



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): October 12, 2022
Board of County Commissioners (BCC): November 1, 2022

Case No. and Project Name: RZ-22-20-3, Charitable Ministry Support Inc

Applicant: James S. Hoge

Owner: Charitable Ministry Support Inc.

Requested Action: Amend Community Facility District (CFD) Ordinance #2017-28 to revise Section 1.B, Setbacks.

Staff Determination: Staff recommends approval of the rezoning application, subject to the conditions contained in the draft ordinance.

Case Manager: James Frye, Planner

PZB Recommendation:

Subject Property Information

Size: 2.37 +/- acres

Location: North of Sugarloaf Mountain Road in the Clermont area of unincorporated Lake County.

Alternate Key No.: 2948230

Future Land Use: Rural (Attachment "A")

Current Zoning District: Community Facility District (CFD) – Ordinance #2017-28 (Attachment "B")

Flood Zone: "X"

Joint Planning Area/ ISBA: Minneola – South Lake ISBA Ordinance #2013-29

Overlay Districts: Lake Apopka Basin Overlay District
Yalaha-Lake Apopka Rural Protection Area (RPA)

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A)	Residential	Single-Family Dwelling Unit and Agricultural
South	Rural	Agriculture (A)	Right-of-Way and Vacant	Sugarloaf Mountain Road and Vacant Agriculture Tract of Land south of R-O-W
East	Rural	Agriculture (A)	Agriculture	Hay Pasture
West	Rural	Agricultural Residential (AR)	Residential	Single-Family Dwelling Units

Staff Analysis

The subject parcel is identified by Alternate Key Number 2948230, comprised of 2.37+/- acres, is zoned Community Facility District (CFD) by Ordinance #2017-28 (Attachment “C”), designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan, and located within the Lake Apopka Basin Overlay District and Yalaha-Lake Apopka Rural Protection Area (RPA). The subject parcel is generally located north of Sugarloaf Mountain Road in the Minneola area of unincorporated Lake County. The subject parcel is currently developed with a communication tower and tower equipment facility.

The applicant is requesting to revise Section 1.B, Setbacks of Ordinance #2017-28. The Concept Plan (Attachment “D”) depicts the location of the new tower, and proposed setbacks. All other sections of Ordinance #2017-8 are to remain the same.

Current setbacks as listed in Section 1.B of Ord. #2017-28	Proposed amended setbacks
North: 171-feet minimum from property line	North: 157' from property line
South: 180-feet minimum from property line	South: 155'10" from the property line
East: 149-feet minimum from property line	East: 139'5" from the property line
West: 181-feet minimum from property line	West: 191'5" from the property line
A minimum separation distance of 1,110" shall be required between the tower and the existing tower located on property identified by Alternate Key 1411319	A minimum separation distance of 1,124' 11" shall be required between the tower and the existing tower located on property identified by Alternate Key 1411319

The subject parcel is located within the City of Minneola Interlocal Service Boundary Agreement (ISBA) area. The rezoning application was sent to the City of Minneola for a determination of consistency with their regulations. The City of Minneola did not provide comments, nor have they opposed the request.

Standards for Review (LDR Section 14.03.03)

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

Amending Ordinance #2017-28 is consistent with LDR Section 3.13.19, which allows for a CFD zoning request to allow for a communication tower. The parcel is currently developed with a communication tower and the application proposed the replacement of the existing tower with a new communication tower.

Amending Ordinance #2017-28 is consistent with LDR Section 3.01.03, which allows wireless antennas, towers, and equipment are listed as a Community Facility Use.

Amending Ordinance #2017-28 is consistent with LDR Section 6.15.03.A.1, *Permitted Uses within the Lake Apopka Basin*, which allows for rezoning of non-residential uses limited to agricultural, CP (Planned Commercial) utilizing only those uses allowable under C-1 and C-2 zoning districts, MP (Planned Industrial District), and to CFD (Community Facility District) zoning districts.

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

Amending Ordinance #2017-28 is consistent with Comprehensive Plan Policy I-1.4.7, *Rural Support*, which conditionally allows civic uses with an appropriate regulatory land use instrument; the proposed CFD rezoning satisfies this requirement. The 2030 Comprehensive Plan defines “civic uses” as a county, municipal, state, or federal use or service, and community facility uses, excluding schools. Wireless antennas, towers, and equipment are listed as a Community Facility Use pursuant to LDR Section 3.01.03.

Amending Ordinance #2017-28 is consistent with Comprehensive Plan Policy I-1.5.4.2, *Land Use in the Yalaha-Lake Apopka Rural Protection Area*, which limits future land use within the Yalaha-Lake Apopka Rural Protection Area to the Rural FLUC and allows for civic uses.

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

The proposed request to amend setbacks for Ordinance #2017-28 is consistent with the surrounding residential uses. The surrounding parcels are zoned Agriculture (A), Agricultural Residential (AR) and designated as Rural FLUC. Rural Support is a permitted use under the Rural FLUC.

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

The amended setbacks are required to match the proposed boundary survey that was submitted with the approved concept plan for Ordinance# 2017-28.

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.

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Schools

No adverse impacts are anticipated on schools.

Parks

No adverse impacts are anticipated on parks.

Solid Waste

No adverse impacts are anticipated to current Solid Waste capacity levels.

Transportation Concurrency

No adverse impacts are anticipated to road service levels.

Public Safety

Lake County Fire Rescue Station #83 is located 3.9 miles from the subject parcel, at 15303 Ferndale Community Road, Clermont, FL 34715.

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

No adverse impact to the natural environmental is anticipated as the subject parcel is currently developed with a communication tower.

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

The application does not contain any information regarding the effect the proposed rezoning would have on property values in the area.

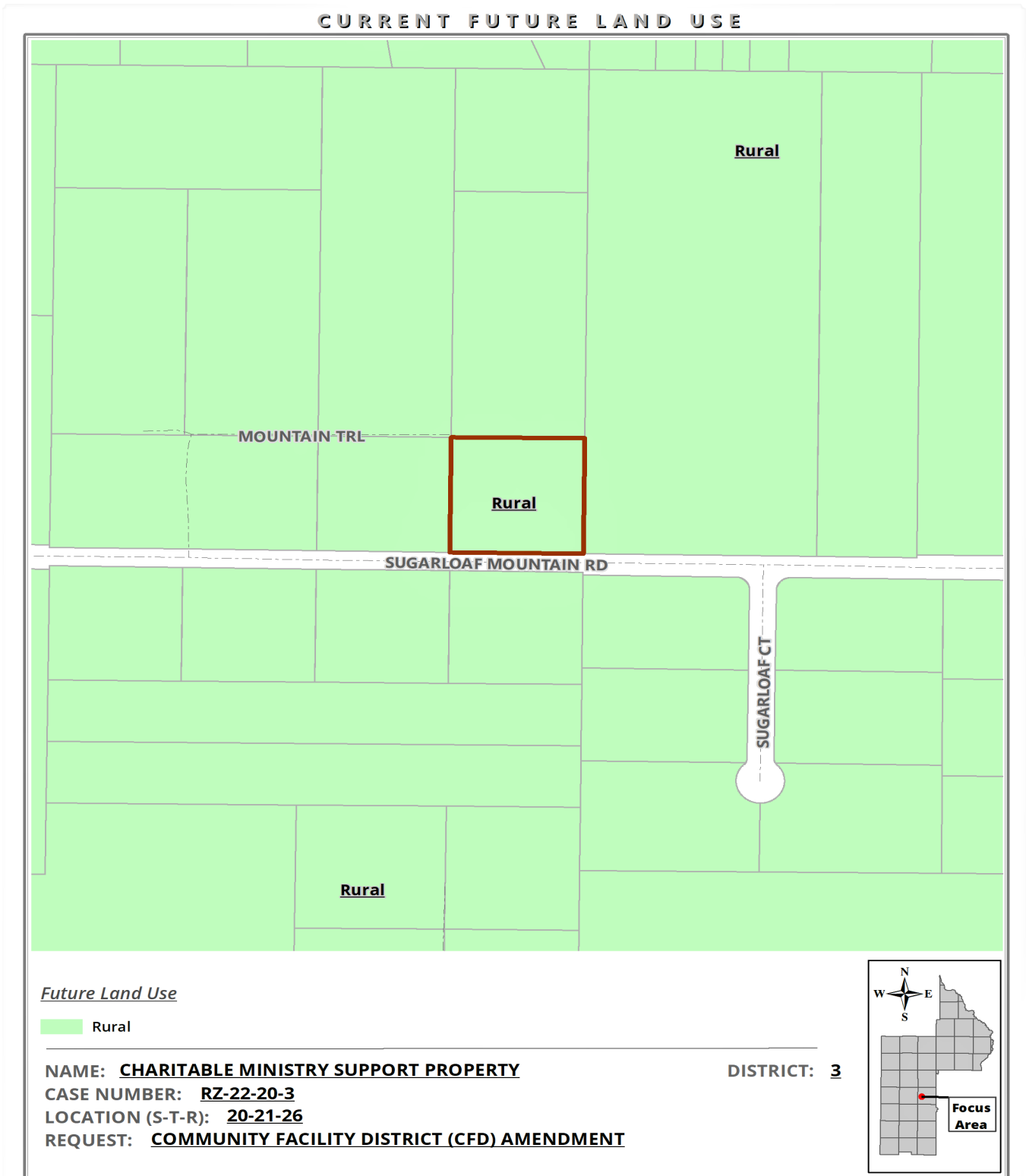
H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed amendment will not disrupt the existing orderly, logical development pattern in the area.

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.

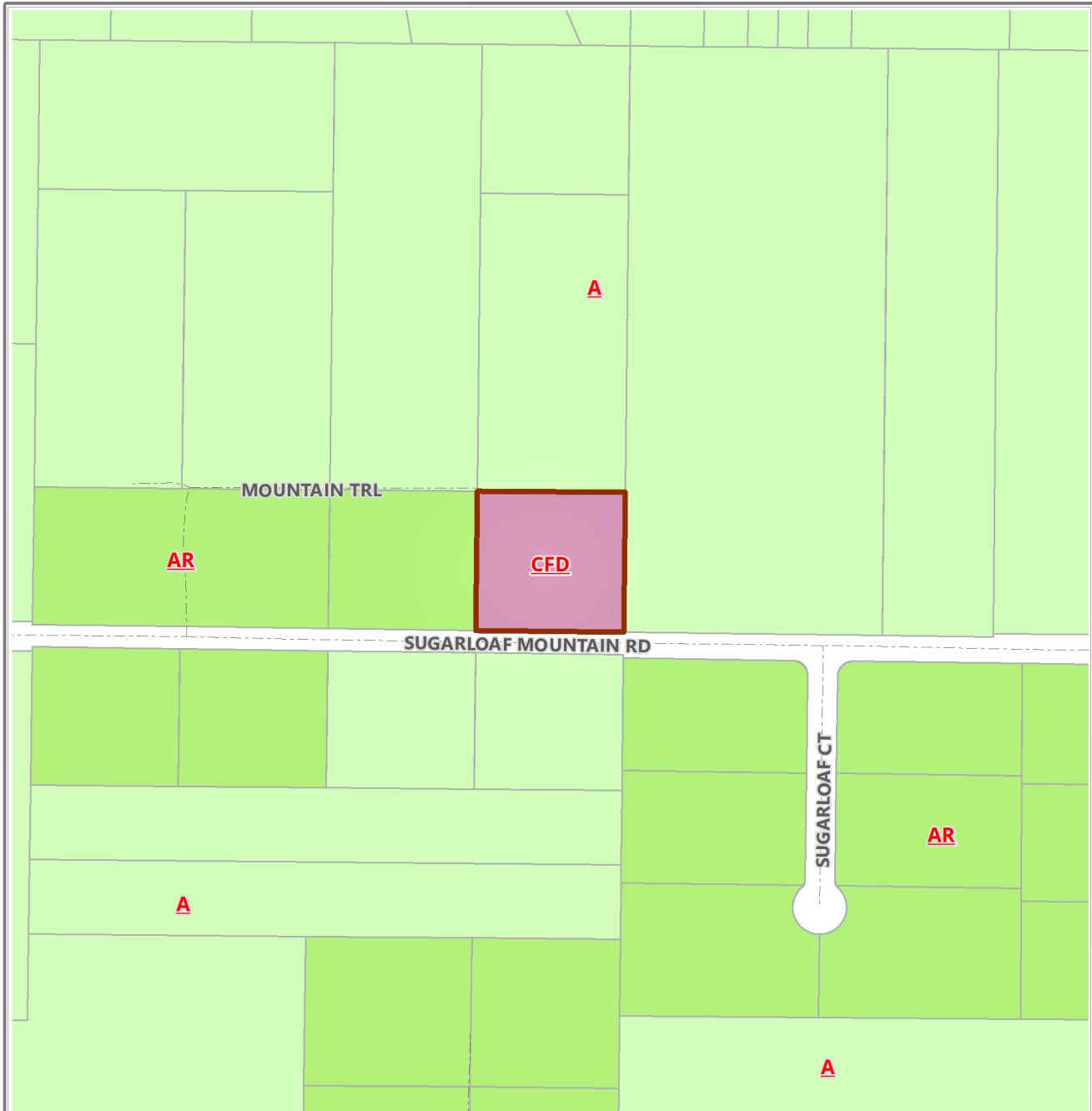
The proposed amendment will be consistent with the purpose and interest of Lake County's regulations.

Attachment "A" – Future Land Use Map



Attachment "B" – Zoning District Map

CURRENT ZONING

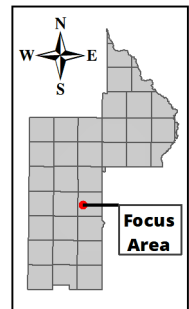


Zoning Legend

 A  AR  CFD

NAME: **CHARITABLE MINISTRY SUPPORT PROPERTY**
CASE NUMBER: **RZ-22-20-3**
LOCATION (S-T-R): **20-21-26**
REQUEST: **COMMUNITY FACILITY DISTRICT (CFD) AMENDMENT**

DISTRICT: **3**



Attachment "C" – Ordinance #2017-28 (Page 1 of 5)

INSTRUMENT#: 2017076736 OR BK 4973 PG 831 PAGES: 5 7/18/2017 11:21:52 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$44.00

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**ORDINANCE #2017-28
RZ-17-06-1
Charitable Ministry Support, Inc. CFD Rezoning**

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, James Hoge has submitted an application on behalf of the Charitable Ministry Support, Inc. (Property Owner) to amend Community Facility District (CFD) Ordinance #98-87 with a new ordinance to allow construction of a new radio/cell tower with new setback standards; and

WHEREAS, the subject property consists of approximately 2.31+/- acres located at 20570 Sugarloaf Mountain Road, Clermont, Florida, in Section 20, Township 21 East, Range 26 South, identified by Alternate Key Number 2948230, and more particularly described below:

LEGAL DESCRIPTION

The Southeast ¼ of the Southeast ¼ of the Northwest ¼ of the Northwest ¼, Section 20, Township 21 South, Range 26 East, Lake County, Florida, less the South 25 feet for right-of-way.

WHEREAS, the property subject to the request is located within the Rural Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, Charitable Ministry Support, Inc. has indicated a desire to remove an existing radio tower and replace said tower in the same location with a new tower with increased signal strength that is capable of cellular co-location; and

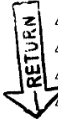
WHEREAS, Lake County Planning and Zoning Board did review petition RZ-17-06-1 on the 31st day of May, 2017, after giving Notice of Hearing for a change in the use of land, including a notice that said petition will be presented to the Board of County Commissioners of Lake County, Florida, on the 20th day of June 2017; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Board, the staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised, and

WHEREAS, the approval of this Ordinance shall supersede and replace existing CFD Ordinance #98-87; and

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

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land, subject to the following terms:



**PLANNING AND COMMUNITY DESIGN
315 WEST MAIN STREET
ATTN DONNA BOHRER
TAVARES FL 32778**

Attachment "C" – Ordinance #2017-28 (Page 2 of 5)

INSTRUMENT# 2017076736 OR BOOK 4973/PAGE 832 PAGE 2 of 5

ORDINANCE #2017-28
RZ-17-06-1

- 1 **Section 1. Terms:** The County Manager or designee shall amend the Official Lake County Zoning Map to
2 show the Community Facility District (CFD) zoning in accordance with Exhibit "A" of this
3 Ordinance. This Ordinance shall supersede and replace Ordinance #98-87. All land uses shall
4 be generally consistent with the Concept Plan as shown in Exhibit "A", of this Ordinance. To the
5 extent that there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance
6 shall take precedence.
7
8 **A. Land Uses:**
9 1. Use of the site shall be limited to a radio or wireless communication tower.
10 2. Accessory Uses directly associated with the above principal use may be approved by the
11 County Manager or designee. Any other use of the site not specified above shall require
12 approval of an amendment to this Ordinance by the Board of County Commissioners
13
14 **B. Setbacks of proposed tower to property line as follows:**
15 1. North: 171-feet, minimum from the property line
16 2. South: 180-feet, minimum from the property line
17 3. East: 149-feet, minimum from the property line
18 4. West: 181-feet, minimum from the property line
19 5. A minimum separation distance of 1,110-feet shall be required between the tower and the
20 existing tower located on property identified as Alternate Key 1411319.
21
22 **C. Floor Area Ratio/Intensity, Impervious Surface (ISR), Structure Height:** Floor Area
23 Ratio/Intensity, Impervious Surface Ratio, and Structure Height shall be in accordance with the
24 Comprehensive Plan and LDR, as amended. The maximum height of the tower shall not exceed
25 250-feet.
26
27 **D. Signage:** All signage, if provided, shall be accordance with the Comprehensive Plan and Land
28 Development Regulations, as amended.
29
30 **E. Landscaping, Buffering, and Screening:** Landscaping, Buffering, and Screening shall be in
31 accordance with the Comprehensive Plan and Land Development Regulations, as amended.
32
33 **F. Transportation Improvements/Access Management:**
34 1. Access Management: All access management shall be in accordance with the
35 Comprehensive Plan and Land Development Regulations, as amended.
36 2. Traffic Analysis: A Traffic Impact Analysis will be required with any future site plan submittal.
37 Any transportation improvements recommended as a result of the traffic impact analysis will
38 be addressed as part of the site plan approval.
39
40 **G. Lighting:** The tower shall not be artificially lighted except to assure human safety or as required
41 by the Federal Aviation Administration.
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43 **H. Fire Protection:** Fire Protection shall be in accordance with the all applicable federal, state,
44 and local codes and/or regulations, as amended.
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Attachment "C" – Ordinance #2017-28 (Page 3 of 5)

INSTRUMENT# 2017076736 OR BOOK 4973/PAGE 833 PAGE 3 of 5

ORDINANCE #2017-28
RZ-17-06-1

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- I. Utilities:**
1. The provision of potable water, as applicable, shall be permitted in accordance with Florida Department of Health, Florida Department of Environmental Protection, the Comprehensive Plan, and Land Development Regulations, as amended.
 2. Septic and sewage service, as applicable, shall be permitted in accordance with the Florida Department of Health, Florida Department of Environmental Protection, the Comprehensive Plan, and Land Development Regulations, as amended.
 3. Development shall connect to central wastewater when available.
- J. Concurrency Management Requirements:** Any development shall comply with the Lake County Concurrency Management System, as amended.
- K. Development Review and Approval:** Prior to the issuance of permits, the Applicant shall be required to submit a development application for any future construction, for review and approval, in accordance with the Comprehensive Plan and LDR, as amended.
- L. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.
- Section 2. Conditions:** Conditions as altered and amended which pertain to the above tract of land shall mean:
- A.** After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
 - B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
 - C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present Owner and any successor, and shall be subject to each and every condition herein set out.
 - D.** Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.
 - E.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Regulations, as amended.
 - F.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Attachment "C" – Ordinance #2017-28 (Page 4 of 5)

INSTRUMENT# 2017076736 OR BOOK 4973/PAGE 834 PAGE 4 of 5

ORDINANCE #2017-28
RZ-17-06-1

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Section 3. Severability: If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

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

Section 5. Effective Date. This Ordinance shall become effective as provided by law.

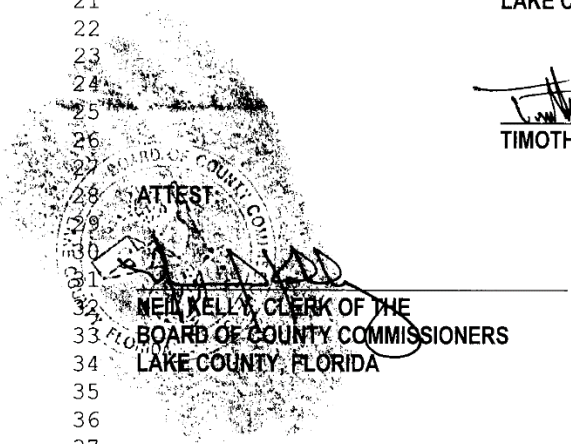
ENACTED this 20th day of June, 2017.


FILED with the Secretary of State July 13, 2017.

EFFECTIVE July 13, 2017.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


TIMOTHY I. SULLIVAN, CHAIRMAN



ATTEST

NEIL KELLY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY


MELANIE MARSH, COUNTY ATTORNEY

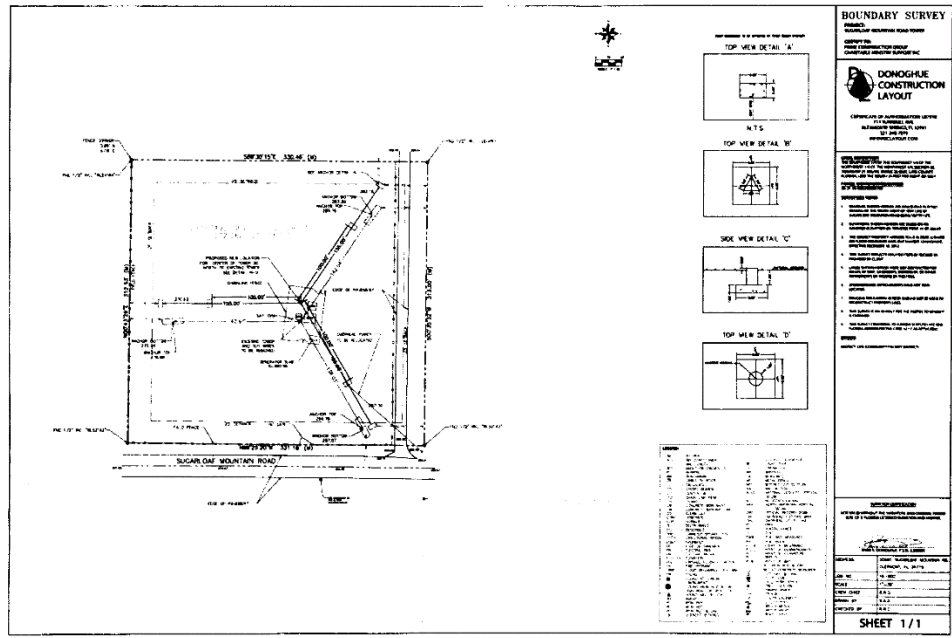
Attachment "C" – Ordinance #2017-28 (Page 5 of 5)

INSTRUMENT# 2017076736 OR BOOK 4973/PAGE 835 PAGE 5 of 5

ORDINANCE #2017-28
RZ-17-06-1

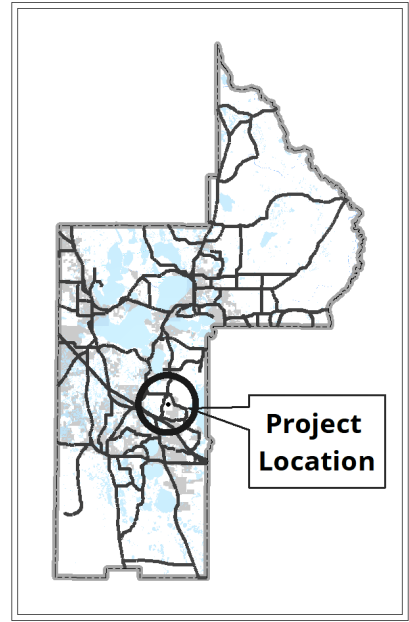
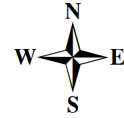
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EXHIBIT "A" - CONCEPT PLAN



3

Subject Property.



ORDINANCE #2022-_____
Charitable Ministry Support Inc.
RZ-22-20-3

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

WHEREAS, James S. Hoge (the “Applicant”) made a request on behalf of Charitable Ministry Support, Inc. (the “Owner”) to amend Community Facility District (CFD) Ordinance #2017-28 to amend the setbacks listed in Section 1.B; and

WHEREAS, the subject property consists of 2.37 +/- acres and is generally located North of Sugarloaf Mountain Road in the Minneola area of unincorporated Lake County, situated in Section 20, Township 21 South, Range 26 East, and having Alternate Key Number 2948230, and more particularly described below:

Legal Description

The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 20, Township 21 South, Range 26 East, Lake County, Florida, less the South 25 feet for right-of-way

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

WHEREAS, on June 20, 2017, Ordinance #2017-28 was approved by the Board of County Commissioners to allow construction of a new radio/cell tower with setback standards; and

WHEREAS, the Lake County Planning and Zoning Board reviewed Petition RZ-22-20-30 on the 12th day of October 2022, after giving Notice on petition for a change in use of land, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida on the 1st day of November 2022; and

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

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

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

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to reflect this ordinance. To the extent where there are conflicts between Exhibit “A” – Conceptual Plan and this Ordinance, this Ordinance shall take precedence. Ordinance #2017-28 and all previously approved ordinances will be superseded and replaced upon the adoption of this new ordinance.

A. Land Uses:

1. Use of the site shall be limited to a radio or wireless communication tower.
2. Accessory Uses directly associated with the above principal use may be approved by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the Board of County Commissioners.

- 1 **B. Setbacks of proposed tower to property line as follows**
2 1. North: 157-feet, minimum from property line
3 2. South: 155-feet 10-inches, minimum from the property line
4 3. East: 139-feet 5-inches, minimum from the property line
5 4. West: 191-feet 5-inches, minimum from the property line
6 5. A minimum separation distance of 1,124-feet 11-inches shall be required between the tower
7 and the existing tower located on property identified by Alternate Key Number 1411319.
8
9 **C. Floor area Ratio/Intensity, Impervious Surface (ISR), Structure Height:** Floor Area
10 Ratio/Intensity, Impervious Surface Ratio, and Structure Height shall be in accordance with the
11 Comprehensive Plan and LDR, as amended. The maximum height of the tower shall not exceed
12 250-feet.
13
14 **D. Signage:** All signage, if provided, shall be accordance with the Comprehensive Plan and Land
15 Development Regulations, as amended.
16
17 **E. Landscaping, Buffering, and Screening:** Landscaping, buffering, and screening shall be in
18 accordance with the Comprehensive Plan and Land Development Regulations, as amended.
19
20 **F. Transportation Improvements/Access Management:**
21 1. Access Management: All access management shall be in accordance with the Comprehensive
22 Plan and Land Development Regulations, as amended.
23 2. Traffic Analysis: A Traffic Impact Analysis will be required with any future site plan submittal.
24 Any transportation improvements recommended as a result of the traffic impact analysis will be
25 addressed as part of the site plan approval.
26 **G. Lighting:** The tower shall not be artificially lighted except to assure human safety or as required
27 by the Federal Aviation Administration.
28
29 **H. Fire Protection:** Fire Protection shall be in accordance with all applicable federal, state, and
30 local codes and/or regulations, as amended.
31
32 **I. Utilities:**
33 1. The provision of potable water, as applicable, shall be permitted in accordance with Florida
34 Department of Health, Florida Department of Environmental Protection, the Comprehensive
35 Plan, and Land Development Regulations, as amended.
36 2. Septic and sewage service, as applicable, shall be permitted in accordance with the Florida
37 Department of Health, Florida Department of Environmental Protection, the Comprehensive
38 Plan, and Land Development Regulations, as amended.
39 3. Development shall connect to central wastewater when available.
40 **J. Concurrency Management Requirements:** Any development shall comply with the Lake
41 County Concurrency Management System, as amended.

1 **K. Development Review and Approval:** Prior to the issuance of permits, the Applicant shall be
2 required to submit a development application for any future construction, for review and
3 approval, in accordance with the Comprehensive Plan and LDR, as amended.

4 **L. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific references
5 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
6 Comprehensive Plan, and Lake County Land Development Regulations shall include any future
7 amendments to the Statutes, Code, Plans, and/or Regulations.

8 **Section 2. Conditions.**

9 **A.** After establishment of the facilities as provided herein, the property shall only be used for the
10 purposes named in this ordinance. Any other proposed use must be specifically authorized by
11 the Board of County Commissioners.

12 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,
13 move, convert, or demolish any building structure, or alter the land in any manner within the
14 boundaries of the above-described land without first obtaining the necessary approvals in
15 accordance with the Lake County Code, as amended, and obtaining the permits required from
16 the other appropriate governmental agencies.

17 **C.** This Ordinance will inure to the benefit of and will constitute a covenant running with the land
18 and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present
19 Owner and any successor and will be subject to each and every condition in this Ordinance.

20 **D.** The transfer of ownership or lease of any or all the property described in this Ordinance must
21 include in the transfer or lease agreement, a provision that the purchaser or lessee is made good
22 and aware of the conditions established by this Ordinance and agrees to be bound by these
23 conditions. The purchaser or lessee may request a change from the existing plans and
24 conditions by following procedures contained in the LDR, as amended.

25 **E.** The Lake County Code Enforcement Special Master will have authority to enforce the terms and
26 conditions set forth in this ordinance and to recommend that the ordinance be revoked.

27 **Section 3. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or
28 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of
29 the remaining portions of this Ordinance.

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

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

ENACTED this _____ day of _____, 2022.
FILED with the Secretary of State _____, 2022.
EFFECTIVE _____, 2022.

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

SEAN M. PARKS, CHAIRMAN

ATTEST:

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

APPROVED AS TO FORM AND LEGALITY

MELANIE MARSH, COUNTY ATTORNEY

Exhibit "A" - Concept Plan

