



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 6

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

Case No. and Project Name: RZ-22-26-5, Carlton Village LLC

Applicant: Mr. Michael Rankin

Owner: Carlton Village LLC

Requested Action: Rezone 2 Lots from Neighborhood Commercial (C-1) to Rural Residential (R-1) to allow the development of one single-family home per parcel

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

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

PZB Recommendation:

### Subject Property Information

Size: 0.19 +/- acres each lot; 0.38 +/- total acres

Location: North of Lake Griffin Road, west of North Hibiscus Way

Alternate Key No: 1414270 and 1414288

Future Land Use Category: Rural Transition (Attachment "A")

Existing Zoning District: "C-1" Neighborhood Commercial District (Attachment "B")

Proposed Zoning District: "R-1" Rural Residential District

Joint Planning Area/ISBA: Lady Lake ISBA

### Adjacent Property Land Use Table

#### Alternate Key #1414270

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition	Neighborhood Commercial (C-1)	Vacant	Vacant property that is heavily wooded
South	Rural Transition	Rural Residential (R-1)	Residential	Across Lake Griffin Road
East	Rural Transition	Neighborhood Commercial (C-1) and Rural Residential (R-1)	Vacant	Across North Hibiscus Way
West	Rural Transition	Neighborhood Commercial (C-1) and Medium Residential (R-3)	Vacant and Residential	Neighborhood Commercial adjacent to property boundary

**Alternate Key #1414288**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition	Neighborhood Commercial (C-1)	Vacant	Vacant property that is heavily wooded
South	Rural Transition	Rural Residential (R-1)	Residential	Across Lake Griffin Road
East	Rural Transition	Neighborhood Commercial (C-1) and Rural Residential (R-1)	Vacant	Neighborhood Commercial is adjacent to property boundary and Rural Residential is across North Hibiscus Way.
West	Rural Transition	Neighborhood Commercial (C-1) and Medium Residential (R-3)	Vacant and Residential	Single-Family Dwelling Unit one lot over

**- Summary of Analysis -**

The applicant is requesting to rezone 2 lots from Neighborhood Commercial (C-1) District to Rural Residential (R-1) District to allow the development of one single-family home per parcel. Each undeveloped subject parcel is comprised of 0.19 +/- acres (approximately 8276 square feet), is currently zoned Neighborhood Commercial (C-1) and has a Rural Transition Future Land Use Category designation (FLUC) in the 2030 Comprehensive Plan. The subject properties are described respectively as: Carlton Village Lot 8 Blk 2 PB 12 PGS 109-112 and Carlton Village Lot 9 Blk 2 PB 12 PGS 109-112, The parcels are vacant and undeveloped. The subject parcels are located within the Lady Lake Interlocal Service Boundary Area in unincorporated Lake County. Proposed development will be served by onsite wells and septic tanks. (Attachment "F").

Applicant applied for a Lot Exemption for Density (LED-2022-137-5; Attachment "J"), which has been granted to Alternate Key 1414270 pursuant to Section B of Comprehensive Plan Policy I-7.1.3. (Attachment "G-I"). Alternate Key 1414288 has an approved lot of record determination (LOR #1989L-0054) that was granted to Alternate Key 1414288 (Attachment "K").

The applicant seeks to rezone the 2 lots from Neighborhood Commercial (C-1) to Rural Residential (R-1) to allow the development of one single-family home per parcel. The applicant provided a project narrative to justify the request (Attachment "C-E").

<b>Table 1. Existing and Proposed Development Standards</b>					
	Zoning District	Maximum ISR	Minimum Open Space	Maximum Floor Area Ratio	Maximum Building Height
Existing	C-1	70%	35%	50%	50 Feet
Proposed	R-1	30%	35%	20%	40 Feet

**Standards for Review (LDR Section 14.03.03)**

**A. Whether the proposed rezonings are in conflict with any applicable provisions of the Code;**

The proposed rezoning is consistent with all applicable provisions of the code. The proposed rezoning to R-1 is compatible in density to the surrounding land uses. The properties to the south have a zoning designation of R-1. Many of the adjacent lots have single family homes on them.

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

The rezoning to R-1 is consistent with the Comprehensive Plan. The lots will be served by well and septic. The request is consistent with Policy I-1.1.3 (*Direct Orderly, Compact Growth*), Policy I-1.2.4 (*Calculation of Residential Density*), and Policy I-1.4.3 (*Purpose of the Rural Future Land Use Series*) of the Comprehensive Plan. The Rural Transition future land use category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres where appropriate. This is a vested subdivision which allows an exception to the density requirements per the Comprehensive Plan (FLU Policies 1-7.1.2 (*Vested Rights Provisions*) and FLU 1-7.1.3 (*Existing Lot Exception for Density*)). A Lot Exemption for Density (LED-2022-137-5), which has been granted to Alternate Key 1414270.

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

The proposed use is residential, and the density is consistent with the surrounding area. Several of the platted lots of the same size have residential homes located on them.

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

The existing C-1 zoning is not the highest and best use of the lots. The existing development pattern of the surrounding area is residential.

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

The development will not negatively impact public facilities. Water and sewer will be provided by well and septic. Roads, school, solid waste, police, fire and medical facilities, parks and recreation impacts are considered de minimis.

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

The proposed residential homes will not significantly impact the natural environment. The property is classified as uplands and not within a wetland or 100-year flood area.

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

The proposed rezoning to R-1 is consistent with the surrounding area and would not negatively impact property values.

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

As described above, the proposed homes are a logical extension of the existing development patterns in the area. Several of the same size lots have residential homes situated on them.

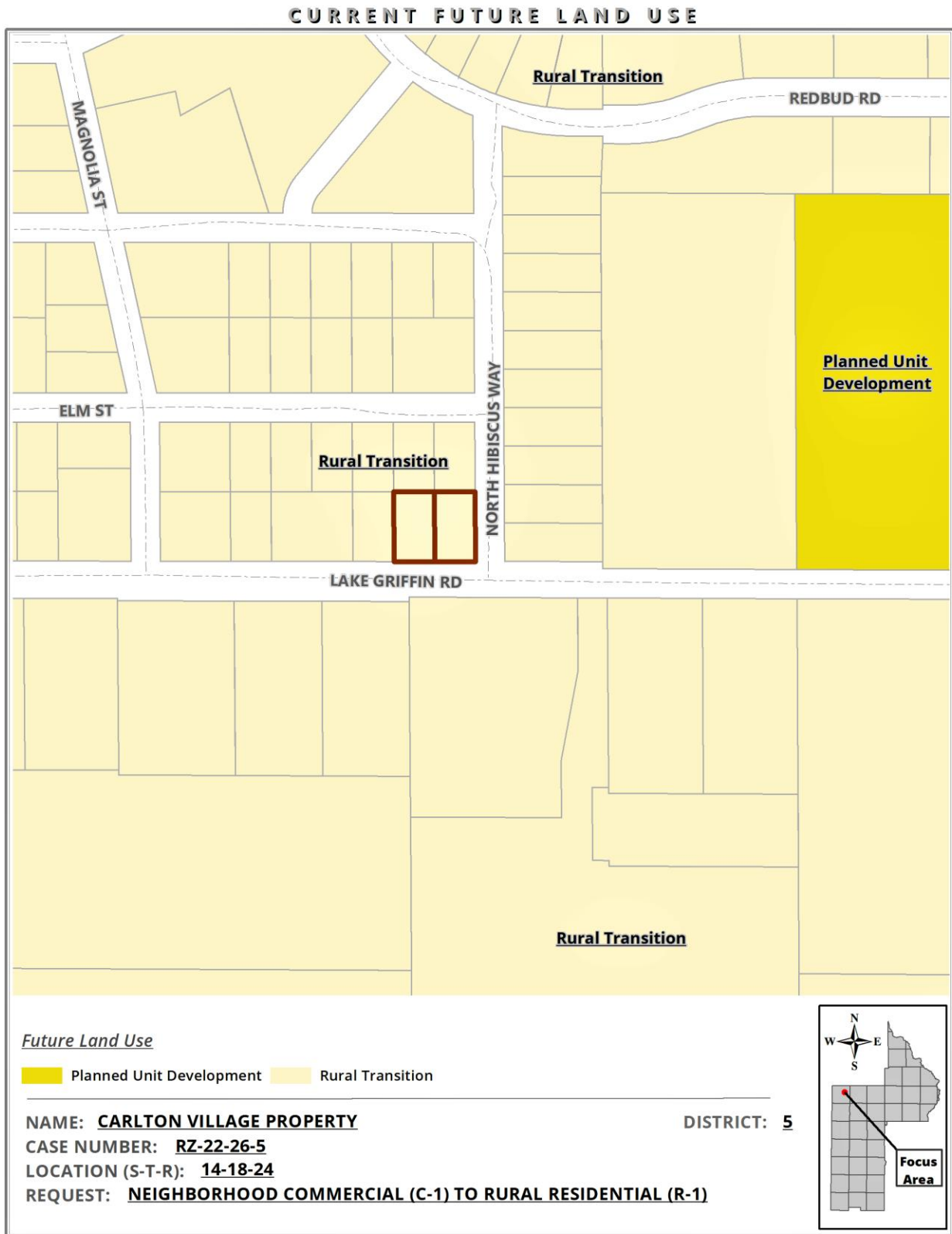
**I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and**

This request is in the public interest. It provides additional housing, and the use is consistent with the existing and planned development patterns and uses in the surrounding area.

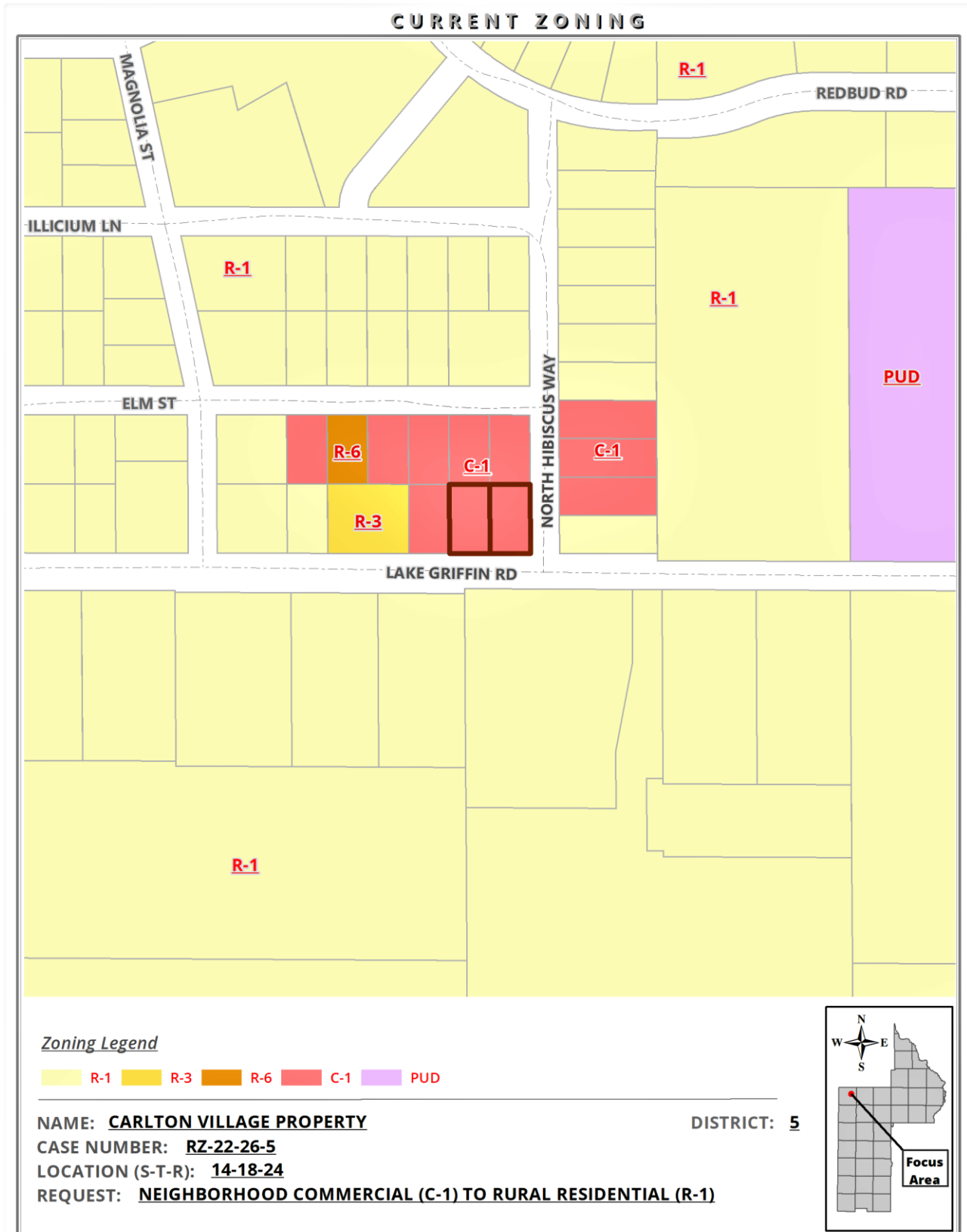
**J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.**

None

# Attachment "A" – Future Land Use Map



# Attachment "B" – Zoning Map



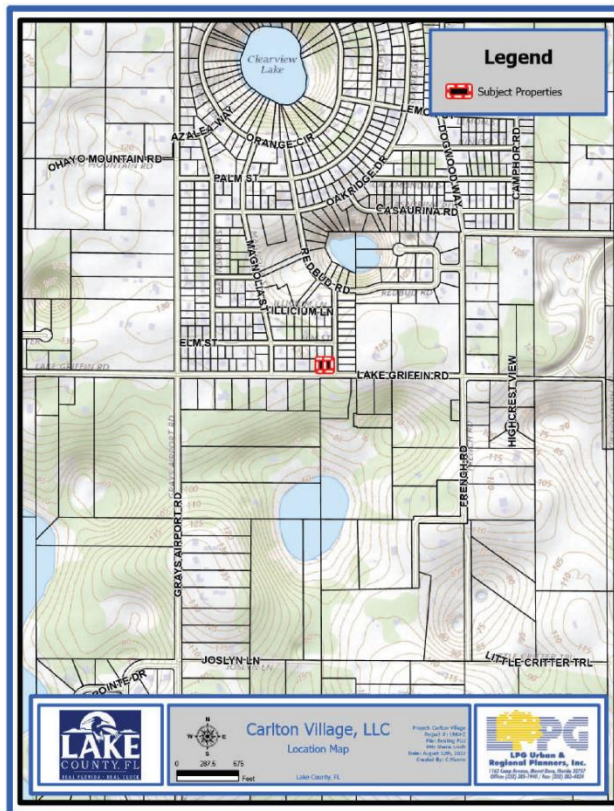
# Attachment “C” – Project Narrative (Page 1 of 3)



## Carlton Village, LLC Rezoning Request Project Narrative

The subject property is located on Lake Griffin Road, west of North Hibiscus Way (Figure 1) referenced by alternate keys 1414270 and 1414288. They consist of approximately 0.38 ± acres. The subject properties are within Lake County with no existing development on the properties. The surrounding zoning is a mix of residential (R-1) and neighborhood commercial (C-1). The majority of the general area is built as residential.

Figure 1. Project Location



1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

# Attachment “D” – Project Narrative (Page 2 of 3)

Carlton Village, LLC, Rezoning  
Project Narrative

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## Project Request

The request is to rezone the parcels from C-1 (neighborhood commercial) to R-1 (rural residential) to allow the development of one single-family home per parcel. Proposed development will be served by onsite wells and septic tanks. This is a previously platted and vested subdivision (FLU Policy I-7.1.2), and rezoning from C-1 to R-1 is required for the development of the property. The parcels are lots 8 and 9 from the original plat and review of available data from the property appraiser’s office indicates that both have been owned individually since the 1970s.

The surrounding properties are zoned High Density Residential (R-3), Rural Residential (R-1), and Neighborhood Commercial (C-1).

## Rezoning Request

The rezoning request from C-1 (neighborhood commercial) to R-1 (rural residential) is to allow development of one single family home per parcel (Figure 2). The proposed rezoning is sought to permit development of the two parcels known as lots 8 and 9 from the subdivision plat recorded in 1955 (Figure 3).

## Standards of Review

- A. *Whether the rezoning is in conflict with any applicable provisions of the Code.*  
The proposed rezoning is consistent with all applicable provisions of the code. The proposed rezoning to R-1 is compatible in density to the surrounding land uses. Many of the lots have single family homes on them.
  
- B. *Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.*  
The rezoning to R-1 is consistent with the Comprehensive Plan. Onsite well and septic will be provided for each lot. The request is consistent with Policy I-1.1.3, Policy I-1.2.4, and Policy I-1.4.3. The rural transition future land use category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres where appropriate. This is a vested subdivision which allows an exception to the density requirements per the Comprehensive Plan (FLU Policies 1-7.1.2 and FLU 1-7.1.3).
  
- C. *Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.*  
The proposed use is residential and the density is consistent with the surrounding area. Several of the platted lots of the same size have residential homes located on them.





# Attachment “E” – Project Narrative (Page 3 of 3)

Carlton Village, LLC, Rezoning  
Project Narrative  
3

- D. Whether there have been changed conditions that justify a rezoning.*  
The existing C-1 zoning is not the highest and best use of the lots. The existing development pattern of the surrounding area is residential
- E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.*  
The development will not negatively impact public facilities. Water and sewer will be provided by onsite well and septic. Roads, school, solid waste, police, fire and medical facilities, parks and recreation impacts are considered de minimis .
- F. Whether, and the extent to which, the rezoning would result in significant impacts on the natural environment.*  
The proposed residential homes will not significantly impact the natural environment. The property is classified as uplands and not within a wetland or 100 year flood area.
- G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area.*  
The proposed rezoning to R-1 is consistent with the surrounding area and would not negatively impact property values.
- H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.*  
As described above, the proposed homes are a logical extension of the existing development patterns in the area. Several of the same size lots have residential homes situated on them.
- I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.*  
This request is in the public interest. It provides additional housing and the use is consistent with the existing and planned development patterns and uses in the surrounding area.





# Attachment "F" – City of Lady Lake Utility Notification



## Office of Planning and Zoning

### Utility Notification

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

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

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

**The applicant is proposing the following:**

Single-Family Dwelling  Multi-Family Units \_\_\_\_\_ Duplex \_\_\_\_\_ Commercial \_\_\_\_\_

Administrative Lot Split \_\_\_\_\_ Commercial Project \_\_\_\_\_ Rezoning

Legal description: Section 11 Township 18 Range 24 Alt Key # 1414288, 1414270

Subdivision Carlton Village Lot 8 & 9 Block \_\_\_\_\_ Additional Legal attached \_\_\_\_\_

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

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

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

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

**Wellfield Protection:**

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

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

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

City Official or Private Provider Signature \_\_\_\_\_

Print Name, Title and Entity: CT Eagle, Public Works Director Date 9-20-2022

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

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

# Attachment “G” – Comprehensive Plan Policy I-7.1.3, Section B (Page 1 of 3)

**Future Land Use Element  
Goals, Objectives & Policies**

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the State of Florida and the United States. Property ownership patterns as of the adoption date of the Comprehensive Plan shall be the basis for all determinations of vesting. The details of this ordinance shall be guided by principles of statutory vesting and common law vesting.

- Statutory vesting is defined in Subsection 163.3167(8), Florida Statutes, and gives the property owner the right to complete any development that has been authorized as a Development of Regional Impact pursuant to Chapter 380, or has been issued a final local development order and development has commenced and is continuing in good faith.
- Common law vesting is generally found to exist when an applicant proves that the owner of a project or parcel of land, acting in good faith upon some act or omission of the County, has made a substantial change in position or has incurred such extensive obligations or expenses that it would be inequitable and unjust to destroy the right to develop or to continue development of the property.

**Policy I-7.1.3 Existing Lot Exception for Density**

There shall be an exception to the density requirements established by this Comprehensive Plan for lots that were legally created prior to the adoption of this Comprehensive Plan. If the requirements specified below are met, the lot will be considered a buildable lot subject to all other requirements of this plan. This exception relates to density only. Development undertaken pursuant to this policy shall be consistent with and subject to all other provisions of the Comprehensive Plan, including, but not limited to, concurrency and protection of natural resources. Within twelve (12) months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations to implement this policy.

If a lot, or combination of lots, meets one of the seven (7) criteria listed below, an exception to the densities established by this Comprehensive Plan shall be granted:

- A. There shall be an exception to the density requirements for lots which were legally created by a deed dated and recorded in the Public Records of Lake County, Florida on or before May 20, 1981. A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, provided that each of the following requirements are met:
  1. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an easement, the easement must connect to a publicly maintained road, and the lot shall be within 1,320 feet of the publicly maintained road;
  2. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;
  3. The lot shall have a minimum frontage of forty (40) feet; and
  4. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies), unless the lot is served by central water and wastewater utility service;

Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this section.

- B. There shall be an exception to the density requirements of this Comprehensive Plan for a lot or combination of lots created through a subdivision approved by the Board of County Commissioners and recorded in the Public Records of Lake County in Plat Books 1 through 22 or lots created through one of the following Recognized Unrecorded Subdivisions.
  - Astor Forest Campsites
  - Banning Beach
  - Belmont Heights Unit 2
  - Blue Creek Point
  - Deerhaven
  - Forest Acres
  - Forest Park

# Attachment “H” – Comprehensive Plan Policy I-7.1.3, Section B (Page 2 of 3)

**Future Land Use Element  
Goals, Objectives & Policies**

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- E. There shall be an exception to the density requirements to this Comprehensive Plan for any lot for which a final Lot of Record determination was completed and approved by Lake County, in accordance with terms and conditions of such approval in place prior to the adoption of this plan. A dwelling unit and accessory uses thereto may be permitted on the lot.
- F. There shall be an exception to the density requirements for lots which were legally created after July 16, 1991 pursuant to the Lake County Code in place at the time of approval.
- G. There shall be an exception to the density requirements to this Comprehensive Plan for any lot for which a Certificate of Occupancy was issued for a single family residence by Lake County, in accordance with Lake County terms and conditions, prior to the adoption of this plan.

**Policy I-7.1.4 Nonconforming Lots and Subdivisions**

Lots of Record and Subdivisions meeting the conditions of the previous policy and lots existing on the effective date of this Comprehensive Plan shall be exempt from open space, impervious surface ratio, and clustering requirements, provided that said lots are not further subdivided. This policy shall not apply to existing single family dwellings within the Conservation Future Land Use Category.

**OBJECTIVE I-7.2 PROTECTION OF NEIGHBORHOODS**

The County shall protect the long-term viability of residential neighborhoods by regulating existing and future development to ensure quality design and provide for compatibility with surrounding land uses.

**Policy I-7.2.1 Enforcement of Regulatory Standards on All Development**

The County shall protect the viability of established and future residential neighborhoods by enforcing Land Development Regulations relating, but not limited to:

- Development within flood-prone areas;
- Building setbacks and heights;
- Roadway buffers and buffers between land uses;
- Landscaping;
- Tree preservation;
- Signage;
- On-site traffic circulation and parking;
- Drainage and stormwater management;
- Fences, walls and entrance features;
- Maintenance and use of common open space areas;
- Interconnection of neighborhoods and pedestrian accessibility;
- Lighting;
- Transportation corridors and access, and
- Development within wildland interface and wildfire risk exposure areas.

**Policy I-7.2.2 Minimization of Active Recreation Use Impacts on Residential Areas**

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to minimize adverse impacts of active recreational uses on residential areas. These standards may include, but are not limited to, landscape buffering, fencing, parking and loading, garbage disposal, signage, lighting, and storage areas.

# Attachment “I” – Comprehensive Plan Policy I-7.1.3, Section B (Page 3 of 3)

**Future Land Use Element  
Goals, Objectives & Policies**

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- Forest Ridge
- Grovewood
- H.O. Peters and Associates
- Oak Ridge
- Pittman
- Ravenswood
- River Road Acres
- Robbins Heights
- St. Johns Waterfront Est. 1<sup>st</sup> Add.
- Sunnyside Shores
- Villa City
- Villa City Shores
- Western Shores
- The East and West Halves of the Century Estates subdivision as recorded in PB 29, PG 9.

A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, provided that each of the following requirements are met:

1. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an easement, the easement must connect to a publicly maintained road, and the lot shall be within 1320 feet of a publicly maintained road;
2. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;
3. The lot shall have a minimum frontage of forty (40) feet; and
4. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies), unless the lot will be served by central water and wastewater utility service.

Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this section.

- C. There shall be an exception to the density requirements of this Comprehensive Plan for lots or combination of lots described in Paragraphs A or B above but that do not meet the requirements contained therein. A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, if one of the following criteria is met:
  - The owner demonstrates that on March 2, 1993 such lot was owned by the owner or their predecessor in title and no contiguous lots were owned by the owner or their predecessor in title on that date;
  - Contiguous lots owned by the owner or predecessor in title on March 2, 1993 have been aggregated so that the aggregated lots meet the minimum density of the Future Land Use Category or a minimum of five (5) acres (excluding open water bodies), whichever creates the least density; or
  - All contiguous lots owned by the owner or their predecessor in title on March 2, 1993 have been aggregated.
- D. There shall be an exception to the density requirements of this Comprehensive Plan for a lot within any plat beginning with Plat Book 23, that have met all requirements at the time it was approved by the Board of County Commissioners and recorded in the Public Records of Lake County. A dwelling unit and accessory uses thereto may be permitted on the lot.

# Attachment “J” – Lot Exemption for Density (LED-2022-137-5)



Office of Planning & Zoning  
P.O. Box 7800 • 315 W. Main St., Suite 510 • Tavares, FL 32778

October 25, 2022

Mr Michael Rankin  
1162 Camp Ave  
Mount Dora, FL 32757  
Email: [MichaelR@jggrp.com](mailto:MichaelR@jggrp.com)

RE: LED-2022-137-5  
Alternate Key: 1414270

The lot exception for density application has been processed and one (1) site has been recognized pursuant to Section B of Comprehensive Plan Policy I-7.1.3 Existing Lot Exception to Density. The recognized site is described as alternate key 1414270, and is legally described below:

One (1) site:

Lot 8, Block 2, Carlton Village, Unit "A", according to the plat thereof as recorded in Plat Book 12, Page 109, Public Records of Lake County, Florida.

Please be advised that this approval only grants an exception to the density requirements established by Comprehensive Plan and does not guarantee that the property is buildable or has legal access. Determining whether or not the property can accommodate a development depends on the applicable Land Development Regulations and Comprehensive Plan Policies; requirements of other agencies (i.e. Department of Health, Department of Environmental Protection, and Federal Emergency Management Agency); and site constraints.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Bernice Gonzalez  
Senior Planner

Cc: Janie Barrón, Chief Planner, Office of Planning & Zoning  
File

# Attachment "K" - Lot Exemption for Density (LOR1989L 0054)

LAKE COUNTY ZONING: DEPARTMENT OF DEVELOPMENT COORDINATION  
315 W. Main Street, Tavares, Florida 32778

DATE: 3/30/89  
CASE#

**LOT OF RECORD APPLICATION**

OWNER: ESTHER DERTZ AGENT OF OWNER: \_\_\_\_\_  
 ADDRESS: C/O P.O.Box 643, Lady Lake, Fla. SEC. 14 TWP. 18 RGE. 24 ZONING C-1  
 PHONE: (904) 753-3532 SUBDIVISION: CARLTON VILLAGE

Lot(S) Number (s) 9 Total % of lots owned on street \_\_\_\_\_  
 Block(s) 2 Size and square footage of each lot: 19.870 APL 85007

Total # and % of lots owned by the property owner is \_\_\_\_\_ and the  
 number of buildable lots requested for approval are: 1

SIGNATURE OF OWNER: Esther Dertz

**SECTION I: ADMINISTRATIVE VARIANCE FOR ONE BUILDING PERMIT.**  
**ONE LOT:**  
 The above information has been obtained from OWNER/applicant and checked by the undersigned and is hereby GRANTED ONE BUILDING PERMIT for lot 9 BK 2 per Section 70.202(A)(1).

~~TWO OR MORE LOTS: The above information has been obtained from OWNER/applicant and checked by the undersigned and is hereby GRANTED ONE BUILDING PERMIT for lot \_\_\_\_\_ per Section 70.202(A)(1).~~

INFORMATION APPROVED BY: Bernie R... DATE 3/30/89

\*\*\*\*\*

**SECTION II: GENERAL DEVELOPMENT INFORMATION (more than one building permit)**

Total number of lots on street:	Number	Percentage
1. Total number and percentage of single lot owners:	_____	_____
2. Total single lots developed at less than 12,500 sq. ft.:	_____	_____
3. Total of lots commonly owned:	_____	_____
4. Lot(s) front on public maintained road? <u>yes</u> <u>no</u>	_____	_____
Name of road _____		

**SECTION III: LOT SIZE AND STREET IMPROVEMENT REQUIREMENTS.**

\_\_\_\_\_ Sec. 70.200(B-1) lot has central water

\_\_\_\_\_ Sec. 70.200(B-2) has min. of 8,000 sq. ft. and central water

\_\_\_\_\_ Sec. 70.202(B-1) 75% or more are developed at less than 12,500 sq. ft.

\_\_\_\_\_ Sec. 70.202(B-2) physical & devel. patterns prevents aggregating.

\_\_\_\_\_ Sec. 70.200(B) lots must be combined to meet the minimum 12,500 sq. ft.

\_\_\_\_\_ Sec. 70.203 does not meet requirements for administrative variance. May apply for variance from Board of Zoning appeals.

\_\_\_\_\_ Sec. 70.200 applicant owns less than 50% of lots fronting on street.

\_\_\_\_\_ Sec. 70.202(A-2) 50% of single lots developed on unmaintained street, of which 50% are under common ownership.

\_\_\_\_\_ Sec. 70.203 does not meet requirements for administrative variance. May apply for variance from Board of Zoning appeals.

COMMENTS: \_\_\_\_\_

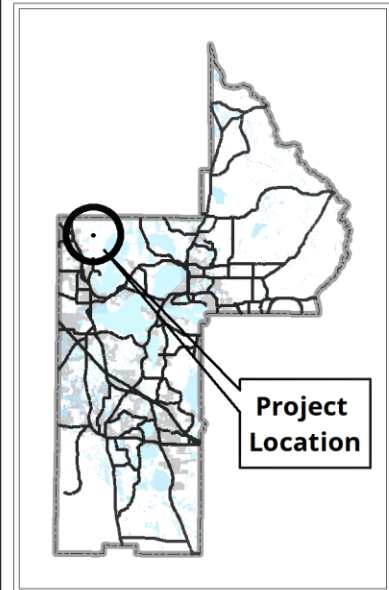
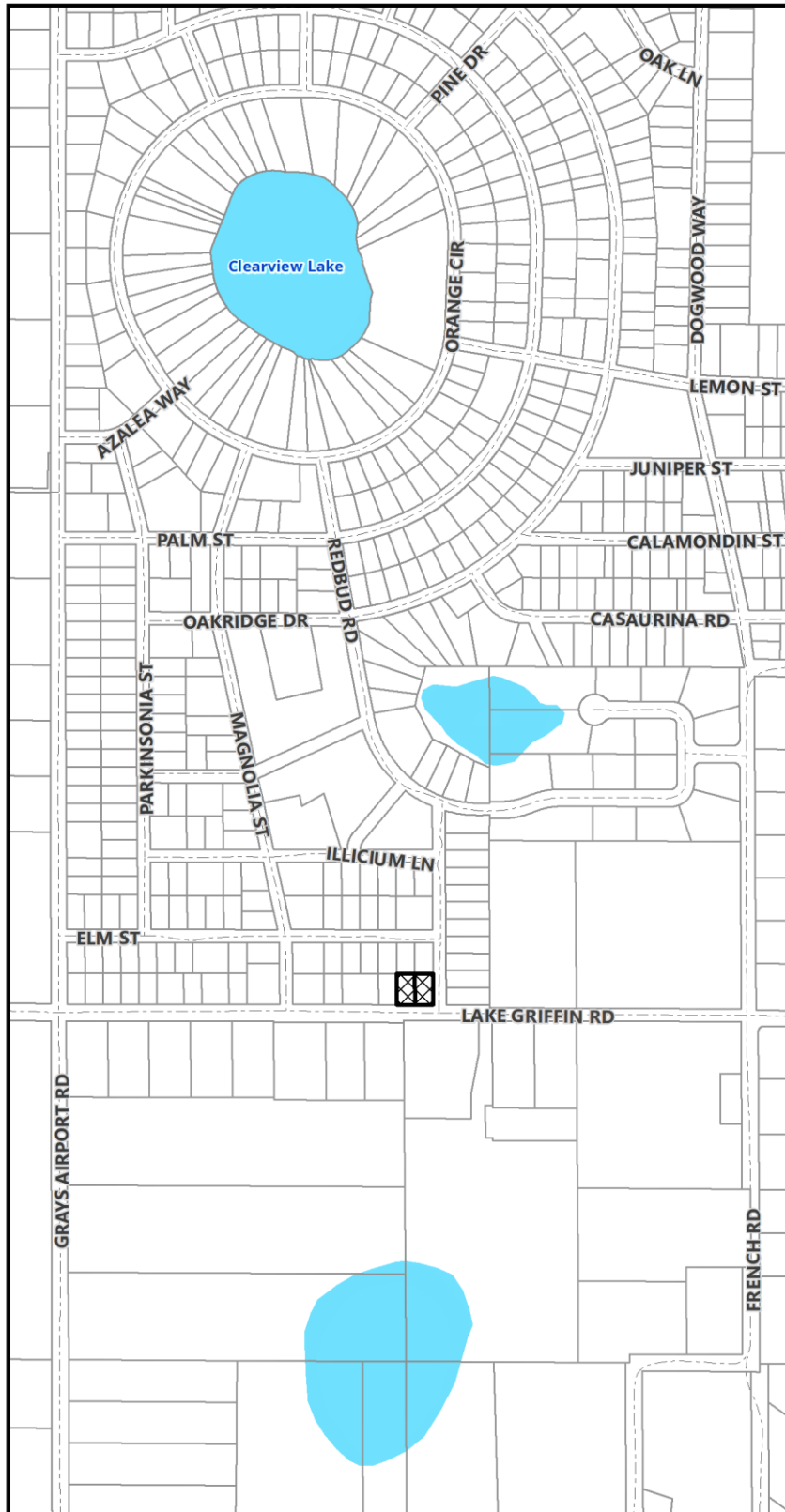
Zoning Dept.

RECEIVED

MAR 20 1989

Pg. 45 Single ZONING DEPT.

# Map of Subject Property







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

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

5 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
6 **FILED** with the Secretary of State \_\_\_\_\_, 2023.  
7 **EFFECTIVE** \_\_\_\_\_, 2023.

8  
9 **BOARD OF COUNTY COMMISSIONERS**  
10 **LAKE COUNTY, FLORIDA**

11  
12 \_\_\_\_\_  
13 **KIRBY SMITH, CHAIRMAN**

14  
15 **ATTEST:**

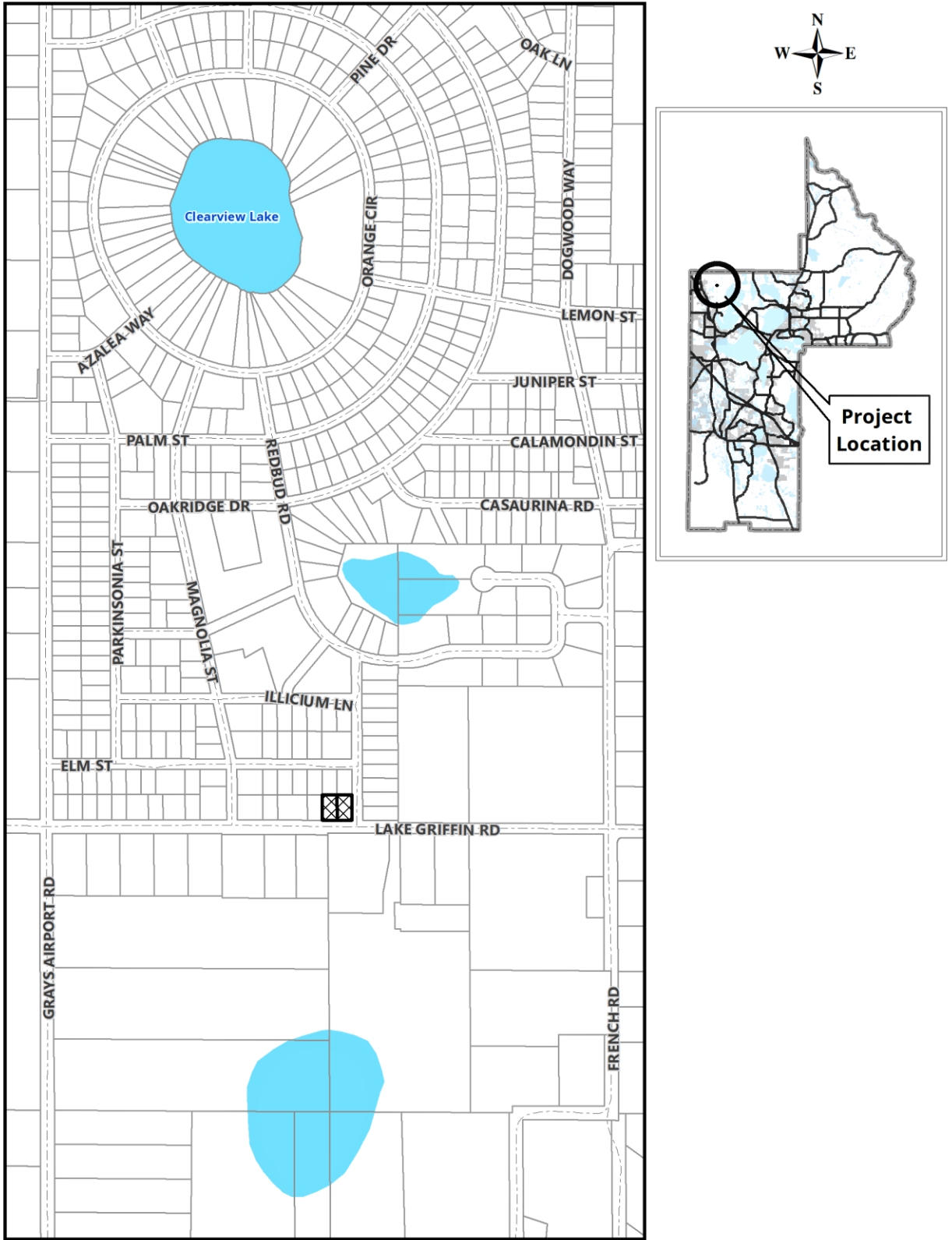
16  
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18 \_\_\_\_\_  
19 **GARY J. COONEY, CLERK OF THE**  
20 **BOARD OF COUNTY COMMISSIONERS**  
21 **LAKE COUNTY, FLORIDA**

22  
23 **APPROVED AS TO FORM AND LEGALITY:**

24  
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27 \_\_\_\_\_  
28 **MELANIE MARSH, COUNTY ATTORNEY**

1

### Exhibit "A" – Map of Subject Property

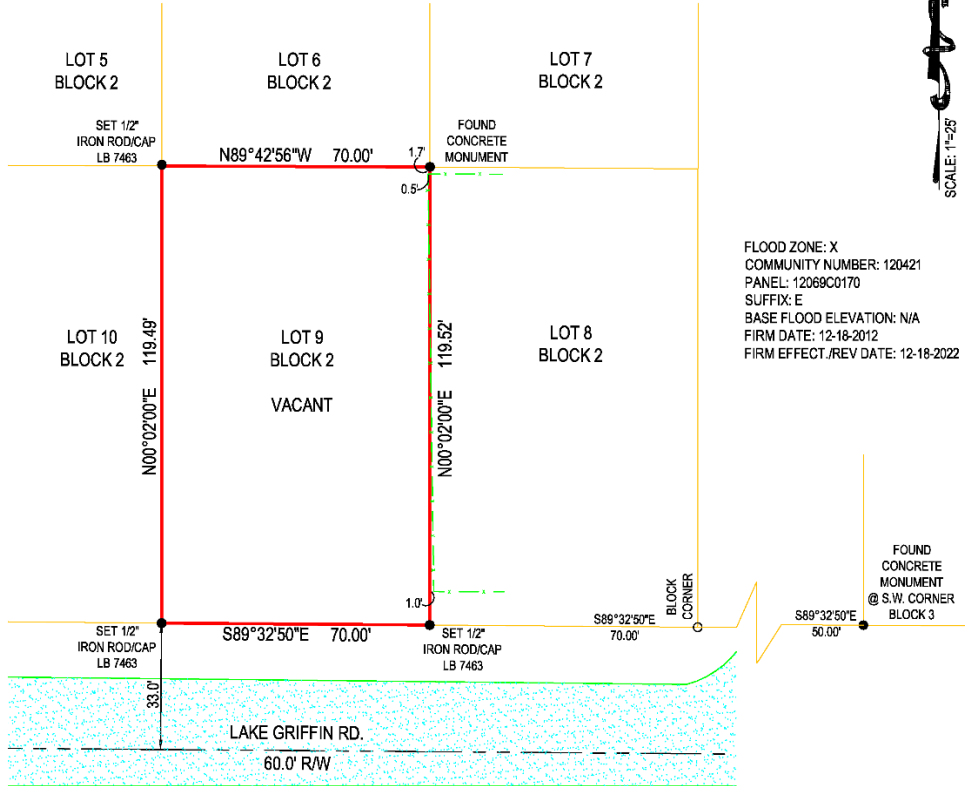


2

# Exhibit "B" – Lot 9 Block 2 Survey

### LEGAL DESCRIPTION

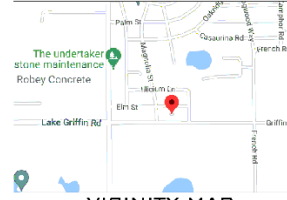
LOT 9, BLOCK 2, CARLTON VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 56 AND 109 THROUGH 112, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



### NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF S 89° 32' 50" E.

DATE OF FIELD WORK: 08-02-2022  
DATE OF MAP: 08-29-2022



VICINITY MAP  
NOT TO SCALE

FLOOD ZONE: X  
COMMUNITY NUMBER: 120421  
PANEL: 12069C0170  
SUFFIX: E  
BASE FLOOD ELEVATION: N/A  
FIRM DATE: 12-18-2012  
FIRM EFFECT./REV DATE: 12-18-2022

### LEGEND

- A/C AIR CONDITIONER
- B.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.F. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P.L. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.G. PAGE
- P.B. PLAT BOOK
- P.K. PARKER KYLON NAIL
- R. RADIUS
- C. CENTERLINE
- A. AND
- N. NUMBER
- Δ DELTA OR CENTRAL ANGLE
- C. CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE

SURVEYORS CERTIFICATE:  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415



BOUNDARY SURVEY OF  
**XXX LAKE GRIFFIN ROAD**  
LADY LAKE, FL 32159  
PREPARED FOR  
TANIA TORRES

---

C-554885  
08-02-2022  
1 of 1

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6250 N. MILITARY TRAIL  
SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

**COMPASS SURVEYING**

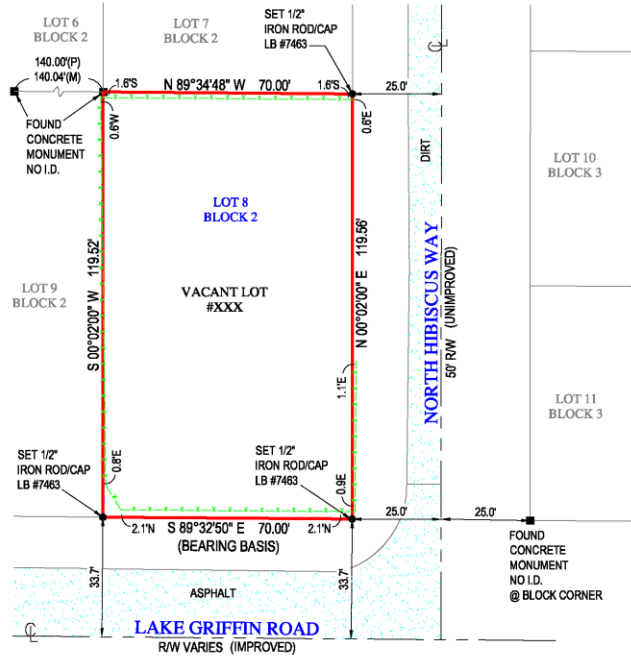
L.B. 7463    PHONE: 561.640.4880    FAX: 561.640.0576

# Exhibit "C" – Lot 8 Block 2 Survey

1  
2  
3

**LEGAL DESCRIPTION**  
LOT 8, BLOCK 2, CARLTON VILLAGE, UNIT "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 109, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD ZONE: X  
COMMUNITY NUMBER: 120421  
PANEL: 12069C0170  
SUFFIX: E  
BASE FLOOD ELEVATION: N/A  
FIRM DATE: 12-18-2012



**LEGEND**

A/C	AIR CONDITIONER
B.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
E.L.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L.	LENGTH
L.B.	LICENSED BUSINESS
M.	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P.	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
P.	PAGE
P.B.	PLAT BOOK
P.K.	PARKER KYLON NAIL
R.	RADIUS
C.L.	CENTERLINE
AND	AND
N.	NUMBER
Δ	DELTA OR CENTRAL ANGLE
CONCRETE	CONCRETE
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
MISCELLANEOUS FENCE	MISCELLANEOUS FENCE

**SURVEYORS CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

DATE OF FIELD WORK: 08-02-2022  
DATE OF MAP: 08-18-2022

(SIGNED)  
KENNETH J. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

- NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
  - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
  - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
  - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
  - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
  - THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY PROPERTY LINE, HAVING A BEARING OF S89°32'50"E.

BOUNDARY SURVEY OF  
XXX NORTH HIBISCUS WAY  
LADY LAKE, FL. 32159  
PREPARED FOR  
TANIA TORRES

C-556680  
08-02-2022  
1 of 1  
1"=25'

6250 N. MILITARY TRAIL  
SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net  
**COMPASS SURVEYING**  
PHONE: 561.640.4800 FAX: 561.640.0576  
LB. 7463

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