



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): October 4, 2023.
Board of County Commissioners (BCC): November 14, 2023.

Case No. and Project Name: Comprehensive Plan Map Amendment – Economic Development Overlay District Map 20

Applicant: Lake County BCC

Owners: Mr. Keith Truenow and Mrs. Dodi Truenow

Requested Action: Small-Scale Amendment to the Economic Development Overlay District Map 20 of the Future Land Use Map Series to remove approximately 49.36 +/- acres from the Economic Development Overlay District Map 20.

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

Case Manager: Bernice Gonzalez, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 49.36 +/- Acres

Location: West side of CR 448A, north of Spicewood Way and south of Duda Road, in the Mount Dora area of unincorporated Lake County.

Alternate Key No.: A portion of 3794003

Future Land Use Category: Rural (Attachment “A”)

Existing Zoning District: Agriculture (Attachment “B”)

Flood Zones: “AE” and “X”

Joint Planning Area / ISBA: N/A

Overlay Districts: Economic Development Overlay

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural	Agriculture	Vacant Agriculture	Flood Area AE along the northwest boundary line
South	Rural	Agriculture	Vacant Agriculture	Wetlands
East	Rural and Industrial	Agriculture and Planned Industrial	Long & Scott Farms and Vacant Agriculture	Adjacent to CR 448A and Lake Lena Lan.
West	Rural	Agriculture	Hurley Peat Mine Reclamation (MSP#05/1/1-3)	Applicant states that there is no active mining occurring.

Staff Analysis

The proposed Small-Scale Future Land Use Map Series Amendment is for a parcel containing approximately 49.36 +/- acres located at the west side of CR 448A, north of Spicewood Way and south of Duda Road, in the Mount Dora area of unincorporated Lake County. The requested action proposes to amend the Economic Development Overlay Map 20 of the Future Land Use Map Series to remove 49.36 +/- acres from the Economic Development Overlay Map 20.

The proposed amendment is consistent with all applicable provisions of the Code and elements of the Comprehensive Plan.

Table 1. Existing Development Standards.

	Zoning District	FLUC	Maximum Density	Maximum ISR	Minimum Open Space	Maximum Floor Area Ratio	Maximum Building Height
Existing	A	Rural	1 du/5 net ac	20%	20%	NS	75 Feet

Standards for Review (LDR Section 14.02.03)

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

The proposed amendment is a Small-Scale Map Amendment to the Economic Development Overlay District Map 20 of the Future Land Use Map Series and is consistent with all Comprehensive Plan policies.

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

The proposed map amendment is consistent with the Lake County Land Development Regulations.

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

The proposed amendment is consistent with existing land uses. This map amendment request to remove approximately 49.36 +/- acres from the Economic Development Overlay District Map 20 and does not affect the use of surrounding property.

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

Currently the parcel is zoned Agriculture (A) district and designated with a Rural Future Land Use Category in the 2030 Lake County Comprehensive plan. The property is presently vacant. This proposed map amendment would support the expansion of options for future development by removing the limitations of the Economic Development Overlay District.

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

Future development shall be consistent with the requirements of Lake County Comprehensive Plan and Land Development Regulations.

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

The proposed map amendment should not affect property values.

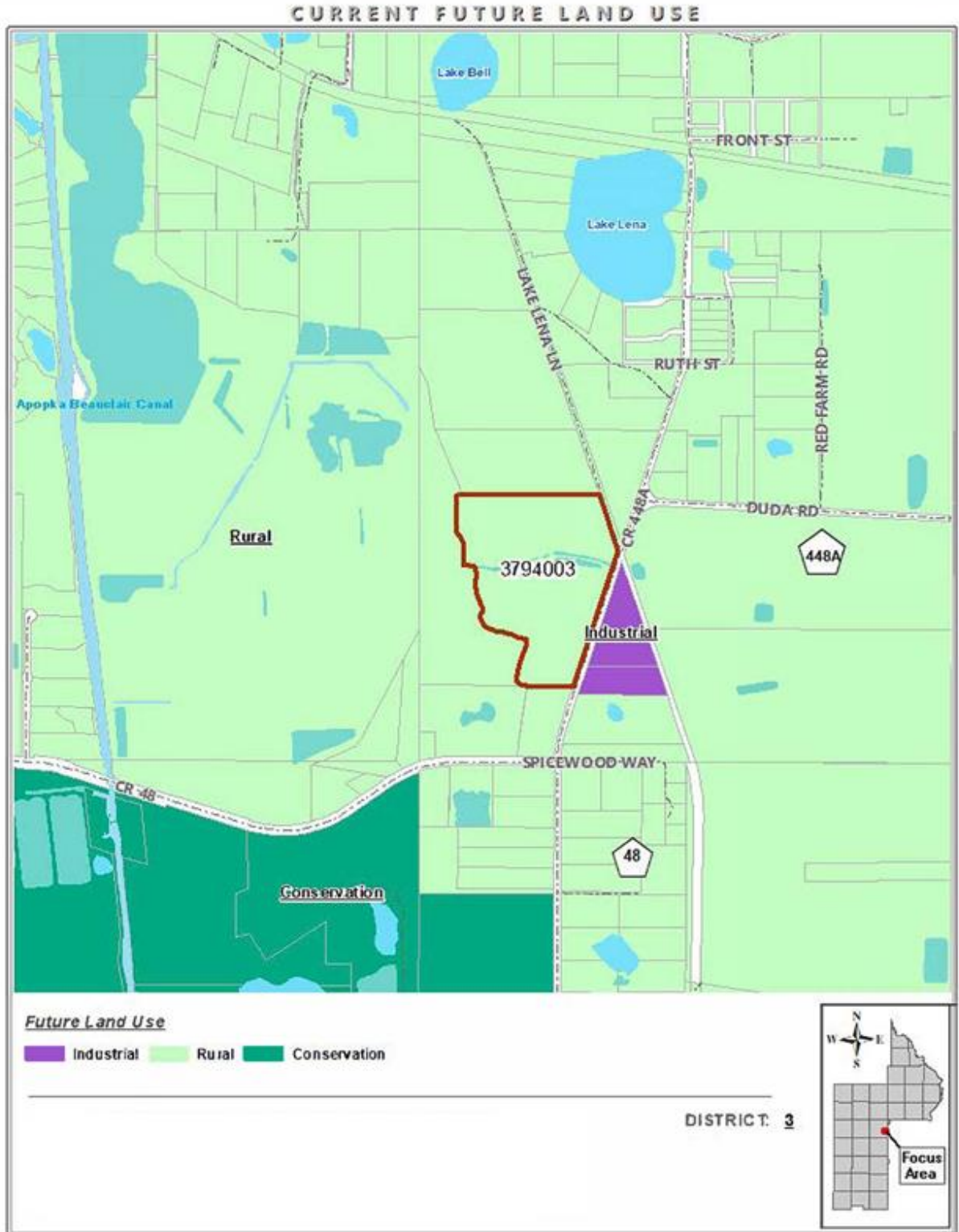
G. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed amendment would not disrupt the existing orderly and logical development pattern of the area. The surrounding properties to the south and east are outside the Economic Development Overlay District. Future development shall be consistent with the requirements of Lake County Comprehensive Plan and Land Development Regulations.

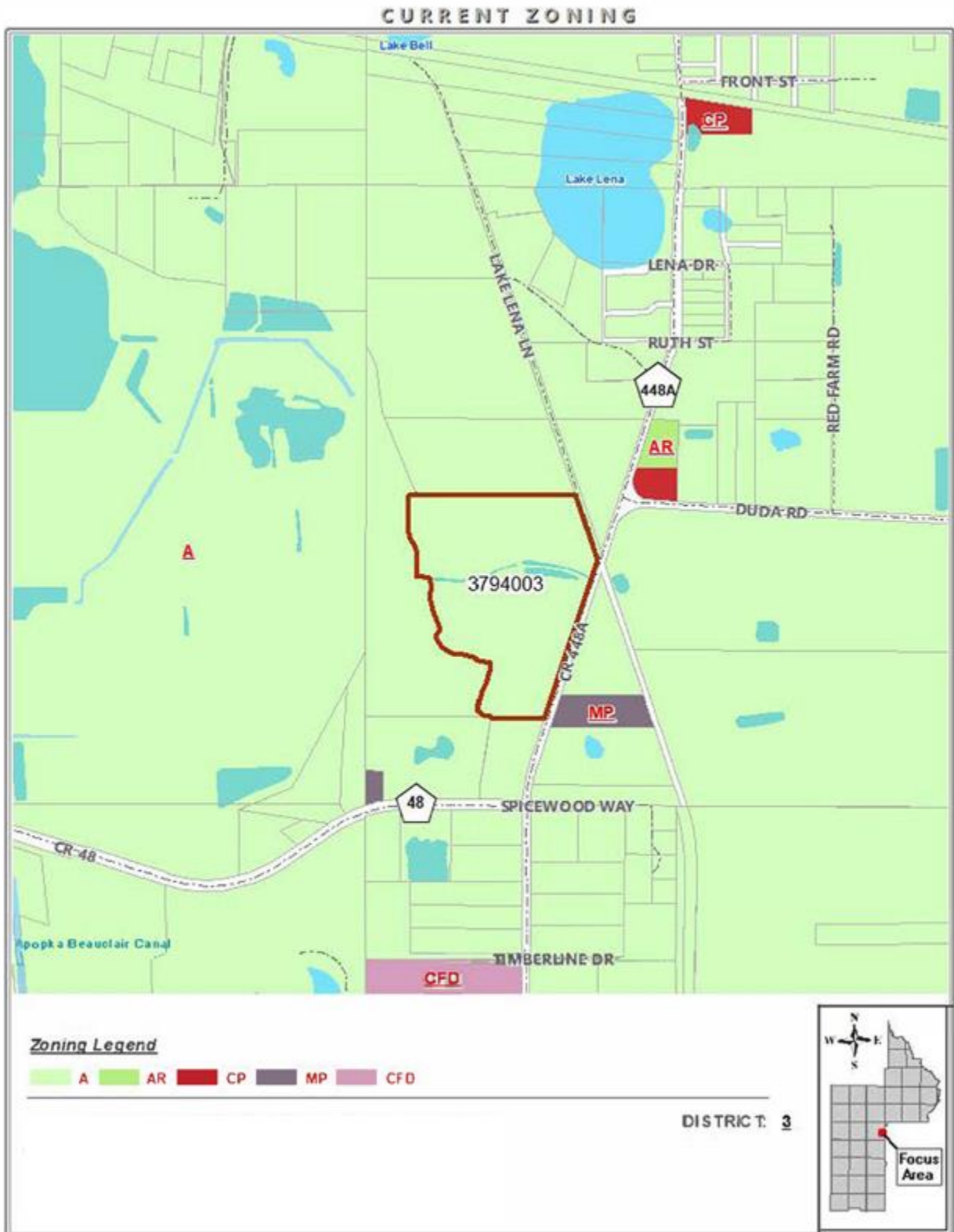
H. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The request is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in above sections.

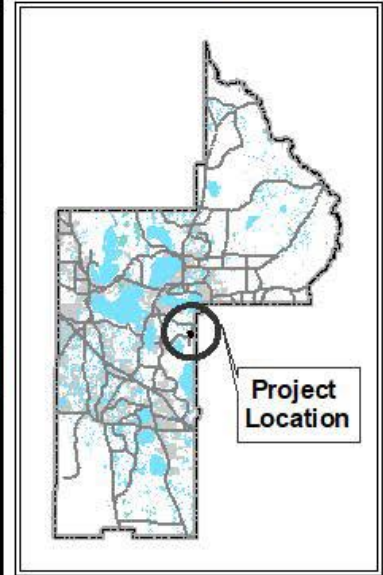
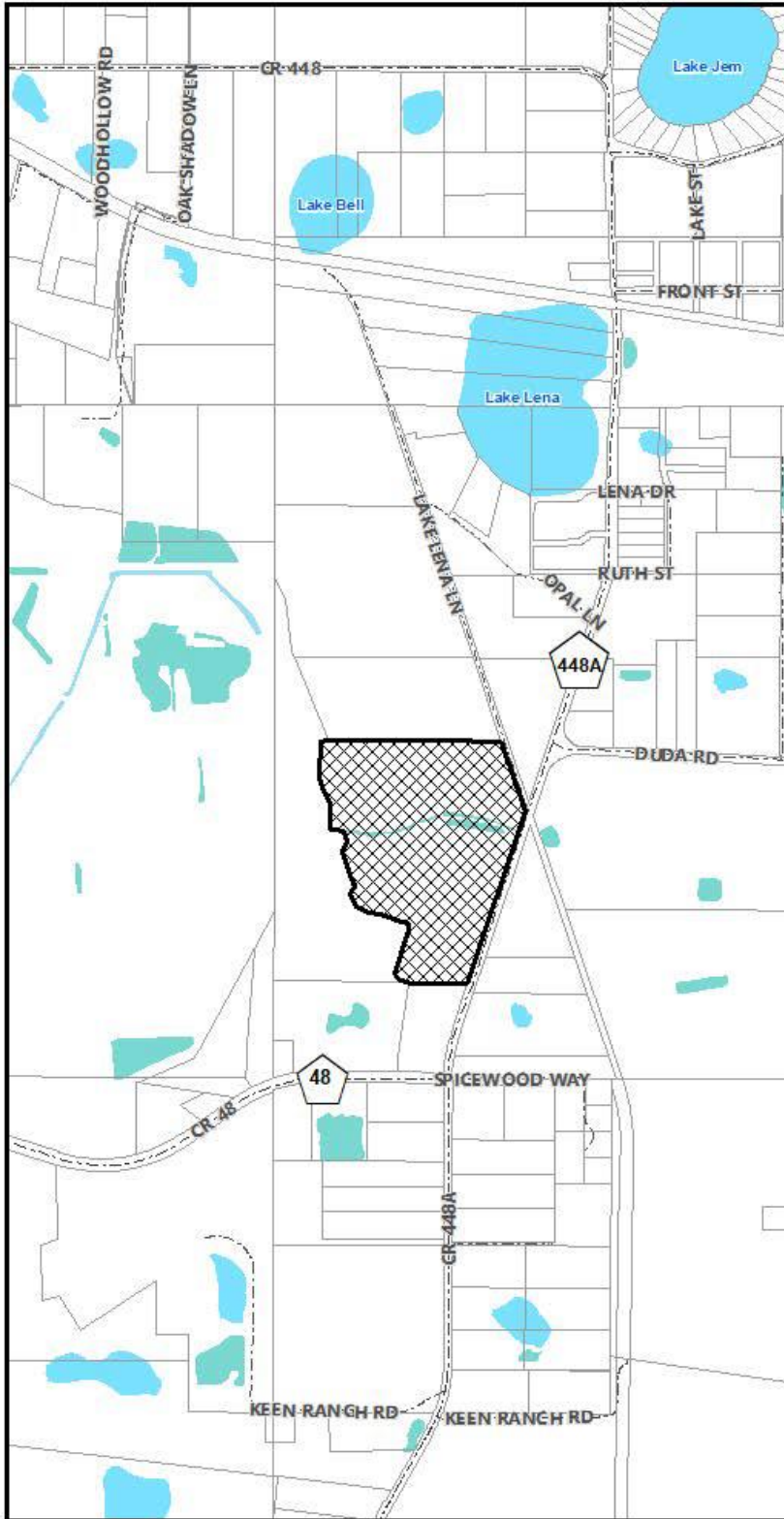
Attachment "A" – Current Future Land Use



Attachment "B" – Current Zoning



Map of Subject Property



Aerial of Subject Property



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

3 **Section 1. Comprehensive Plan Economic Development Overlay District Map 20**
4 **Amendment.** The 2030 Comprehensive Plan Economic Development Overlay District Map 20 is hereby
5 amended to remove 49.36 +/- acres, described in Exhibit "A" attached hereto, and incorporated in this
6 Ordinance, from the Economic Development Overlay District Map 20.

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

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

18 **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is
19 not timely challenged, shall be no less than 31 days after the state land planning agency notifies the local
20 government that the plan amendment package is complete; however, the Effective Date shall be the date
21 the Ordinance is recorded in the Public Records of Lake County, Florida, at the applicant's expense. If
22 timely challenged, this amendment shall become effective on the date the state land planning agency,
23 or the Administration Commission enters a final order determining this adopted amendment to be in
24 compliance. No development orders, development permits, or land uses dependent on this amendment
25 may be issued or commence before it has become effective. If a final order of noncompliance is issued
26 by the Administration Commission, this amendment may nevertheless be made effective by adoption of
27 a resolution affirming its effective status, a copy of which resolution shall be sent to the state land
28 planning agency.

29 **ENACTED** this _____ day of _____, **2023.**

30 **FILED** with the Secretary of State _____, **2023.**

31
32 **ATTEST:**

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

33
34 _____
35 **Gary J. Cooney, Clerk**
36 **Board of County Commissioners of**
37 **Lake County, Florida**

34 _____
35 **Kirby Smith, Chairman**

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39 **Approved as to form and legality:**

40
41 _____
42 **Melanie Marsh, County Attorney**

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Exhibit "A" – Legal Description

THAT PORTION OF THE SOUTH 2660.60 FEET OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 448A ACCORDING TO OFFICIAL RECORDS BOOK 1399, PAGE 208, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 87°29'58" EAST, ALONG THE NORTH LINE OF THE SOUTH 2660.60 FEET OF SAID SECTION 24, A DISTANCE OF 375.52 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°29'58" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1416.93 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF A 50 FEET WIDE INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2255, PAGE 1958, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 21°18'35" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 578.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 448A (NOW COUNTY ROAD 448A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1399, PAGE 208, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 15°49'41" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1402.68 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 30 FEET WIDE DRAINAGE DITCH ACCORDING TO STATE ROAD 448A (NOW COUNTY ROAD 448A) RIGHT OF WAY MAP ACCORDING TO MAP BOOK 6, PAGE 108, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 88°21'41" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF 30 FEET WIDE DITCH, A DISTANCE OF 391.78 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTHWESTERLY THE FOLLOWING TWENTY-FOUR (24) COURSES: (1) NORTH 83°38'15" WEST, 128.00 FEET; (2) NORTH 49°03'12" WEST, 64.76 FEET; (3) NORTH 11°27'45" EAST, 160.68 FEET; (4) NORTH 16°12'49" EAST, 69.00 FEET; (5) NORTH 16°49'46" EAST, 138.36 FEET; (6) NORTH 09°37'46" WEST, 39.94 FEET; (7) NORTH 77°30'32" WEST, 100.74 FEET; (8) NORTH 61°11'29" WEST, 50.57 FEET; (9) NORTH 77°21'20" WEST, 85.05 FEET; (10) NORTH 88°08'30" WEST, 89.04 FEET; (11) NORTH 67°16'53" WEST, 113.52 FEET; (12) NORTH 27°32'23" WEST, 110.85 FEET; (13) NORTH 28°59'20" EAST, 67.01 FEET; (14) NORTH 24°18'21" WEST, 160.05 FEET; (15) NORTH 15°30'51" WEST, 133.76 FEET; (16) NORTH 13°49'56" EAST, 70.79 FEET; (17) NORTH 19°52'23" WEST, 86.09 FEET; (18) NORTH 79°17'12" WEST, 44.32 FEET; (19) SOUTH 88°46'59" WEST, 57.24 FEET; (20) NORTH 03°12'50" WEST, 196.09 FEET; (21) NORTH 27°31'17" WEST, 81.99 FEET; (22) NORTH 31°06'54" WEST, 62.07 FEET; (23) NORTH 15°44'42" WEST, 86.51 FEET; (24) NORTH 00°31'46" WEST, 280.55 FEET TO THE POINT OF BEGINNING.

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CONTAINING 2,150,039 SQUARE FEET (49.36 ACRES), MORE OR LESS.