



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): January 4, 2023
Board of County Commissioners (BCC): February 7, 2023

Case No. and Project Name: FLU-22-10-4, Wiggins Property.

Applicant: Mr. Timothy W Green (Green Consulting Group).

Owner: Ruth A Wiggins, Trustee/ Everett S Wiggins, Trustee/Wiggins Round Lake LLC.

Requested Action: Small-Scale Comprehensive Plan Amendment to change the Future Land Use Category (FLUC) on 4.68 +/- acres from Regional Office to Regional Commercial.

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

Case Managers: Bernice Gonzalez, MDUR, CMP, AICP, MCIP-I, Senior Planner

PZB Recommendation:

Subject Property Information

4.68 +/- acres

Size: South of State Road 46 and east of Round Lake Road, in the unincorporated Mount Dora area

Location: 1510571, 2614056, and 1510562

Alternate Key Numbers: Regional Office (Attachment "A")

Current Future Land Use: Regional Commercial (Attachment "B")

Proposed Future Land Use: Planned Commercial District (CP) and Rural Residential (R-1) (Attachment "C")

Current Zoning Districts: Neighborhood Commercial (C-1) [Separate Application - See RZ-22-22-4] (Attachment "D-F")

Proposed Zoning District: Mount Dora Joint Planning Area (JPA)

Joint Planning Area / ISBA: Mt Plymouth-Sorrento and Wekiva Study Area Overlays

Overlay Districts:

Adjacent Property Land Use Table

Alternate Key #1510571, 2614056, and 1510562

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Regional Office	Planned Commercial (CP)	Vacant	SR 46 (6 lane highway). North of SR 46: vacant property; future Wolf Branch Innovation District Gateway Area.
South	Regional Office	Agriculture (A)	Existing railroad/future bicycle route	-
East	Regional Office	Planned Commercial (CP)	FDOT Water Retention Area	-
West	Regional Office	Light Industrial (LM)	Store/ Residence	Round Lake Road (future 4 lane highway) West of Round Lake Road: single family home and industrial warehouse/ future Wolf Branch Innovation District Gateway Area

Staff Analysis

The applicant has submitted a request for a Small-Scale Future Land Use Amendment for approximately 4.68 +/- acres from Regional Office to Regional Commercial on three parcels located South of State Road (SR) 46 and east of Round Lake Road, in the unincorporated Mount Dora area to allow for a consistent future land use designation across the overall development parcel. The subject properties are identified by Alternate Key Numbers 1510571, 2614056, and 1510562, and contain a cumulative total of approximately 4.68 +/- acres.

The application proposes to amend the Future Land Use Category on the parcel from Regional Office to Regional Commercial on the parcel. The subject properties are currently zoned Planned Commercial District (CP) and Rural Residential (R-1) (Attachment "C"). A companion rezoning of 0.92 +/- acres (40,075 square feet) with Alternate Key Number 2614056 from Rural Residential (R-1) to Neighborhood Commercial (C-1) – See RZ-22-22-4] (Attachment "D-F") will be brought forward under a separate agenda item.

The City of Mount Dora will provide water and sewer service to the site with recently installed infrastructure on SR 46. The development may be served with an individual well and on-site septic system until public services become available. (Attachment "G").

The applications for rezoning and Small-Scale land use amendment were submitted to the City of Mount Dora as part of the application review process for comments. Applicant was provided a copy of the comments received from the city. (Attachment "H-K")

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).

On October 22, 2019, the Board of County Commissioners approved the final Implementation Plan and directed staff to amend the Future Land Use Map for properties within the Wolf Branch Innovation District Implementation Plan. Staff was also directed to process an amendment to the relevant comprehensive plan policies to establish the Wolf Branch Innovation District

which will contain specific use and development criteria. Amendments will also be needed to the Land Development Regulations to implement the comprehensive plan policies. At the time of the review of this application these measures are yet to be adopted.

The intent of the adopted implementation plan for the Wolf Branch Innovation District (WBID) has been taken into consideration in the review of this application. Furthermore, in their “Response September 19, 2022, Comments” letter, (Attachment “L-P”) the applicant has indicated that, *“Once annexation is legally appropriate and the property is annexed, the total site will be designated as a Gateway in the City of Mount Dora’s future Innovation District.”* **[underline emphasis added]**. The applicant’s legal counsel has also submitted a response to the City’s comments, which has been forward to the City of Mount Dora. (Attachment “Q-S”).

Presently the Office of Planning and Zoning has not received an application for development in connection with the properties subject to the rezoning and land use amendment applications. Staff finds the proposed rezoning consistent with the current regulatory framework and recommends approval.

Table 1. Existing and Proposed Development Standards.						
	Future Land Use Category	Zoning	FAR	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Regional Office	Planned Commercial and Rural Residential	3.0	75%	15%	75 Feet (commercial), 50 Feet (residential)
Proposed	Regional Commercial	Neighborhood Commercial	3.0	75%	15%	75 Feet (commercial), 50 Feet (residential)

Standards for Review (LDR Section 14.02.03) (Attachment “T-U“)

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

The request will make the Comprehensive Plan consistent with the Zoning that has been in place for more than twenty years. The current Comprehensive Plan designation is inconsistent with the current Zoning and uses of portions of the land.

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

The request will eliminate the conflict between the Comprehensive Plan, the zoning and the current uses.

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

The request will make the Comprehensive Plan consistent with the Zoning that has been in place for more than twenty years. The current Comprehensive Plan designation is inconsistent with the current Zoning and uses of portions of the land.

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

The proposed Future Land Use does allow the uses desire by the City of Mount Dora for the lands within the Innovation District.

- 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 will be the future provider of utilities for the site. Documentation is being requested to verify the future conditions and timing. The development shall be served with an individual well and septic system unless public services become available, in accordance with the Comprehensive Plan and LDR, as amended. Septic and sewage service, as applicable, must be permitted in accordance with the Florida Department of Health (DOH) – Lake County, Florida Department of Environmental Protection (DEP), Comprehensive Plan, and LDR, as amended.

Solid Waste: The request is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety: Lake County Fire Rescue Station #39 is located approximately 3.5 miles from the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process.

Transportation Concurrency: The existing Level of Service (LOS) for the adjacent roadways is “C” 34%. There is no development proposed in connection with this Small-Scale comprehensive Plan amendment that would generate an impact.

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

The currently undeveloped portions of the site consist of mature tree canopy and grassed area. The developed portions contain a single-family home and a commercial operation.

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

There is no information within the comprehensive plan application that specifies the effects on area property values.

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

The current Regional Office FLU does not allow commercial uses which are identified in the Wolf Branch Innovation District Final Implementation Plan adopted in 2019 for the area. This amendment would help accomplish compatible and planned uses.

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

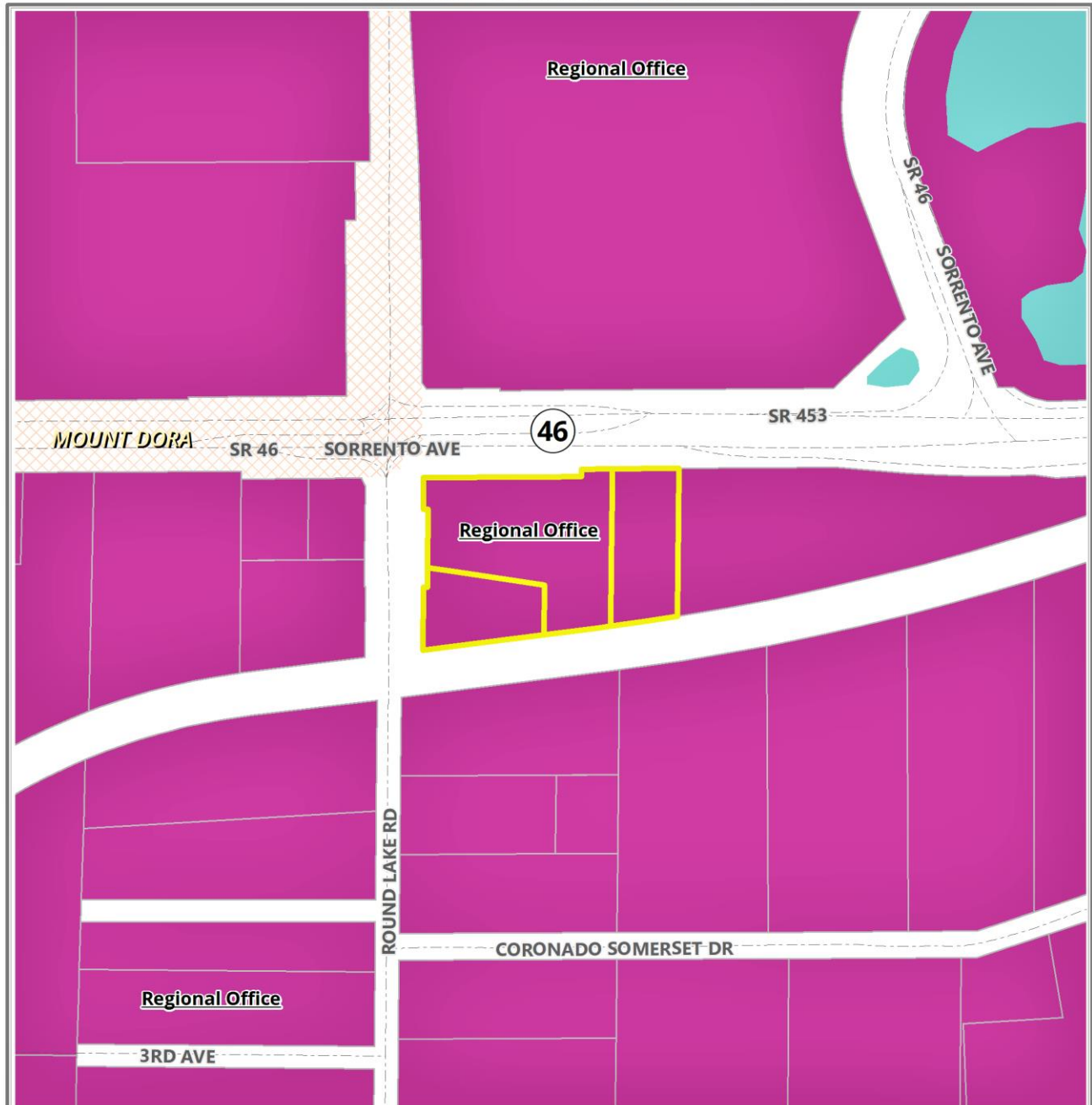
The request will be in harmony with the general intent of the Comprehensive Plan as stated in Sections A through H above.

- J. Any other matters that may be deemed appropriate by the Local Planning Agency or the Board of County Commissioners, in review and consideration of the proposed amendment.**


The proposed amendment would further the goals of the Wolf Branch Innovation District Implementation Plan for this area.

Attachment "A" – Current Future Land Use Map

CURRENT FUTURE LAND USE



Future Land Use

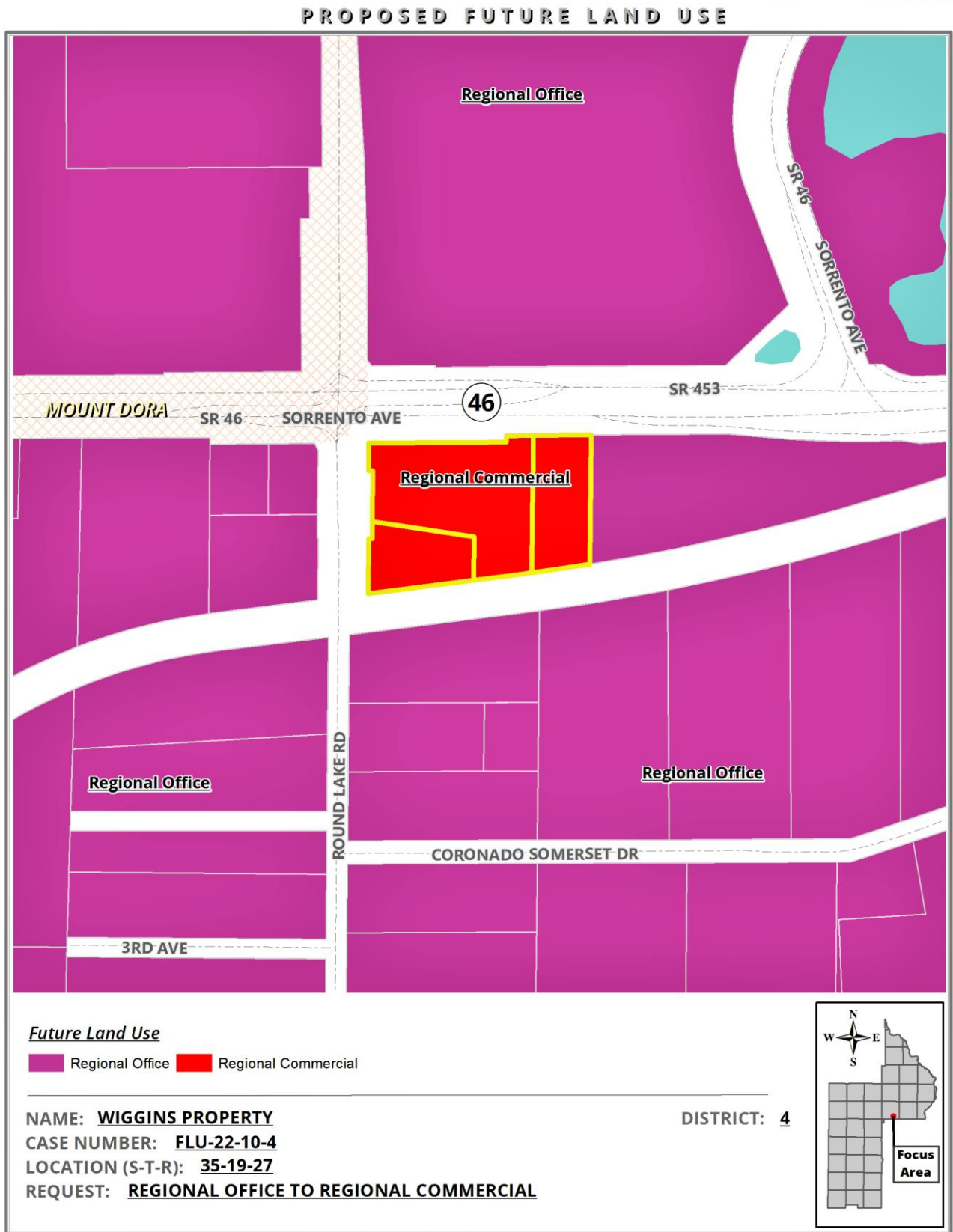
 Regional Office

NAME: **WIGGINS PROPERTY**
CASE NUMBER: **FLU-22-10-4**
LOCATION (S-T-R): **35-19-27**
REQUEST: **REGIONAL OFFICE TO REGIONAL COMMERCIAL**

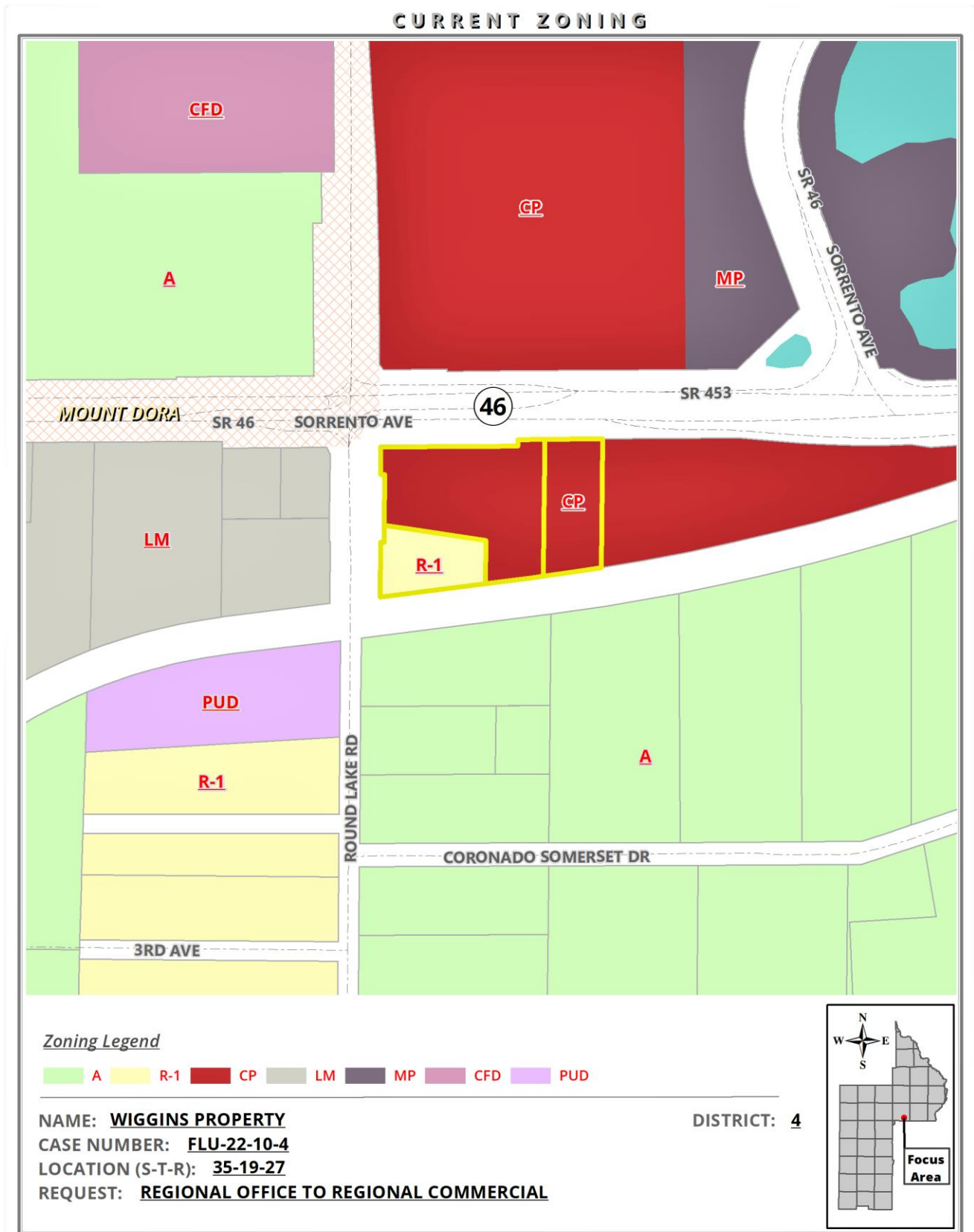
DISTRICT: **4**



Attachment "B" – Proposed Future Land Use Map



Attachment "C" – Current Zoning Map



Attachment "D" – Rezoning (RZ-22-22-4)

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Office of Planning and Zoning Rezoning Application

You have the option to request a Development Review Staff (DRS) meeting or written comments only. Please check which one you would prefer. If you are requesting a DRS Meeting, please advise if legal council will be present and provide a list of everyone that will be attending the meeting (phone number and email address).

DRS Meeting Written Comments

1. Project Name: Wiggins
2. Applicant's name: Green Consulting Group / Timothy W Green
Mailing address: 4070 United Avenue, Mount Dora, FL 32757
E-Mail address: tgreen@greenconsultinggroup.com Telephone number: (352) 357-9241

Status: Owner Appointee Agent Purchaser Engineer Consultant
3. Owner's name: Wiggins Round Lake LLC
Mailing address (complete) P.O. Box 429, Sorrento, FL 32776
E-Mail address: greg.wiggins@aol.com Telephone number: (352) 267-0102
The property is generally located in the vicinity of the following streets: East of Round Lake Road and South of SR 46

Property legal description: Section 35 Township 19 Range 27
Alternate Key #(s) 2614056

4. Area of Property: 0.92 Acres 40,075 Sq. Ft.
5. Does property have or intend to provide:
Central water & sewer? Yes No If yes, utility provider documentation required.
Individual well and septic? Yes No ; or explain how services will be provided: _____

6. Existing zoning: R-1 Proposed zoning: C-1
If amendment, Planned Commercial District (CP) or Planned Industrial District (MP) or
Planned Unit Development (PUD) or Community Facilities District (CFD) Existing ordinance

Note: A site conceptual plan is required for CP, MP, PUD and CFD zonings and must be prepared as enumerated on page 7 of this application.

7. Future Land Use Category: Regional Office
Wekiva River Protection Area: Yes No
Green Swamp Area of Critical State Concern: Yes No
Joint Planning Area: Yes No
Interlocal Service Boundary Agreement: Yes No

Attachment "E" – Rezoning (RZ-22-22-4)

Page 2 of 3

Rezoning Application

8. If the proposed zoning is Planned Unit Development (PUD), indicate type of use(s) requested:
 Residential _____ Commercial _____ Industrial _____
THEN, refer to page 7 of this application for submittal requirements.
9. Any waivers or variances to the PUD ordinance requirements must be applied for at the time of rezoning request, including waivers to central utility connection requirements. These **WAIVERS** or **VARIANCES** must be attached and made a part of this application.

If additional room is needed to fully answer the following questions please use additional paper.

10. List number of existing structures on site and their present use, and the use of the property: Vacant Land

11. Proposed use(s) of the site (Add separate sheet, if necessary to fully describe the proposed use): _____
Commercial

12. A statement describing any changed conditions that would justify the rezoning: _____
See attached Project Narrative

A statement describing why there is a need for the proposed rezoning: _____
See attached Project Narrative

A statement describing whether and how the proposed rezoning is consistent with the Lake County Comprehensive Plan: _____
See attached Project Narrative

A statement outlining the extent to which the proposed rezoning: See attached Project Narrative

A. Is compatible with existing land uses: See attached Project Narrative

B. Affects the capacities of public facilities and service: See attached Project Narrative

C. Affects the natural environment: The site is not a native habitat

D. Will result in an orderly and logical development pattern: _____
See attached Project Narrative

13. Affordable Housing Projects: Estimated value of structure(s) and land for each lot.
 Structure(s): \$ N/A + Land \$ _____ = Total \$ N/A

If the combined value is equal to or less than 80% of the median price of a home in the Orlando Metropolitan Statistical Area (MSA) and/or at least 30% of the dwellings in each phase are affordable; then the project qualifies for expedited review.

14. Is the proposed use permissible in requested zoning district?

Attachment "F" – Rezoning (RZ-22-22-4)

Page 3 of 3

Rezoning Application

YES NO

PLANNER'S INITIALS: _____

- 15. Has any previous application been filed within the last year in connection with this property?
YES NO . If yes, describe briefly the nature of the request: This application is being processed with a Future Land Use Amendment.
- 16. Please attach the exact legal description of the property being petitioned for this rezoning on a separate sheet as described on the warranty deed and provide copies of current deed.
- 17. Please attach a current property record card for the parcel. A property record card may be obtained from the Lake County Property Appraiser's office or website.

To be completed by Staff:

Date: 7/14/2022 Verbal Pre-submittal Project# N/A
 Public Hearing #: RZ-22-22-4 Project #: 2022070006
 Applicant Request #: 4949
 Existing Zoning: R-1
 Future Land Use Category: Regional office
 Section: 35 Township: 19 Range: 27
 Planning Area: Mt. Dora
 Overlay District: Wekiva Study Area, Mt. Plymouth-Sorrento
 Utility Service Area: Mt. Dora Commission District: 4
 Notes: comp plan amendment:
FLU-22-10-4 to amend
FUM from regional office
to regional commercial.
 Staff Name: Emily W. Johnson Date: 7/14/2022

Attachment "G" – City of Mount Dora 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 X

Administrative Lot Split _____ Commercial Project X Rezoning X

Legal description: Section 35 Township 19 Range _____ Alt Key # 1510571 / 1510562/ 2614056

Subdivision NA Lot NA Block NA 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 Mount Dora, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No X Central Water: Yes _____ No X
Will the connection to the central sewage system be via a X 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 X 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 C. D. Jant

Print Name, Title and Entity: Christopher D. Jant, City Engineer Date 10/21/22

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 “H” – City of Mount Dora Comments (Page 1 of 2)



CITY OF
MOUNT
D O R A

Someplace Special.

August 31, 2022

Green Consulting Group, Inc.
c/o Timothy W. Green
4070 United Avenue
Mount Dora, Florida 32757
By Email: tgreen@greenconsultinggroup.com

RE: JPA Projects - Wiggins Property
FLUM Amendment (AR#4948) – FLU-22-10-4
Rezoning (AR#4949) – RZ-22-22-4

Dear Mr. Green:

The City of Mount Dora is in receipt of applications pertaining to the above-referenced applications affecting property within the Mount Dora Joint Planning Area (JPA). The subject property is located within the Wolf Branch Innovation District. Please be advised of the following review comments from the City:

1. A Covenant to Annex and Utility Agreement(s) shall be required prior to agreeing to provide utility services outlining, among other items, timing of utilities for connection to the City’s central systems, and specific uses of the site.
2. Pursuant to the City/County JPA agreement, development plans will require site plan/plat reviews by the City pursuant to the City’s normal plan review process meeting the requirements of the City’s Land Development Code. A full set of drawings will be required.
3. The developer is obligated to pay all appropriate connection and impact fees.
4. Upon annexation into the City, the property will be designated as Employment Center Gateway Sub-District Land Use Category and Wolf Branch Innovation Gateway (WBI-G) Zoning District. The proposed land use and zoning district will be inconsistent with the City’s intended land use and zoning district for the property once annexed.
5. Development plans are required to meet the City’s Wolf Branch Innovation District zoning permitted uses and design standards.



(352) 735-7100



www.CityofMountDora.com



510 N. Baker St. Mount
Dora, FL 32757



Attachment “I” – City of Mount Dora Comments

(Page 2 of 2)

JPA Projects - Wiggins Property
FLUM Amendment (AR#4948) – FLU-22-10-4
Rezoning (AR#4949) – RZ-22-22-4
August 31, 2022

If you have any comments or questions, please do not hesitate to contact me at janiszewskim@cityofmountdora.com or 352-735-7112. As always, thank you for allowing us the opportunity to review and comment on the projects.

Thank you,

Michele Janiszewski

Michele Janiszewski, AICP
Senior Planner

cc: Mr. Christopher D. Gaw, P.E. City Utilities Engineer
Mr. Vince Sandersfeld, Department of Planning & Development Director
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

Attachment “J” – City of Mount Dora Comments – Second Review (Page 1 of 2)



CITY OF
MOUNT
D O R A

Someplace Special.

November 1, 2022

Ms. Jennifer Barker, County Manager
315 W Main Street
Tavares, Florida 32778
By Email: Jbarker@lakecountyfl.gov


RE: JPA Development Review
Wiggins Property (Property) (Second Review)
FLUM Amendment (AR#4948) – FLU-22-10-4
Rezoning (AR#4949) – RZ-22-22-4

Dear Ms. Barker:


The City of Mount Dora is in receipt of applications pertaining to the above-referenced Property which is located in the Wolf Branch Innovation District and is within the Mount Dora Joint Planning Area (JPA). In addition to the comments provided in our letter dated August 31, 2022, City staff would also reiterate concerns about the future development of the Property.

Mount Dora Land Development Code (LDC), Section 3.4.15 (8)(d)(16) includes as a permitted use: “Only the permitted uses under a planned commercial (CP) ordinance previously approved by Lake County and recorded in the public records prior to May 31, 2021 for a property within the WBI-G district or the employment center gateway sub-district future land use. This provision controls over any conflicts with the prohibited use provisions. The above CP ordinances only pertains to permitted uses and all other design standards and conditional uses listed in this code shall apply upon new developments.”

Staff understands that Lake County Ordinance 2000-21 establishes a Planned Commercial (CP) zoning district on a portion of the subject property (Alternate Keys 110571 and 1510562) and the current rezoning application seeks to rezone Alternate Key 2614056 to C-1.

 (352) 735-7100

 www.CityofMountDora.com

 510 N. Baker St. Mount
Dora, FL 32757



Attachment “K” – City of Mount Dora Comments – Second Review (Page 2 of 2)

JPA Projects - Wiggins Property
FLUM Amendment (AR#4948) – FLU-22-10-4
Rezoning (AR#4949) – RZ-22-22-4
November 1, 2022

City staff understands that the proposed zoning district may be deemed compatible with the proposed land use category but wishes to reiterate that the Property is located within the Wolf Branch Innovation District.

On October 22, 2019, the Board of County Commissioners approved the final Implementation Plan and voted to amend the Future Land Use Map for properties within the greater Mount Dora area to be consistent with the Wolf Branch Innovation District Implementation Plan; amend the relevant comprehensive plan policies to establish a Wolf Branch Innovation District section which will contain specific use and development criteria; amend relevant sections of the Land Development Regulations to establish a zoning district with specific uses and development standards consistent with the Wolf Branch Innovation District Implementation Plan; and create a new subsection in Section 9.10.00 of the Land Development Regulations to establish design guidelines for future development within the Wolf Branch Innovation District area.

Due to the County’s lack of action to adopt development standards consistent with the Wolf Branch Implementation Plan, the Property should be developed consistent with the City of Mount Dora’s design standards for WBI-G zoning district as established in Ordinance 2020-20 (enclosed for your use and reference). Staff is available to meet and discuss our adopted standards.

If you have any comments or questions, please do not hesitate to contact me at janiszewskim@cityofmountdora.com or 352-735-7112. As always, thank you for allowing us the opportunity to review and comment on the projects.

Thank you,



Michele Janiszewski, AICP
Senior Planner

Enclosure(s): Wolf Branch Innovation District Implementation Plan
 Agenda Item from the October 22, 2019 BCC Meeting
 Mount Dora Ordinance 2020-20

Cc: Mr. Patrick Comiskey, City Manager
 Ms. Sherry Stuphen, City Attorney
 Mr. Vince Sandersfeld, Department of Planning & Development Director
 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. Tim Green, Applicant, tgreen@greenconsultinggroup.com

Attachment “L” – Response September 19, 2022 Comments (Page 1 of 5)

Response to September 19, 2022 Comments

Application for Comprehensive Plan Amendment (Regional Office to Regional Commercial) - Wiggins Property
Project No. 2022070006; Application Request No. 4948
Case No. FLU-22-10-4; Alternate Key No. 1510571, 1510562, and 2614056

Application for Rezoning (R-1 to C-1) - Wiggins Property
Project No. 2022070006; Application Request No. 4949
Case No. RZ-22-22-4; Alternate Key No. 2614056

Review Comments

Office of Planning & Zoning Comp Plan Amendment (AR #4849) & Rezoning (AR #4949)

Please complete and submit the attached Utility Notification Letter from the City of Mount Dora.

Response: The Utility Notification Letter has been sent to the City of Mount Dora.

Transportation Concurrency Review (Public Works Department) Comp Plan Amendment (AR#4849) & Rezoning (AR#4949)

Transportation review fee cannot be determined at this time.

Response: Acknowledged.

Transportation concurrency cannot be determined at this time, please provide the Office of Planning with the following information:

1. Please provide the exact retail use and square footage of the project.

Response: The exact retail use and square footage cannot be determined at the Comprehensive Plan and Zoning stage of the process. The exact retail use and square footage will be determined at the Site Plan stage of the development of the site.

City of Mount Dora

Please see the enclosed letter from City of Mount Dora and provide a written response confirming whether the requested components requested by the City affecting property within the Mount Dora Joint Planning Area (JPA) and within the Wolf Branch Innovation District and provide a revised Concept Plan as necessary.

Response: While the property is within the JPA, the property does not currently meet the legal requirements for annexation into Mount Dora under Chapter 171, Florida Statutes. Lake County is the local government with comprehensive planning and zoning authority over the property. The owner had previously worked with the City of Mount Dora in its adoption of the Gateway standards and the City recognized within the City’s Gateway Land Development Regulation uses and vested rights the property obtains prior to annexation. Ordinance # 2020-20 Adopted on by the Mount Dora City

Attachment “M” – Response September 19, 2022

Comments (Page 2 of 5)

Council on May 4, 2021 recognizes permitted uses of the property’s existing CP Zoning and outlined uses found in Lake County CUP # 16-00-CP as approved with Ordinance #2000-21 on April 25, 2000 for Alternate Keys: 1510562 and 1510571. Further, Ordinance #2020-20 recognizes as permitted uses all existing uses on the property that legally exist prior to annexation. Once annexation is legally appropriate and the property is annexed, the total site will be designated as a Gateway in the City of Mount Dora’s future Innovation District and the existing uses and vested rights obtained under Lake County’s zoning and other development orders should be recognized by the City’s Gateway Land Development Regulations. Thus, there is no conflict with proceeding with the proposed future land use map amendment and rezoning request. A concept plan is not required at this time.

Portions of Ordinance #2020-20

Wolf Branch Innovation District Gateway Standards.

d. Permitted uses within WBI-G

“(16) uses permitted under a planned commercial (CP) ordinance previously approved by Lake County and recorded in the public records prior to April 30, 2021 for a property within the WBI-G District or the Employment Center Gateway Sub-District future land use. The provision controls over any conflicts with the prohibited use provisions.”

“(17) Existing uses on a property that legally existed prior to annexation of a property that is designated with the WBI-G district zoning or the Employment Center Gateway Sub-District future land use. The expansion of such uses and their principal and accessory structures are also permitted. This provision controls over any conflicts with the prohibited use provisions.”

A revised Concept plan is not needed for this application

Informational Comments

The Offices or Departments of the County involved with the review process have provided informational comments to inform you of Code requirements and/or processes that will be required as you move forward with the development process. The informational comments are listed below.

Office of Planning and Zoning

1. Please be advised the applicant is responsible for paying the legal advertisement and notification fees. The recording fees will be calculated separately, a fee request letter will be forthcoming in the near future.

Response: Acknowledged.

Attachment “N” – Response September 19, 2022

Comments (Page 3 of 5)

2. A sign advertising the public hearings will need to be posted on the subject property along the public access roads/county road(s) closest to the subject property a minimum of ten (10) days prior to the Planning & Zoning Meeting. You will receive notification of when the sign is ready and available for pick up at the Office of Planning & Zoning. Proof of posting will need to be provided after the sign is posted. If the sign is not posted in a timely manner, the application will be postponed, and the applicant will be reassessed for the additional advertisement fees.

Response: Acknowledged.

3. A copy of the staff report will be available a minimum of five (5) working days prior to the hearing. The agendas and staff comments for all projects are available for viewing on the website at www.lakecountyfl.gov under Board Agendas/Minutes.

Response: Acknowledged.

Public Works – Engineering Review Rezoning (AR#4949)

Comments:

The current property owner owns the parcel to the north. The two properties will need to share access from Round Lake Road and State Road 44. Easements maybe required with the future development to ensure access remains if parcels are sold off individually.

Response: Acknowledged.

Conditions for the Ordinance:

Transportation:

1. All access management shall be in accordance with the Florida Department of Transportation (FDOT), Comprehensive Plan and Land Development Regulations, as amended.

Response: Acknowledged.

2. Cross-Access with the adjacent property on the Parcel # 351927000200000500, Alt Key 1510571 will be required.

Response: Internal connections will be created with the Site Plan process.

3. Sidewalks will be required per Land Development Regulations Commercial Design Standards, as amended.

Response: Acknowledged.

Stormwater and Floodplain Management:

The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

Attachment “O” – Response September 19, 2022 Comments (Page 4 of 5)

Response: Acknowledged.

Office of Parks and Trails

1. The property is located along State Road 46 and Round Lake Road where the future Wekiva Trail and Round Lake Road Trail will be located. The trail's location (north or south of State Road 46 and west or east of Round Lake Road) is to be determined later, therefore, this property may be affected by the future trails.

Response: Acknowledged.

2. The property is also situated immediately north of the existing railroad right of way where the future Wekiva Trail located (within the existing railroad right of way).

Response: Acknowledged.

3. Additional right of way may be required if trails are finally located along the property. Developer must closely coordinate with Public Works before any development application approval to ensure there is enough right of way for the trail's construction.

Response: Additional “right of way” for the trail would have to be obtained from the property owners. I am not aware of any provision for dedication right of way for trail construction.

4. At this time, the Wekiva Trail and Round Lake Road Trail are under Planned Trail phase.

Response: Acknowledged. The 60% plans for the Round Lake Road Trail illustrate the 12 foot Multi-use trail is located on the west side of Round Lake Road.

5. According to the Trail Master Plan the proposed trails are planned to run along State Road 46, Round Lake Road and within the existing railroad right of way.

Response: Acknowledged.

6. Note that additional comments may be provided at the time of submitting a development application.

Response: Acknowledged.

Office of Building Services – Fire Review Rezoning (AR#4949)

No objections to rezoning, provided compliance with Florida Fire Prevention Code and LDR's regarding adequate water supply and emergency access.

Response: Acknowledged.

The Florida Fire Prevention Code mandates specific fire protection features based on occupancy;

Attachment “P” – Response September 19, 2022 Comments (Page 5 of 5)

these items will be addressed during the building permitting phase. (i.e., automatic sprinkler system and fire alarm)

Response: Acknowledged.

Office of Public Safety Support

Comments may be forthcoming under a separate cover.

Response: Acknowledged.

Attachment “Q” – Email Response (Page 1 of 3)

From: [Janiszewski, Michele](#)
To: [Gonzalez, Bernice](#)
Cc: [Johnson, Emily](#); [Howell, Bobby](#); [Marsh, Melanie](#); [Timothy Green](#); [Greg Wiggins](#); [Sandersfeld, Vince](#)
Subject: RE: TIME SENSITIVE ITEMS | FLU-22-10-4_RZ-22-22-4_WIGGINS PROPERTY
Date: Friday, December 16, 2022 11:34:55 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Wiggins Property City Comments Second Review 11-01-2022.pdf](#)

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Thank you! Staff will review.

Thank you,



Michele Janiszewski, AICP
Senior Planner

T: (352) 735-7112 Ext. 1712
Email: janiszewskim@cityofmountdora.com

City of Mount Dora
510 N Baker St
Mount Dora, FL 32757

From: Gonzalez, Bernice <bernice.gonzalez@lakecountyfl.gov>
Sent: Friday, December 16, 2022 11:22 AM
To: Janiszewski, Michele <janiszewskim@ci.mount-dora.fl.us>
Cc: Johnson, Emily <emily.johnson@lakecountyfl.gov>; Howell, Bobby <bobby.howell@lakecountyfl.gov>; Marsh, Melanie <melanie.marsh@lakecountyfl.gov>; Timothy Green <tgreen@greenconsultinggroup.com>; Greg Wiggins <greg.wiggins@aol.com>
Subject: FW: TIME SENSITIVE ITEMS | FLU-22-10-4_RZ-22-22-4_WIGGINS PROPERTY

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Good morning


Please be advised the applicant has provided the comments below in response the city’s review comments and will be included in the staff report as an attachment.

Regards

Bernice

Attachment “R” – Email Response (Page 2 of 3)



 **BERNICE GONZALEZ**, MDUR, CMP, AICP, MCIP-I
Senior Planner

Office of Planning & Zoning

A P.O. Box 7800, Suite 510, Tavares, FL 32778
P 352-343-9641 | **F** 352-343-9767
E bernice.gonzalez@lakecountyfl.gov | **W** www.lakecountyfl.gov

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

From: Dan Langley <dlangley@fishbacklaw.com>

Sent: Friday, December 16, 2022 6:59 AM

To:

Cc: Gonzalez, Bernice <bernice.gonzalez@lakecountyfl.gov>; **Subject:** FW: TIME SENSITIVE ITEMS | FLU-22-10-4_RZ-22-22-4_WIGGINS PROPERTY

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

Mr. Howell:

I represent the applicant for the Wiggins Property application for a FLUM amendment and rezoning. The condition that City of Mt. Dora is requesting be imposed on the County’s rezoning of the property to C-1 is illegal and inconsistent with the County’s code. My client is requesting a straight zoning classification. Thus, the County’s land development regulations under the C-1 zoning district would apply to the property once rezoned to C-1, not the City’s land development regulations or some variant of it. This application is not for a planned development zoning where the County and the property owner negotiate uses and performance standards to incorporate into a development agreement. The performance standards and uses of the C-1 zoning district apply. The County cannot deviate from its land development regulations on a whim and without going through a land development regulation amendment process as suggested by the City.

We would ask that you not let the City’s comments lead you down the path of

Attachment “S” – Email Response (Page 3 of 3)

imposing illegal conditions on the rezoning request or further delay in processing the FLUM amendment and rezoning request.

Feel free to contact me if you have any further questions. Thank you.

Daniel W. Langley
Fishback Dominick
1947 Lee Road
Winter Park, Florida 32789
Telephone (407) 262-8400
Email: dlangley@fishbacklaw.com

Board Certified in City, County and Local Government Law



FISHBACK ♦ DOMINICK
ESTABLISHED 1935
ATTORNEYS AND COUNSELORS AT LAW

From: Sandersfeld, Vince <sandersfeldv@ci.mount-dora.fl.us>
Sent: Tuesday, December 13, 2022 7:20 PM
To: Howell, Bobby <bobby.howell@lakecountyfl.gov>
Cc: Gonzalez, Bernice <bernice.gonzalez@lakecountyfl.gov>; Kramm, Josh <krammj@ci.mount-dora.fl.us>; Hand, Ethan <HandE@ci.mount-dora.fl.us>; Janiszewski, Michele <janiszewskim@ci.mount-dora.fl.us>; Timothy Green <tgreen@greenconsultinggroup.com>
Subject: RE: TIME SENSITIVE ITEMS | FLU-22-10-4_RZ-22-22-4_WIGGINS PROPERTY

Hi Bobby

In addition to utility confirmation, has the applicant committed to the City comments and LDC requirements pertaining to Wolf Branch Innovation district design standards? See attached. My office has not been involved in any recent application revisions. If scheduling for public hearings right after the holiday, there is a concern city comments and requirements (JPA) are silent. Please advise and provide assurance and draft ordinances addressing the attached requirements.

I'm confident the County will insist the hard work of the WBID are being maintained.

Please let me know the status by end of week, as I'll need to report to City administration to the project has met city LDC requirements (or not).

Vince

Attachment “T” – Project Narrative (Page 1 of 2)

Wiggins

Comprehensive Project Narrative

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

Response: The request will make the Comprehensive Plan consistent with the Zoning that has been in place for more than twenty years. The current Comprehensive Plan designation is in consistent with the current Zoning and uses of portions of the land.

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

Response: The request will element the conflict between the Comprehensive Plan, the zoning and the current uses.

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

Response: The request will make the Comprehensive Plan consistent with the Zoning that has been in place for more than twenty years. The current Comprehensive Plan designation is in consistent with the current Zoning and uses of portions of the land.

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

Response: The current Future Land Use does allow the uses desire by the City o Mount Dora for the lands within the Innovation District.

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.

Response: Water and Sewer: The City of Mount Dora with be the future provider of utilities for the site. Documentation is being requested to verify the future conditions and timing. The development shall be served with an individual well and on-site septic system unless public services become available, in accordance with the Comprehensive Plan and LDR, as amended. On-site septic and sewage service, as applicable, must be permitted in accordance with the Florida Department of Health (DOH) – Lake County, Florida Department of Environmental Protection (DEP), Comprehensive Plan, and LDR, as amended. Solid Waste: The request is not anticipated to adversely impact solid waste capacities or levels of service. Public

Attachment “U” – Project Narrative (Page 2 of 2)

Safety: Office of Public Safety Lake County Fire Rescue Station #39 is located approximated 3.5 miles of the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process.
Transportation Concurrency: The standard Level of Service (LOS) will have to be met with any site plan approval for the site.

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

Response: The currently undeveloped portions of the site are with mature tree canopy and grassed area. The developed portions contain a single family home and a commercial operation.

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

Response: There is no information within the comprehensive plan application that specifies the effects on area property values.

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

Response: The current Regional Office FLU does not allow Commercial uses which are planned by the City of Mount Dora for the area. This amendment would help accomplish compatible and planned uses.

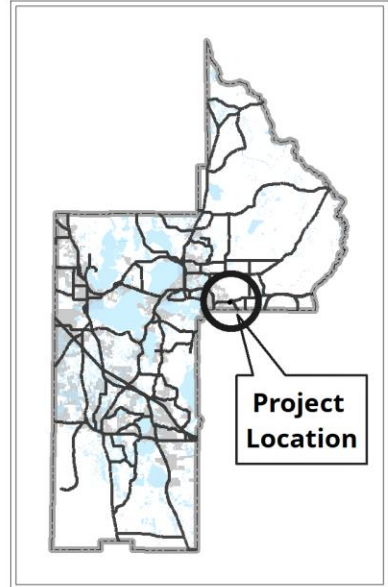
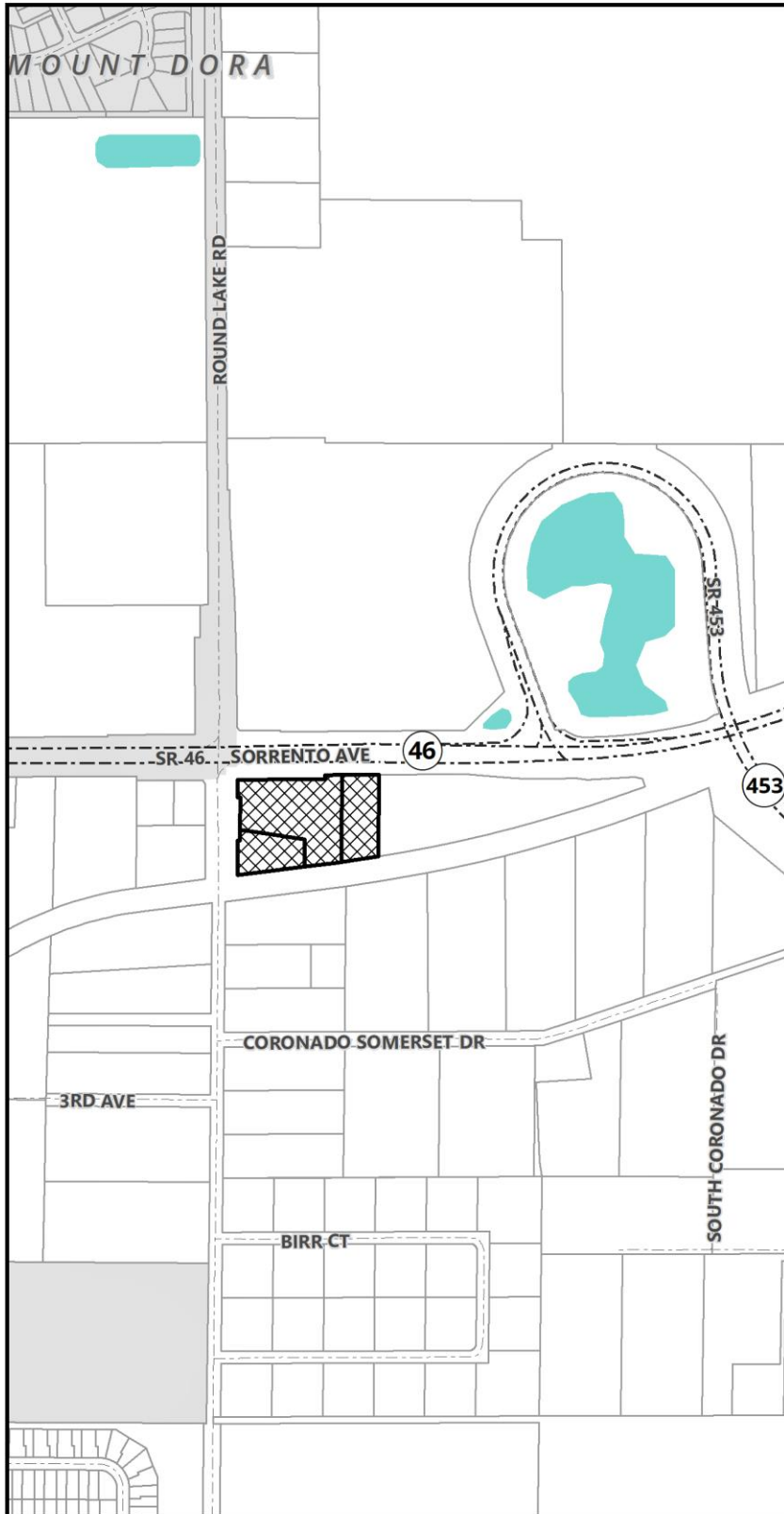
I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

Response: The Small Scale Comprehensive Plan Amendment the request will be harmony with the general intent of the Comprehensive Plan as stated in Sections A through H above.

J. Any other matters that may be deemed appropriate by the Local Planning Agency or the Board of County Commissioners, in review and consideration of the proposed amendment.

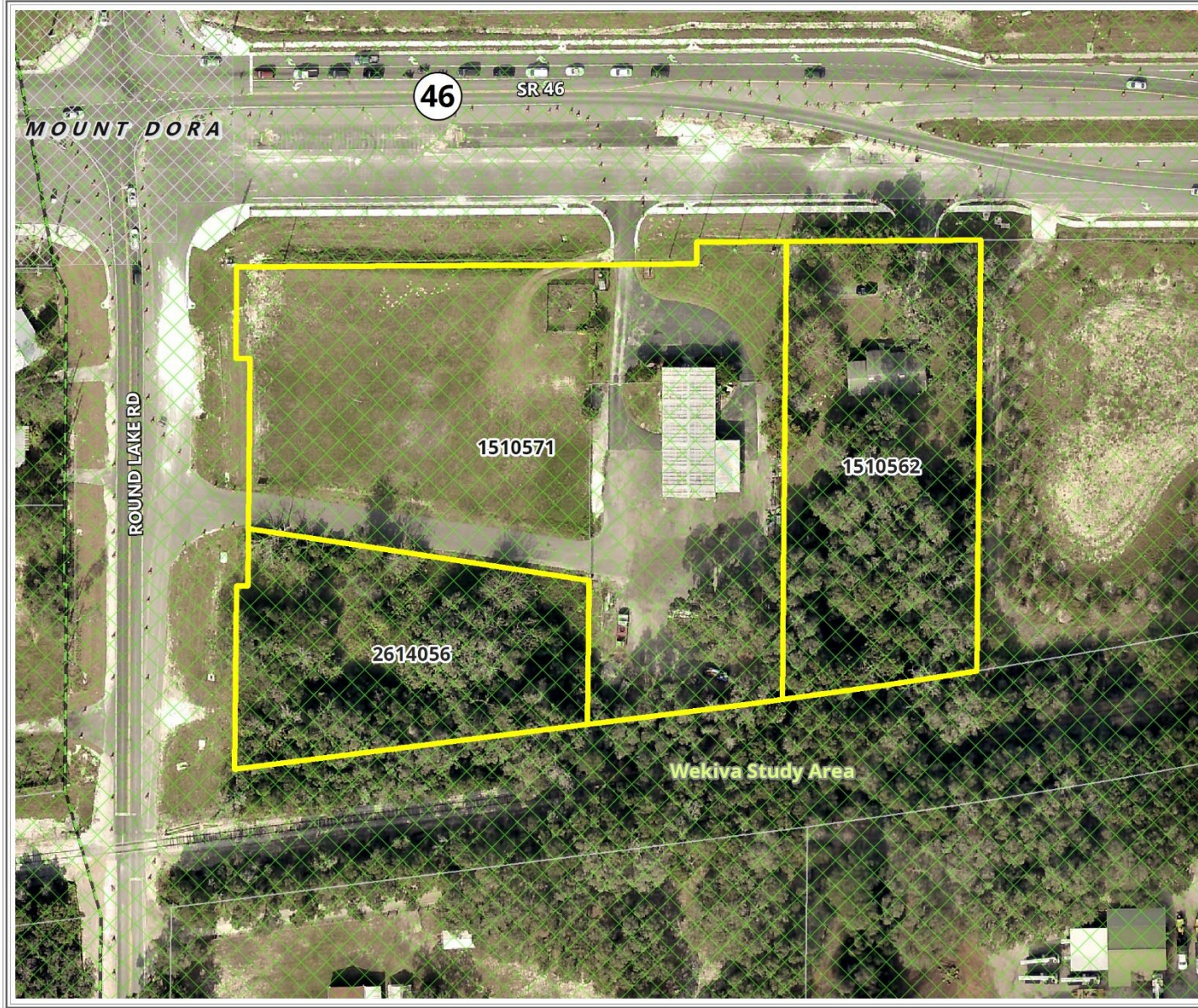
Response: The proposed amendment would further the goals of the City of Mount Dora and Lake County for uses at the intersection of the six lane SR 46 and the future four lane Round Lake Road.

Subject Property Map



Aerial Map

FLU-22-10-4
Wiggins Property



Regional Office
to
Regional Commercial

Legend

 Wekiva Study Area



ORDINANCE 2023 – ____
FLU-22-10-4
Wiggins Property

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 REGIONAL OFFICE FUTURE LAND USE CATEGORY TO REGIONAL**
4 **COMMERCIAL FUTURE LAND USE CATEGORY FOR 4.68 +/- ACRES LOCATED SOUTH OF SR 46**
5 **AND EAST OF ROUND LAKE ROAD IN THE MOUNT DORA AREA, IDENTIFIED AS ALTERNATE**
6 **KEY NUMBERS 1510571, 2614056, and 1510562, AND LEGALLY DESCRIBED IN SECTION 1**
7 **BELOW; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA**
8 **STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**
9

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

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

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

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

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

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

26 **WHEREAS**, the lands subject to this amendment are located in the Wolf Branch Innovation District,
27 as the Implementation Plan was adopted by the Board of County Commissioners in October 2019, and within
28 the Mount Dora Joint Planning Area (JPA); and

29 **WHEREAS**, on the 4th day of January 2023, this Ordinance was heard at a public hearing before the
30 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

31 **WHEREAS**, on the 7th day of February 2023, this Ordinance was heard at a public hearing before
32 the Lake County Board of County Commissioners for approval to adopt and transmit to the state planning
33 agency and other reviewing agencies; and

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

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

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

1 Commercial Future Land Use Category to be consistent with the Wolf Branch Innovation District
2 Implementation Plan.

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

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

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

23
24 ENACTED this ____ day of _____, 2023.

25
26 FILED with the Secretary of State _____, 2023.

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

30
31
32
33 _____
34 Kirby Smith, Chairman

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

41
42 Approved as to form and legality:

43
44 _____
45 Melanie Marsh, County Attorney

Exhibit "A" – Legal Description
Alternate Keys #1510571, 1510562, 2614056

ALTERNATE KEY #1510571

PARCEL NO. 1: FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 35, 238.18 FEET, THENCE SOUTH 81°46'25" EAST 340 FEET, MORE OR LESS, THENCE NORTH TO NORTH LINE OF SECTION, THENCE WEST ALONG SECTION LINE TO POINT OF BEGINNING; LESS ROAD RIGHT OF WAY.

PARCEL NO. 2: BEGIN 500 FEET EAST OF THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, THENCE RUN WEST 150 FEET ALONG NORTH LINE OF SECTION, THENCE SOUTH TO NORTH LINE OF RAILROAD RIGHT OF WAY, NORTHEASTERLY ALONG RAILROAD RIGHT OF WAY TO A POINT SOUTH OF THE POINT OF BEGINNING, THENCE NORTH TO POINT OF BEGINNING; LESS RIGHT OF WAY FOR S.R. 46.

PARCEL NO. 3: THAT PORTION OF THE NW1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN ON THE NORTH LINE OF SAID SECTION 35 AT A POINT 350.00 EAST OF THE NORTHWEST CORNER THEREOF; RUN THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 294.22 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2566, PAGE 2112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N81 °46'25"W ALONG SAID BOUNDARY 13.64 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF THOSE LANDS DESCRIBED AS "PARCEL NO. 1" IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 813, PAGE 245, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH ALONG SAID EAST BOUNDARY 292.05 FEET, MORE OR LESS, TO THE NORTH LINE OF SECTION; THENCE EAST ALONG SAID NORTH LINE 13.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

LESS: RIGHT-OF-WAY FOR STATE ROAD NO. 46 ALONG THE NORTH BOUNDARY THEREOF.

THE THREE PARCELS DESCRIBED ABOVE ALSO ARE DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION; RUN THENCE SOUTH ALONG THE WEST LINE THEREOF 238.18 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2566, PAGE 2112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S81 °46'25"E ALONG THE NORTH LINE THEREOF 353.64 FEET TO A LINE 350.00 EAST OF THE WEST LINE OF SAID SECTION 35; THENCE SOUTH ALONG SAID LINE 111.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE CSX RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RAILROAD RIGHT-OF-WAY 151.38 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 500.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35;

1 THENCE NORTH ALONG SAID EAST LINE 387.16 FEET, MORE OR LESS, TO THE NORTH LINE OF
2 SECTION; THENCE WEST 500.00 FEET TO THE POINT OF BEGINNING.

3
4 LESS: RIGHT-OF-WAY FOR STATE ROAD NO. 46 AND LESS RIGHT OF WAY FOR ROUND LAKE ROAD.

5
6 ALTERNATE KEY #1510562

7
8 BEGIN 500 FEET EAST OF THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 19 SOUTH,
9 RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE EAST 150 FEET; THENCE SOUTH TO THE
10 NORTH LINE OF THE RAILROAD, THENCE SOUTHWESTERLY ALONG SAID RAILROAD TO A POINT
11 SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING. SUBJECT
12 TO RIGHT OF WAY FOR STATE ROAD 46.

13
14 ALTERNATE KEY #2614056

15
16 A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE
17 COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

18
19 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27
20 EAST; THENCE SOUTH 00 DEGREES 00'00" EAST ALONG THE WEST LINE OF SAID SECTION 35, A
21 DISTANCE OF 238.18 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 81 DEGREES 46'25" EAST,
22 A DISTANCE OF 87.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 81
23 DEGREES 46'25" EAST, A DISTANCE OF 265.73 FEET; THENCE SOUTH 00 DEGREES 00'00" EAST,
24 A DISTANCE OF 111.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CSX RAILROAD,
25 SAID POINT ALSO BEING 350 FEET EAST OF THE WEST LINE OF SECTION 35; THENCE ALONG SAID
26 NORTH RIGHT-OF-WAY LINE SOUTH 82 DEGREES 16'05" WEST, A DISTANCE OF 274.50 FEET TO A
27 POINT ON THE EAST RIGHT-OF-WAY LINE OF ROUND LAKE ROAD PER OFFICIAL RECORDS BOOK
28 4797, PAGES 242 THROUGH 244, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE
29 ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00 DEGREES 00'00" EAST, A DISTANCE OF 141.53
30 FEET; THENCE NORTH 90 DEGREES 00'00" EAST, A DISTANCE OF 9.00 FEET; THENCE NORTH 00
31 DEGREES 00'00" EAST, A DISTANCE OF 44.43 FEET TO THE POINT OF BEGINNING.