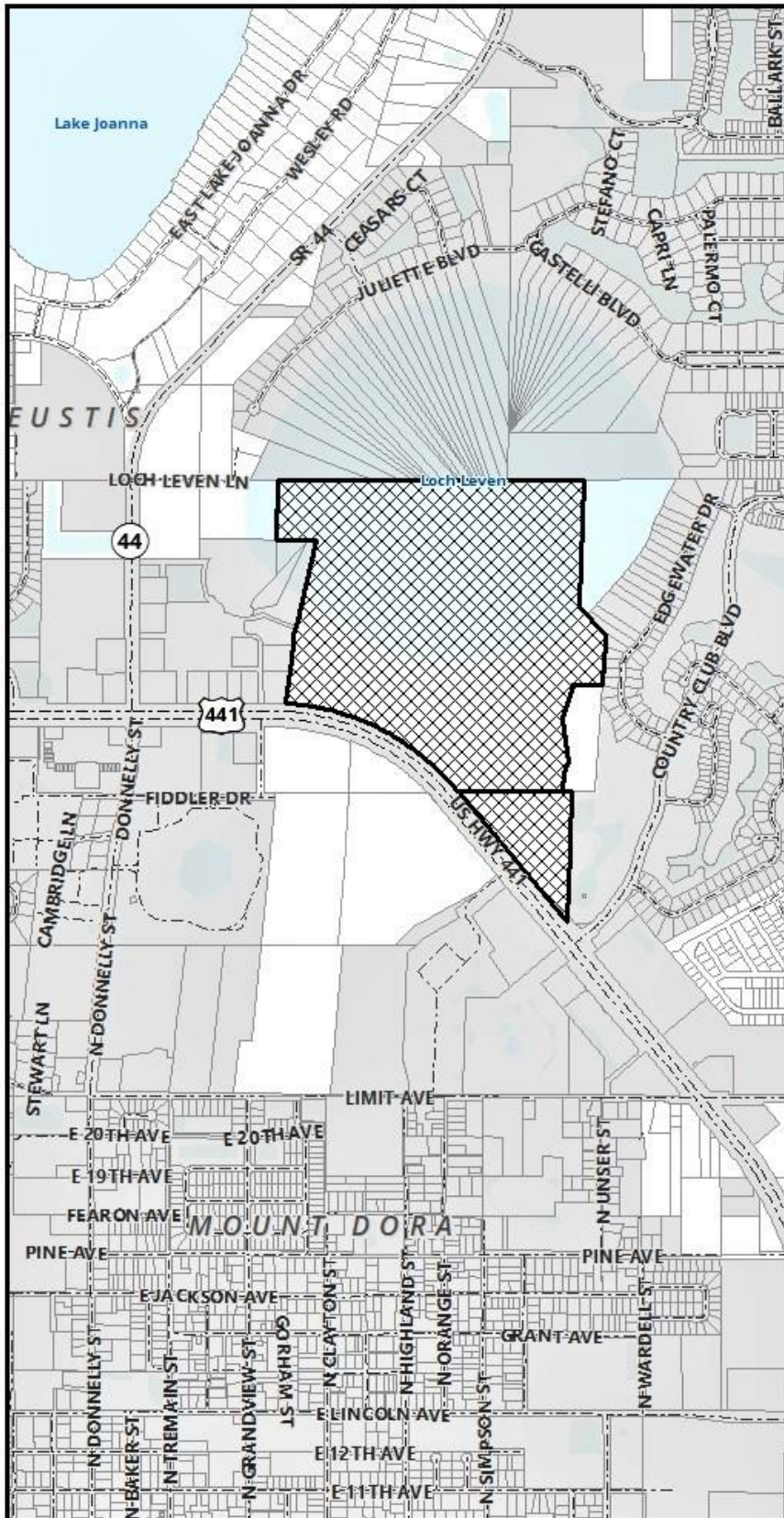
Vince Sandersfeld
Vince Sandersfeld,

Planning and Development Director

Digitally signed by
Vince Sandersfeld
Date: 2022.08.18
07:39:39 -0400

Cc: Mr. Patrick Comiskey, City Manager
Ms. Sherry Stuphen, City Attorney
Mr. Christopher D. Gaw, P.E. City Utilities Engineer
Ms. Michele Janiszewski, AICP, Senior Planner
Mr. Bobby Howell, Director of Planning & Zoning – bobby.howell@lakecountyfl.gov
Ms. Janie Barrón, Chief Planner – jbarron@lakecountyfl.gov
Ms. Emily Johnson, Case Manager – EWJohnson@lakecountyfl.gov
Mr. Chad O'Brien, Brochman, LLC – cobrien@beringhomes.com
Mr. Jim Hall, Hall Development Services – jimhall@halldsi.com
Ms. Cecelia Bonifay, Esq. – cecilia.bonifay@akerman.com

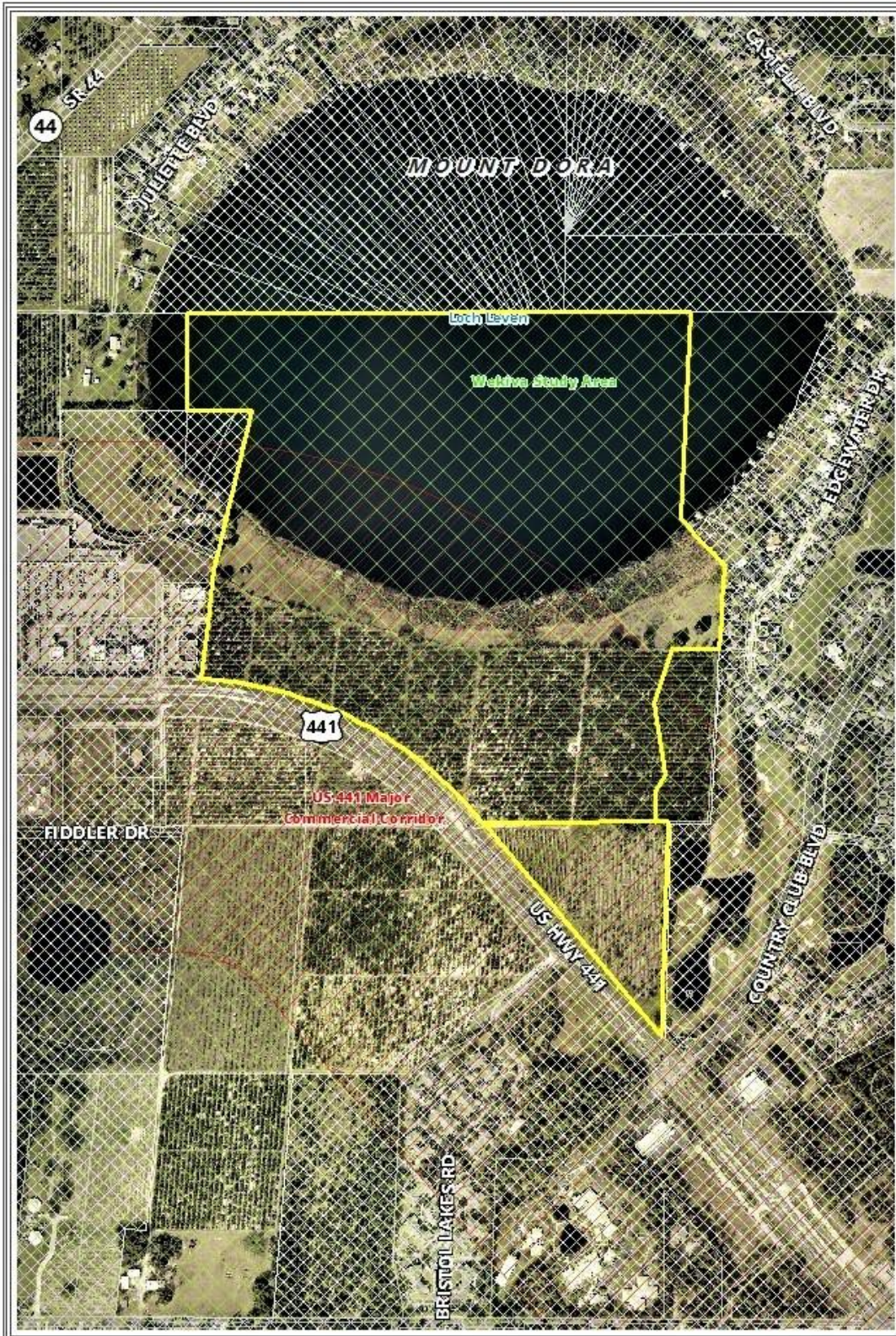
Subject Property Map



Aerial Map

FLU-22-05-4

Mt Dora Groves North Property



Regional
Commercial &
Urban Low
to
Urban Medium

Legend

- Wekiva Study Area
- US 441 Major Commercial Corridor

ORDINANCE 2022 – ____
FLU-22-05-4
Mount Dora Groves North

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**
3 **USE MAP FROM URBAN LOW DENSITY FUTURE LAND USE CATEGORY AND REGIONAL**
4 **COMMERCIAL FUTURE LAND USE CATEGORY TO URBAN MEDIUM DENSITY FUTURE LAND**
5 **USE CATEGORY FOR 23.76 ACRES LOCATED NORTH OF US HIGHWAY 441 AND SOUTH OF**
6 **LOCH LEVEN IN THE MOUNT DORA AREA, IDENTIFIED AS ALTERNATE KEY NUMBERS 3884341**
7 **AND 1445671, AND LEGALLY DESCRIBED IN SECTION 1 BELOW; PROVIDING FOR**
8 **PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR**
9 **SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

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

27 **WHEREAS**, on the 7th day of September 2022, this Ordinance was heard at a public hearing before
28 the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

29 **WHEREAS**, on the 4th day of October 2022, this Ordinance was heard at a public hearing before the
30 Lake County Board of County Commissioners for approval to adopt and transmit to the state planning agency
31 and other reviewing agencies; and

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

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

36
37 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
38 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,
39 described in Exhibit “A” attached and incorporated in this Ordinance, from Urban Low Density and Regional
40 Commercial Future Land Use Category to Urban Medium Density Future Land Use Category.

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

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

12
13 **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
14 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan
15 amendment package is complete. If timely challenged, this amendment shall become effective on the date
16 the state land planning agency or the Administration Commission enters a final order determining this
17 adopted amendment to be in compliance. No development orders, development permits, or land uses
18 dependent on this amendment may be issued or commence before it has become effective. If a final order
19 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made
20 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to
21 the state land planning agency.

22
23 ENACTED this ____ day of _____, 2022.

24
25 FILED with the Secretary of State _____, 2022.

26
27
28 BOARD OF COUNTY COMMISSIONERS
29 LAKE COUNTY, FLORIDA

30
31
32 _____
33 Sean M. Parks, Chairman

34 ATTEST:

35
36 _____
37 Gary J. Cooney, Clerk
38 Board of County Commissioners of
39 Lake County, Florida

40
41
42 Approved as to form and legality:

43
44 _____
45 Melanie Marsh, County Attorney

Exhibit "A" – Legal Description

1
2
3 PARCEL 6:

4
5 NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27
6 EAST, LYING NORTHEASTERLY OF US HWY 441.

7
8 PARCEL 7:

9
10 FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE
11 NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY
12 RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF
13 WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH
14 12°19'00" EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT
15 ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID
16 SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID
17 SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST
18 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN
19 SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST
20 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY
21 EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT
22 II PB 32 PG 42, THENCE SOUTH 42°36'45" EAST ALONG THE WESTERLY EXTENSION OF AND THE
23 SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST
24 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN
25 WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2
26 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE
27 WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE
28 NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID
29 NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

30
31 LESS AND EXCEPT:

32
33 FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN
34 NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO
35 THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG
36 THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE
37 NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG
38 SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY
39 LINE OF SAID STATE ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF
40 EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE
41 SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR
42 THE POINT OF BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE
43 NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH
44 28°04'40" EAST 102.02 FEET, NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28
45 FEET, SOUTH 89°31'13" EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY
46 CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST
47 LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH
48 03°54'31" WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID
49 SECTION 20, THENCE SOUTH 89°32'16" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4
50 A DISTANCE OF 202.31 FEET TO THE POINT OF BEGINNING.

51
52 THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 144.23
53 ACRES MORE OR LESS.