



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 2

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

Case No. and Project Name: FLU-23-29-1, Golden Eagle Mixed-Use Comprehensive Plan Map Amendment

Applicant: Mr. Jeffrey Rivera, P.E.

Owners: Mr. Mahesh Mohan Gobindram, an agent of Eagles Group Holdings, LLC

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 3.19 +/- acres from Urban Low Density FLUC to Planned Unit Development FLUC to support the development program for a multi-level self-storage facility, as part of a mixed commercial hub.

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

Case Manager: Bernice Gonzalez, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 3.19 +/- Acres

Location: Southeast corner of Golden Eagle Boulevard and US Highway 27, in the Clermont area of unincorporated Lake County.

Alternate Key No.: 3801697 (portion of)
Community Commercial District (C-2) (Attachment "C")

Existing Zoning District: [A request to rezone 3.19 +/- acres to Planned Unit Development (PUD) District is being presented under a separate cover as case file RZ-23-30-1].

Future Land Use Category: Urban Low Density (Attachment "A")

Proposed Future Land Use Category: Planned Unit Development (Attachment "B")

Flood Zone: "X"

Joint Planning Area / ISBA: N/A

Overlay Districts: Major Commercial Corridor (Policy I-1.3.10.6)

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Urban Low Density	Community Commercial (C-2) and Planned Unit Development (PUD)	Vacant commercial and Residential	Parcel is south of Golden Eagle Blvd.
South	Urban Low Density	Planned Unit Development	Residential	Wetlands
East	Urban Low Density	Planned Unit Development	Residential	Existing Single-Family Dwellings
West	Green Swamp Ridge	Planned Unit Development	Commercial and Residential	Commercial and US Highway 27

Staff Analysis

The proposed Small-Scale Future Land Use Amendment is for a parcel containing approximately 3.19 +/- acres (Attachment “D”) from Urban Low Density FLUC to Planned Unit Development FLUC to support the development program for a multi-level self-storage facility, as part of a mixed commercial hub, as shown in the concept plan. (Attachment “E”).

The property is currently vacant. A request to rezone to Planned Unit Development (PUD) District is being presented under a separate cover as case file RZ-23-30-1.

The rezoning request is consistent with all applicable provisions of the Code and elements of the Comprehensive Plan.

Table 1. Existing and Proposed Development Standards.

	Zoning District	FLUC	Maximum Density	Maximum ISR	Minimum Open Space	Maximum Floor Area Ratio	Maximum Building Height
Existing	C-2	Urban Low Density	4 du/net ac	60%	25%	0.25	50 feet/75 Feet
Proposed	PUD	PUD	NS	70%	20%	1.0	50 feet/75 Feet

Standards for Review (LDR Section 14.02.03) (Attachment “F”)

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

Applicant has stated that, *“The applicant requests approval for a future land use amendment to establish a Planned Unit Development (PUD) future land use on a 3.18 acre site in unincorporated Lake County. There is a concurrent application request to establish a PUD zoning to accompany this application. The intent of this future land use amendment is to facilitate the development of a multi-level self-storage facility, as part of a mixed commercial hub that will support existing and incoming development in the area. The proposed PUD future land use established would allow for a F.A.R. of up to 1.00, which would allow for up to 138,520 sqft of self-storage.”*

The proposed amendment is consistent with Comprehensive Plan (Comp Plan) Objective I-7.14 *Planned Unit Development Future Land Use Series (FLUC)*. The PUD FLUC was established to provide an implementing tool to accommodate site specific development standards for unique properties which do not conform to an established future land use category. The proposed amendment will support the development program for a multi-level self-storage facility, as part of a mixed commercial hub, as shown in the Concept Plan. (Attachment “E”).

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

The proposed amendment satisfies the location, size, and function criteria pursuant to Comprehensive Plan Policy I-1.3.10.6 *Criteria for Commercial Corridors*. Proposed development program shall be consistent with LDR Section 9.10.00 –*Commercial Design Standards* and LDR Section 9.10.04 *State Road 50 and US 27 Commercial Corridor Design Criteria*. A request to rezone to Planned Unit Development (PUD) District is being presented under a separate cover as case file RZ-23-30-1.

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 and proposed nearby land uses, which similarly include Planned Unit Development and Community Commercial uses, as stated above in the Adjacent Property and Land Use Table. The proposed amendment request from Urban Low Density FLUC to Planned Unit Development FLUC will support the development program for a multi-level self-storage facility, as part of a mixed commercial hub, as shown in the Concept Plan. (Attachment “E”).

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

The property is presently vacant. This proposed amendment would change the FLUC for approximately 3.19 +/- acres (Attachment "D") from Urban Low Density FLUC to Planned Unit Development FLUC to support the development program for a multi-level self-storage facility, as part of a mixed commercial hub, as shown in the Concept Plan. (Attachment "E").

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

Applicant has stated that, "Sunshine Water Services will provide water and wastewater services to the proposed development. Solid waste will be picked up by Lake County Solid Waste Division and is already provided in the area. Lake County Fire department and Lake County Sheriff's office will serve as the primary emergency services. The proposed development is approximately one (1) mile from Lake County Fire Station 112 and within the Lake County Sherriff's jurisdiction. The Proposed development will not fiscally burden the county since existing County solid waste routes are in effect and emergency services operate in a nearby facility.

Water and wastewater facilities operate under Sunshine Water Services meaning they are separate from county facilities. Self-storage facilities also typically generate little waste and an insignificant amount of traffic." (Attachment "F").

Applicant's statement clarification regarding solid waste services: Lake County does not provide solid waste services to commercial development. Commercial properties must contract with their own hauler. 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. No information was included within the application that specifies impacts on 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.

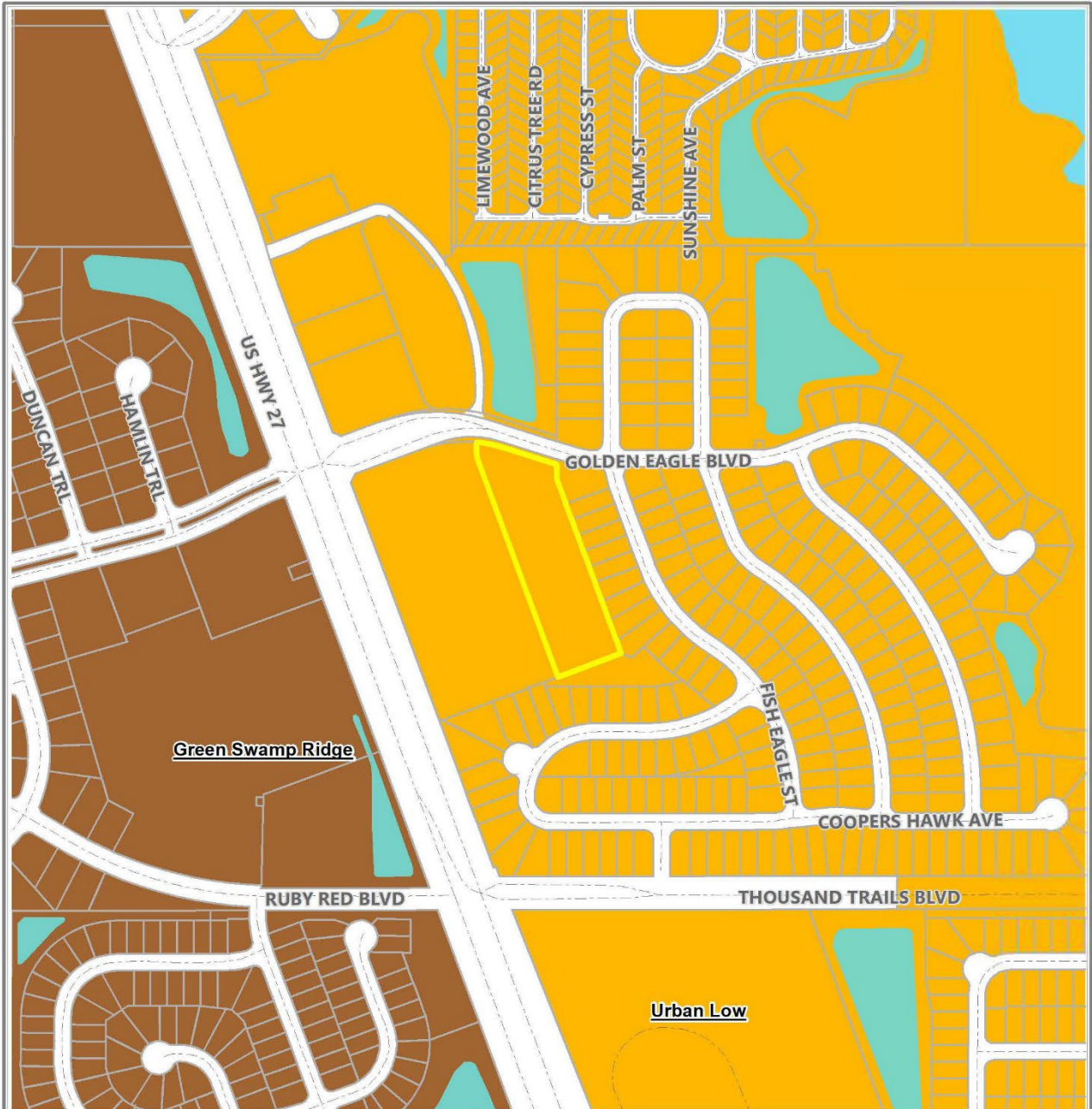
The proposed amendment would not disrupt the existing orderly and logical development pattern of the area. The adjacent properties along Highway 27 are of similar size and similar use. Future development shall be consistent with the requirements of Lake County Comprehensive Plan and Land Development 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

CURRENT FUTURE LAND USE



Future Land Use

-  Urban Low
-  Green Swamp Ridge

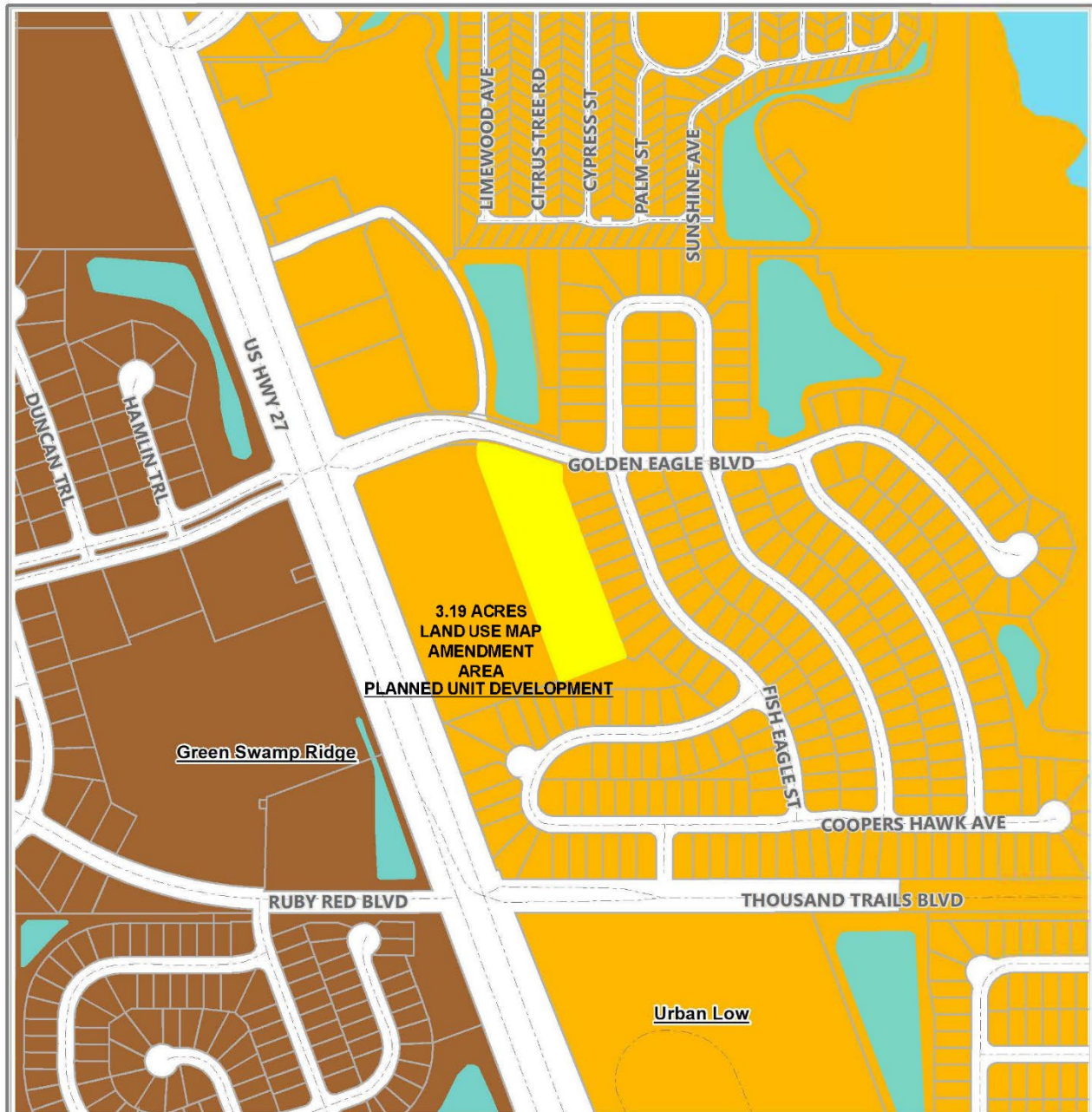
NAME: **GOLDEN EAGLE MIXED USE PROPERTY**
CASE NUMBER: **FLU-23-29-1**
LOCATION (S-T-R): **23-24-26**
REQUEST: **URBAN LOW DENSITY TO PLANNED UNIT DEVELOPMENT**

DISTRICT: **1**



Attachment B – Proposed Future Land Use

PROPOSED FUTURE LAND USE

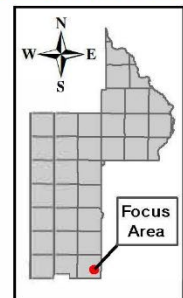


Future Land Use

Urban Low Green Swamp Ridge

NAME: GOLDEN EAGLE MIXED USE PROPERTY
CASE NUMBER: FLU-23-29-1
LOCATION (S-T-R): 23-24-26
REQUEST: URBAN LOW DENSITY TO PLANNED UNIT DEVELOPMENT

DISTRICT: 1



Attachment C – Current Zoning

CURRENT ZONING



Zoning Legend

■ A ■ RV ■ C-2 ■ CFD ■ PUD

NAME: **GOLDEN EAGLE MIXED USE PROPERTY**
CASE NUMBER: **FLU-23-29-1**
LOCATION (S-T-R): **23-24-26**
REQUEST: **URBAN LOW DENSITY TO PLANNED UNIT DEVELOPMENT**

DISTRICT: 1



Attachment D – Survey (Page 1 of 2)

SKETCH OF DESCRIPTION

NOT A SURVEY

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT O, ACCORDING TO THE PLAT OF EAGLERIDGE PHASE I, AS RECORDED IN PLAT BOOK 35 AT PAGE 84 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°10'55" EAST ALONG THE WEST LINE OF LOT 106, ACCORDING TO THE PLAT OF EAGLERIDGE PHASE II, AS RECORDED IN PLAT BOOK 40 AT PAGE 13 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR A DISTANCE OF 42.91 FEET; THENCE RUN SOUTH 20°19'08" EAST ALONG THE WEST LINE OF LOTS 106 THROUGH 115, ACCORDING TO SAID PLAT OF EAGLERIDGE PHASE II FOR A DISTANCE OF 559.73 FEET TO A POINT ON THE NORTH LINE OF TRACT "R" OF SAID EAGLERIDGE PHASE II; THENCE RUN SOUTH 69°41'23" WEST ALONG SAID NORTH LINE OF TRACT "R" FOR A DISTANCE OF 201.62 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 20°18'37" WEST FOR A DISTANCE OF 686.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 162.00 FEET, WITH A CHORD BEARING OF NORTH 09°26'38" WEST, AND A CHORD DISTANCE OF 61.08 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'58" FOR A DISTANCE OF 61.45 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT O, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 380.00 FEET, WITH A CHORD BEARING OF SOUTH 79°01'23" EAST, AND A CHORD DISTANCE OF 84.26 FEET; THENCE RUN EASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT O AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'52" FOR A DISTANCE OF 84.44 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 72°39'27" EAST FOR A DISTANCE OF 167.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.18 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



ALLEN & COMPANY
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5355
LB#8723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT O, AS BEING SOUTH 72°39'27" EAST (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS WEBSITE.

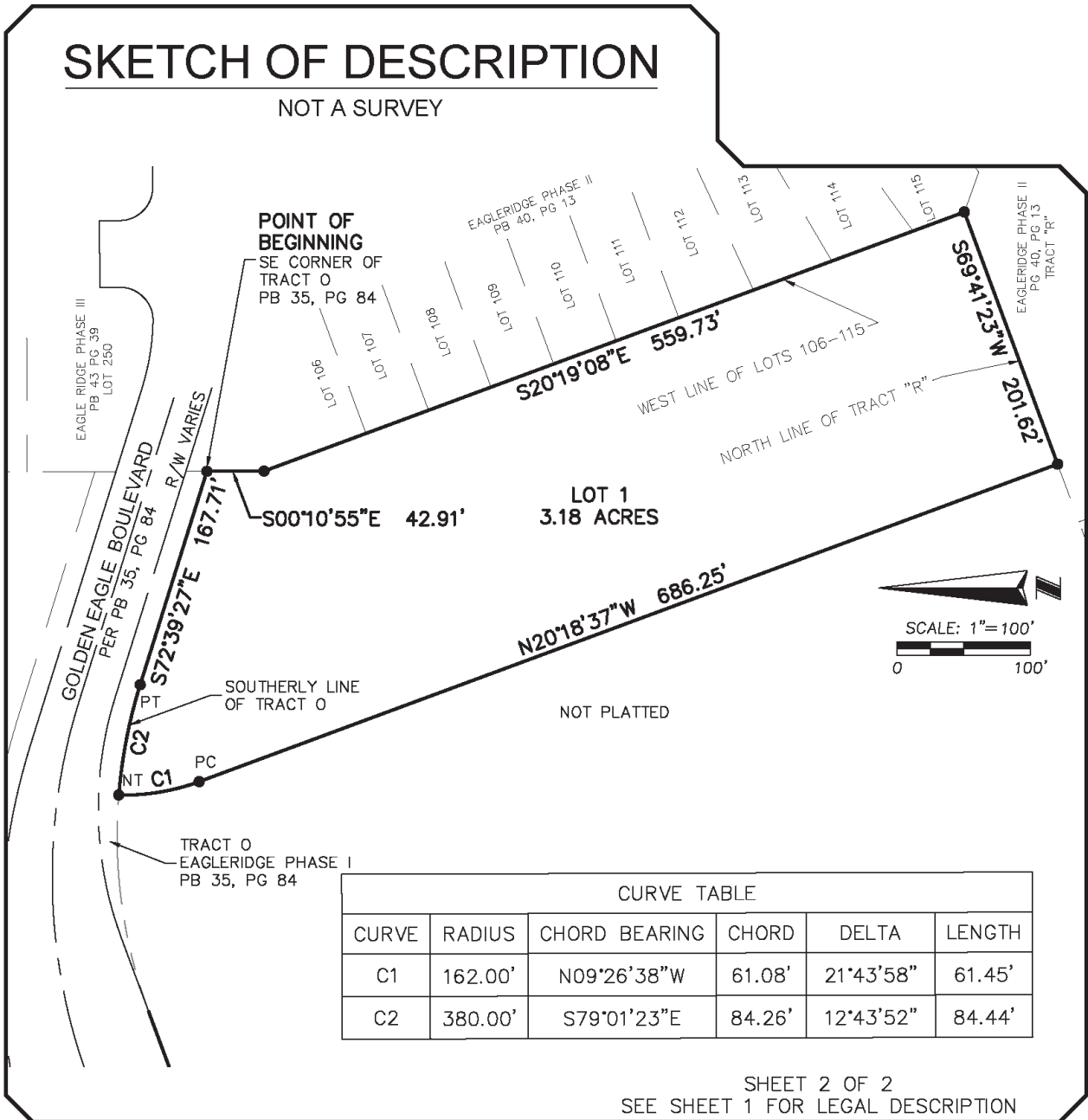
JOB #: 20220575-2
DATE: 3/24/2023
SCALE: NO SCALE

CALC BY: PSR
DRAWN BY: CLW
CHECKED BY: PSR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

Attachment D – Survey (Page 1 of 2)



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION

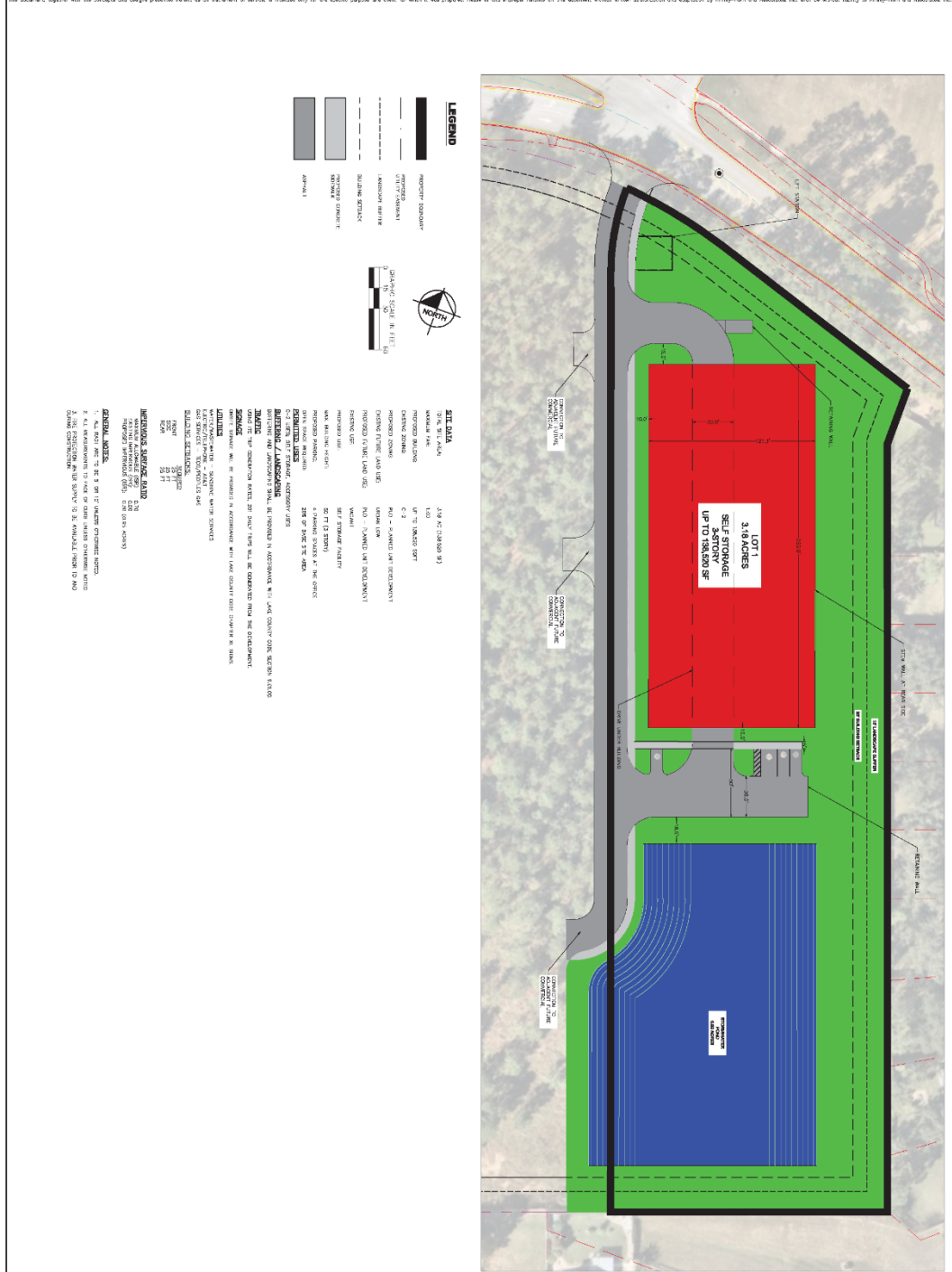
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LB#6723

- SYMBOL AND ABBREVIATION LEGEND:**
- CHANGE IN DIRECTION
 - LB LICENSED BUSINESS
 - NT NON TANGENT
 - PB PLAT BOOK
 - PC POINT OF CURVATURE
 - PG(S) PAGE(S)
 - PT POINT OF TANGENCY
 - R/W RIGHT OF WAY

JOB #: 20220575-2
 DATE: 3/24/2023
 SCALE: 1" = 100'

Attachment E – Concept Plan

Plotted by: JHorn, Netplan Sheet Set: Golden Eagle CO's Layout: CA-1 9.16, PLAN April 25, 2023 10:3:58am K:\VDR_DWG\191865718-Golden Eagle Mixed Use (CA02) (VDP) (Plan Sheets) L54-0 - SITE PLAN.dwg



SHEET NO. 03 LUP-03	GOLDEN EAGLE SELF STORAGE LAKE COUNTY FLORIDA	SITE PLAN	OMA PROJECT #19786018 DATE 03/31/2023 SCALE AS SHOWN DESIGNED BY JHorn DRAWN BY JHorn CHECKED BY JHorn	LICENSED PROFESSIONAL JIMMY L. HORN, P.E. FLORIDA LICENSE NUMBER 92754	Kimley»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 800S ORLANDO, FL 32801 PHONE 407-826-1111 WWW.KIMLEY-HORN.COM REGISTRY NO. 33336	16	REVISIONS	DATE	BY
			03/31/2023	16			REVISIONS	DATE	BY

Attachment F – Justification Statement (Page 1 of 6)

SECTION 2: PROJECT BACKGROUND

A. Existing Conditions

Location & Current Use

The Golden Eagle Mixed Use Development consists of 3.18 acres of land located east of US Hwy 27, west of the Eagle Ridge residential subdivision, south of Golden Eagle Blvd and north of Thousand Trails Blvd, within Unincorporated Lake County jurisdiction. The property is a portion of a 9.95 acre parcel identified by Lake County Property appraiser by Alternate Key number 3801697. The property is currently unimproved and covered by moderately dense trees and vegetation.



Figure 1: Location Map

Existing Entitlements

The property currently has an Urban Low Density future land use designation, with a zoning of Commercial (C-2) in Lake County. The Urban Low Density future land use designation allows a F.A.R. of up to 0.25 and the C-2 zoning district allows a F.A.R. of up to 70. Typical permitted uses within the land use designation are: Residential; nursing and personal care facilities; residential professional offices; passive parks; religious organizations; day care services; schools; commerce uses, including, services,

Attachment F – Justification Statement (Page 2 of 6)

retail trade, finance, insurance and real estate; public order and safety as provided for in the Lake County Comprehensive plan. The existing future land use and zoning designation for the property and the surrounding area are outlined in the map and table below.

Subject Property Future Land Use

	Future Land Use (FLU)	Zoning
Golden Eagle PUD	Urban Low Density	C-2 (Commercial)

Surrounding Future Land Use & Zoning

	Future Land Use (FLU)	Zoning
North	Urban Low Density	C-2 (Commercial)
East	Urban Low Density	PUD (Planned Unit Development)
South	Urban Low Density	PUD (Planned Unit Development)
West	Urban High Density	PUD (Planned Unit Development)

B. Statement of Intended Use

The applicant requests approval for a future land use amendment to establish a Planned Unit Development (PUD) future land use on a 3.18 acre site in unincorporated Lake County. There is a concurrent application request to establish a PUD zoning to accompany this application. The intent of this future land use amendment is to facilitate the development of a multi-level self-storage facility, as part of a mixed commercial hub that will support existing and incoming development in the area. The proposed PUD future land use established would allow for a F.A.R. of up to 1.00, which would allow for up to 138,520 sqft of self storage.

Attachment F – Justification Statement (Page 3 of 6)

SECTION 3: COMPREHENSIVE PLAN AMENDMENT ANALYSIS AND JUSTIFICATION

A. Application Questions

Please demonstrate that facilities and services are or will be available within the adopted levels of service throughout the Comprehensive Plan (or the levels of service adopted by the municipality in whose utility area the proposed amendment is located and as adopted in the Capital Improvements Element or by joint agreement with the County), including, but not limited to, water supplies (including permitted quantities) facilities, sewer services, solid waste, transportation, parks and recreational facilities and schools:

The proposed development is not anticipated to adversely impact the County's adopted levels of service. The commercial development is being served with potable water and sewer by Sunshine Water services. Reclaimed is not available within the projects vicinity. Lake County Solid Waste Division currently provides services to adjacent developments, therefore significant additional impact is not anticipated for the proposed commercial development. Additionally, the impact on infrastructure from self-storage facilities is generally negligible, as they typically generate little waste and not a heavy amount of traffic. Emergency services are within an adequate distance.

Potable – Refer to the attached availability letter. The property is within the Sunshine Water Service area and water is available to the property.

Sewer - Refer to the attached availability letter. The property is within the Sunshine Water Service area and sewer is available to the property.

Reclaimed – Not available

Schools - N/A

Solid Waste – Base level of Service is one(1) day per week garbage pickup and one (1) day per week recycling pickup. The proposed PUD future land use is not anticipated to adversely solid waste capacities or levels of service.

Transportation – Based on the ITE Trip Generation Manual, a maximum of 201 trips will be generated by the project. Please refer to the traffic study included in this submittal package.

Parks & rec – N/A

Describe and demonstrate and describe how the amendment will not fiscally burden County services:

Sunshine Water Services will provide water and wastewater services to the proposed development. Solid waste will be picked up by Lake County Solid Waste Division and is already provided in the area. Lake County Fire department and Lake County Sherriff's office will serve as the primary emergency services. The proposed development is approximately one (1) mile from Lake County Fire Station 112 and within the Lake County Sherriff's jurisdiction. The Proposed development will not fiscally burden the county since existing County soild waste routes are in effect and emergency services operate in a nearby facility.

Attachment F – Justification Statement (Page 4 of 6)

Water and wastewater facilities operate under Sunshine Water Services meaning they are separate from county facilities. Self-storage facilities also typically generate little waste and a insignificant amount of traffic.

Describe and demonstrate that historic and cultural resources will not be affected by unnecessary and unmitigated negative impacts:

A search of the Florida Master Site File for any recorded archaeological sites, historical structures or other resources on the site and within a fifty (50) foot buffer around the site has yielded no results. The absence of any recorded historic or cultural resource is confirmed by the attached letter from the Florida Division of Historical Resources.

OBJECTIVE VIII-1.2 TRANSPORTATION DEVELOPMENT STANDARDS

Lake County shall review all proposed developments for compliance and consistency with policies of the 18 Comprehensive Plan, with respect to transportation.

Policy VIII-1.2.1 Traffic Concurrency for Proposed Developments Available capacity on roadways must be concurrent with the impacts of development. Lake County shall review all proposed development for compliance and consistency based on the appropriate LOS software, direct field measurements or the generalized LOS tables. No final development order shall be approved until the requirements of the Concurrency Management System have been satisfied.

Policy VIII-1.2.2 Encourage Trip-Capturing Development Lake County shall encourage the development of mixed use, self-contained projects and development patterns that promote shorter trip lengths and generate fewer vehicle miles traveled. In areas of the County with an imbalance of employment, commercial development, or housing, the County shall encourage development which will complement the existing pattern of development and capture trips from nearby areas thereby reducing overall Vehicle Miles Traveled. Such balancing shall consider both built and approved but un-built projects to incorporate future conditions into the needs analysis

A Traffic Impact analysis is provided within this submittal package that demonstrates compliance with policy VIII- 1.2.1 and ensures there is available capacity and that the minimum level of service is met. The PUD admendment will allow for a self storage facility in conjunction with other commercial uses creating some internal trip capture as well as providing closer options for nearby residents. A mixed commercial development will help service the abundance of residential in the area and compliment existing development.

GOAL IV-3 ENHANCE AND PROMOTE QUALITY OF PLACE 33 Recognizing the importance of quality of life to the site selection process and to the existing population, 34 Lake County shall strive to enhance and promote its many cultural and recreational amenities.

Policy IV-3.1.1 Mixed Use and Public Places 2 Lake County shall work with its partners to advance public and private investment in the downtowns to 3 create attractive live, work and play options for current and future residents.

The purpose of this amendment is to allow and encourage a commercial use in close proximity to surrounding residential uses that are aimed to benefit the current and future residents in area. Although

Attachment F – Justification Statement (Page 5 of 6)

not in the downtown area, the proposed development will allow for commercial uses located near residential, which generally reduces trips and provides employment opportunities that allow for a live, work environment. Adjacency to Lake Louisa State park allows for nearby recreational activities. This PUD Amendment will provide nearby options and establish the needed additional self storage as the surrounding community continues to grow.

OBJECTIVE I-7.8 PLANNED UNIT DEVELOPMENTS 40 The County shall adopt Regulations affecting the design and time frame of Planned Unit Developments. Future Land Use Element Goals, Objectives & Policies 129 1

B. Commercial Justification Statement

If the amendment will increase the density, provide documentation demonstrating that additional lands for residential use are needed to accommodate population projections consistent with the Comprehensive Plan. Also describe how the lands are in the most appropriate location with respect to the most efficient use of public facilities and services for the increased density and with respect to all other policies of the Comprehensive Plan.

The proposed future land use admendment is to request a change from Urban Low Density to Planned Unit Development to allow for the development of up to ±138,520 SF of self-storage commercial space. This application is being submitted concurrently with a PUD rezoning application. Self storage facilities are natural additions to the surrounding residential community as their infrastrucutre has little impact on surrounding development when comparing other commercial facilities.

According to the U.S. Census Bureau, between April 2010 to April 2020, the population of Lake County grew by 29.3%. This rapid population growth within the County has increased the demand for all housing types, which also requires the need for additional storage. Many of the families moving to the area are downsizing and may require extra storage during transitional periods. The incoming growth anticipated in the area and proximity to the Wellness Way Area plan, coupled with the above stated reasons justify the request.

The Wellness Way area Plan is a multistage development involving recreation, commercial and residential uses. There is an estimated ± 16,531 dwelling units that will be constructed under the Wellness Way area plan. The addition of the growth area, increase in residential units and population growth will continue to increase the demand and need for self-storage.

C. Land Use Compatibility Analysis

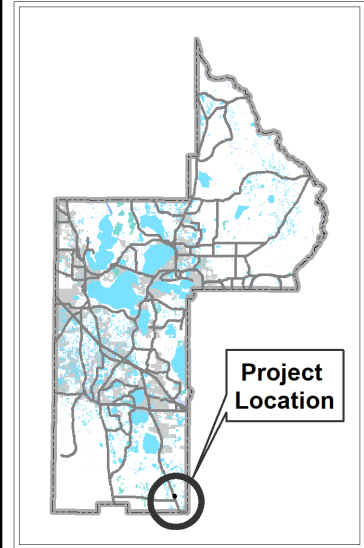
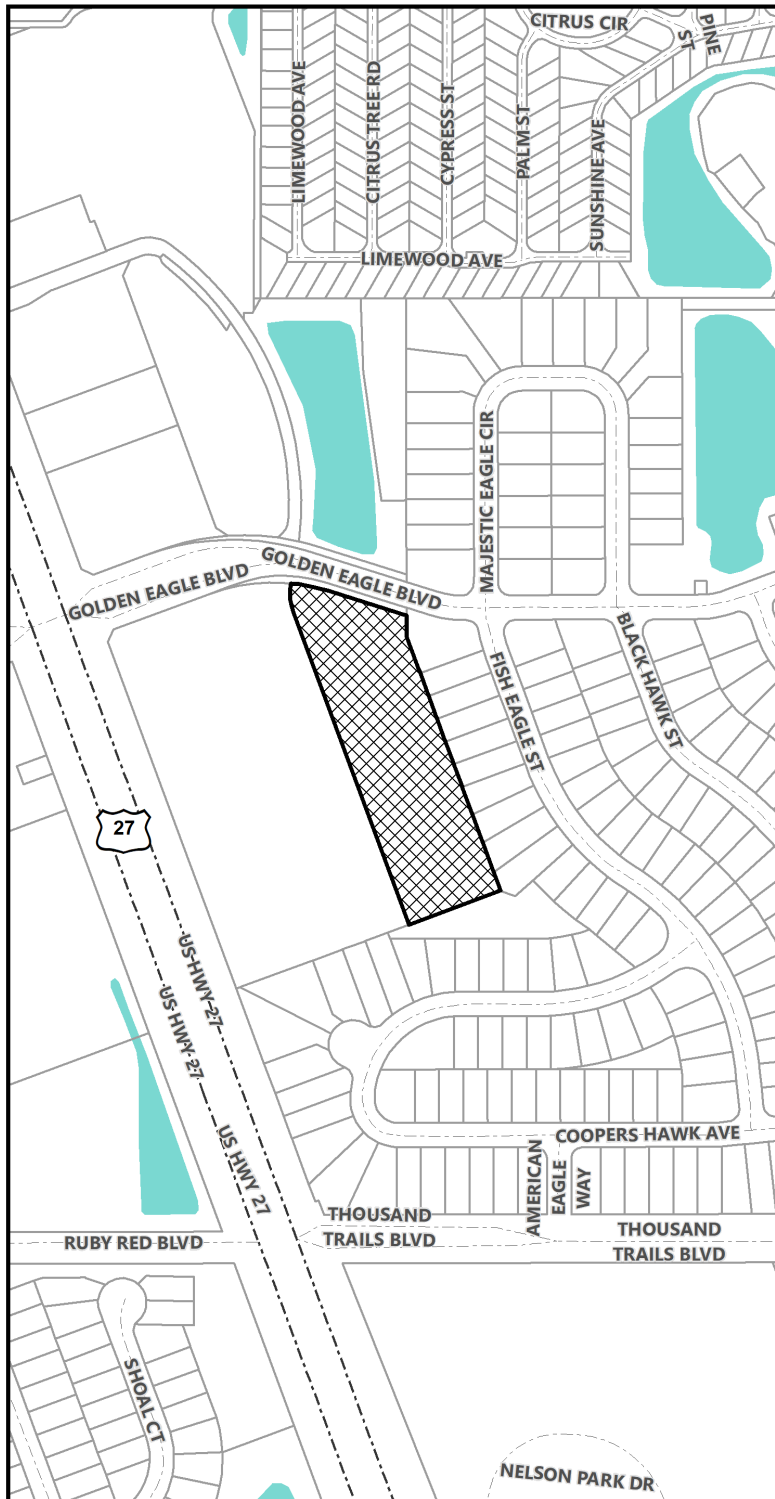
Provide documentation that demonstrates that the proposed Future Land Use Map amendment provides an appropriate transition of land uses adjacent to the rural area, and that the amendment shall create a transition area between the rural area and existing urban development to reduce future intrusion into the rural area. Adequate land transition shall be required to maintain compatibility with adjacent, existing communities and may require flexible lot sizes, provision of open space or variable buffers.

Attachment F – Justification Statement (Page 6 of 6)

The Golden Eagle future land use amendment seeks to change the future land use designation from Urban Low density to PUD (Planned Unit Development). This change reflects the development pattern of the surrounding area as other commercial and residential sites have been designated as PUD. The subject property is bordered by a residential PUD to the East and South and there is currently commercial uses across US-27. The increased intensity set fourth in the PUD designation will allow for a commercial center with a mix of uses, which will further develop the commercial focal point in the area.

This proposed development continues existing development patterns in the area and anticipates future growth. Further, with PUDs to the east and west, the Golden Eagle Property PUD is compatible development to those existing and future developments in the area. As the development in the area continues to increase and population increases, the need for additional self storage is warranted. This commercial site can further influence other commercial developments along US-27 and the surrounding area creating a more complete community.

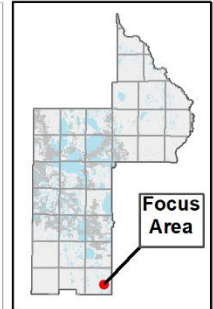
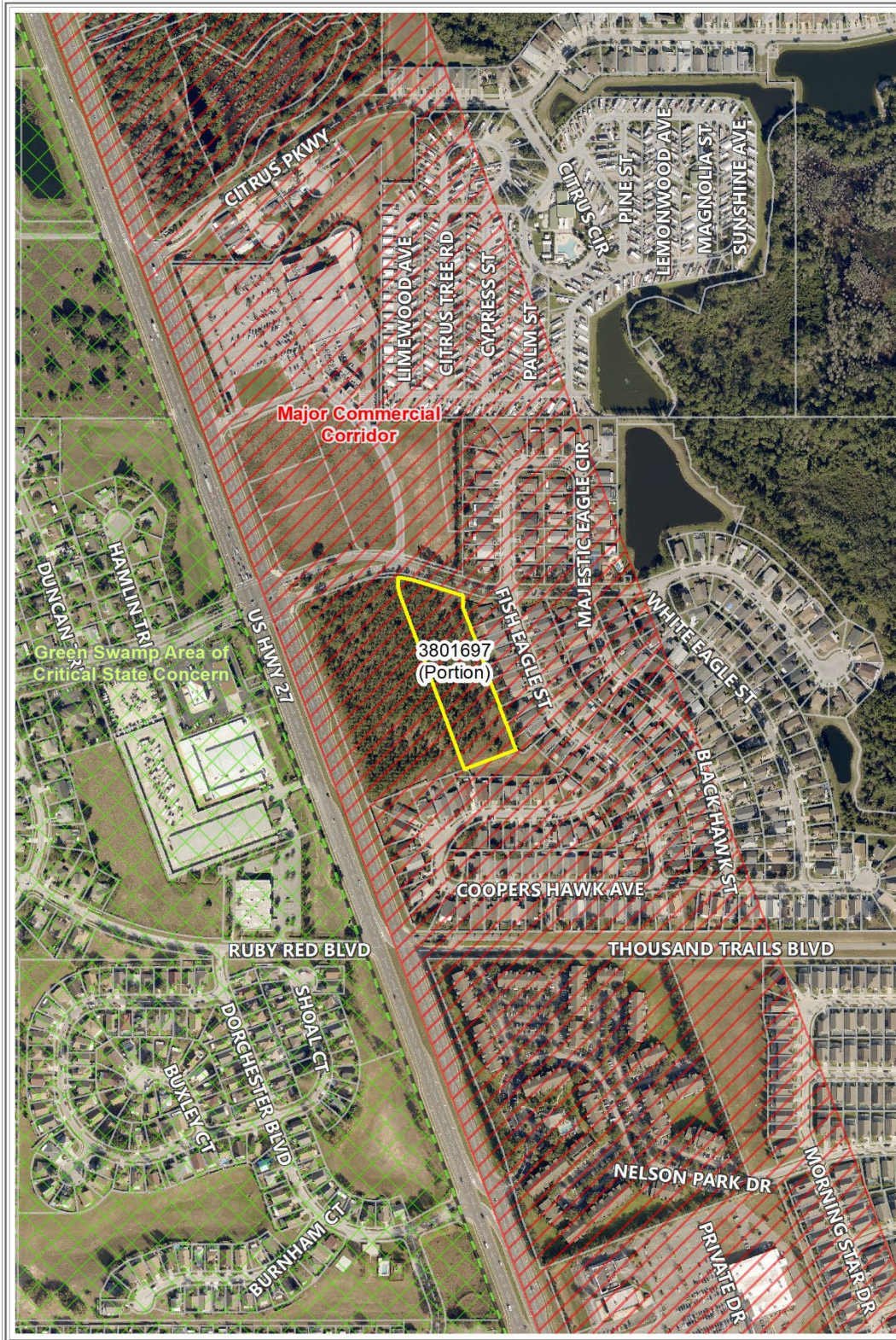
Map of Subject Property



Aerial



RZ-23-30-1
Golden Eagle Mixed Use Property



Commercial(C-2)
To
Planned Unit Development
(PUD)

Legend

-  Green Swamp Area of Critical State Concern
-  Major Commercial Corridor

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

Section 1. Comprehensive Plan Future Land Use Map Amendment. The County Manager or designee shall amend 2030 Comprehensive Plan Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property, described in Exhibit “A” attached hereto, and incorporated in this Ordinance, from Urban Low Density to Planned Unit Development Future Land Use Category.

Section 2. Comprehensive Plan Text Amendment. The Lake County 2030 Comprehensive Plan, Policy I-7.14.4 entitled ‘Planned Unit Development Land Use Category,’ shall be amended to read as follows:

Policy I-7.14.4 Planned Unit Development Land Use Category

The following land use table details the development program, including the maximum densities and intensities, for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name / Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-72
FLU-19-07-2	Evergreen Estates	Wellness Way 1	Residential [Two (2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020-65
FLU-21-01-1	Holiday Travel Park	Urban Low and Urban Medium	995 Temporary RV spaces, 112 mobile home sites and associated facilities	2021-38
FLU-21-03-5	Wildwoods Campground	Rural	84 RV spaces, Three (3) dwelling units and accessory uses	2021-40
FLU-21-08-5	Expert Investments	Rural Transition	10 dwelling units	2022-29
FLU-22-06-5	Illinois-Crown	Rural	Residential [2 single family dwelling units with accessory structures]	2022-32

FLU-21-05-3	Drake Pointe	Rural Transition	Residential [535 dwelling units and 46% open space] with associated amenities	2022-49
FLU-22-04-4	Mount Dora Groves South	Regional Office	Residential [783 dwelling units with associated recreational facilities], Commercial [150,000-square feet], and 25% open space.	2022-56
FLU-22-01-4	Atlantic Housing	Urban High	Residential [175 dwelling units and 20% open space]	2023-01
FLU-23-35-4	Lake Norris/CR 44A Properties	Wekiva River Protection Area A-1-20 Receiving Area	Residential [Two (2) single family dwelling units] and Commercial [one story free standing commercial building]	2023-56
<u>FLU-23-29-1</u>	<u>Golden eagle Mixed-Use</u>	<u>Urban Low Density</u>	<u>138,520 square feet of self-storage</u>	<u>2023-XX</u>

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

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

12 **Section 5. Effective Date.** The effective date of this plan amendment, if the amendment is not
 13 timely challenged, shall be no less than 31 days after the state land planning agency notifies the local
 14 government that the plan amendment package is complete; however the Effective Date shall be the date
 15 the Ordinance is recorded in the public records' of Lake County, Florida, at the applicant's expense. If
 16 timely challenged, this amendment shall become effective on the date the state land planning agency,
 17 or the Administration Commission enters a final order determining this adopted amendment to be in
 18 compliance. No development orders, development permits, or land uses dependent on this amendment
 19 may be issued or commence before it has become effective. If a final order of noncompliance is issued
 20 by the Administration Commission, this amendment may nevertheless be made effective by adoption of
 21 a resolution affirming its effective status, a copy of which resolution shall be sent to the state land
 22 planning agency.

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ENACTED this ____ day of _____, 2023.

FILED with the Secretary of State _____, 2023.

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

Kirby Smith, Chairman

ATTEST:

Gary J. Cooney, Clerk
Board of County Commissioners of
Lake County, Florida

Approved as to form and legality:

Melanie Marsh, County Attorney

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Exhibit “A” – Legal Description

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

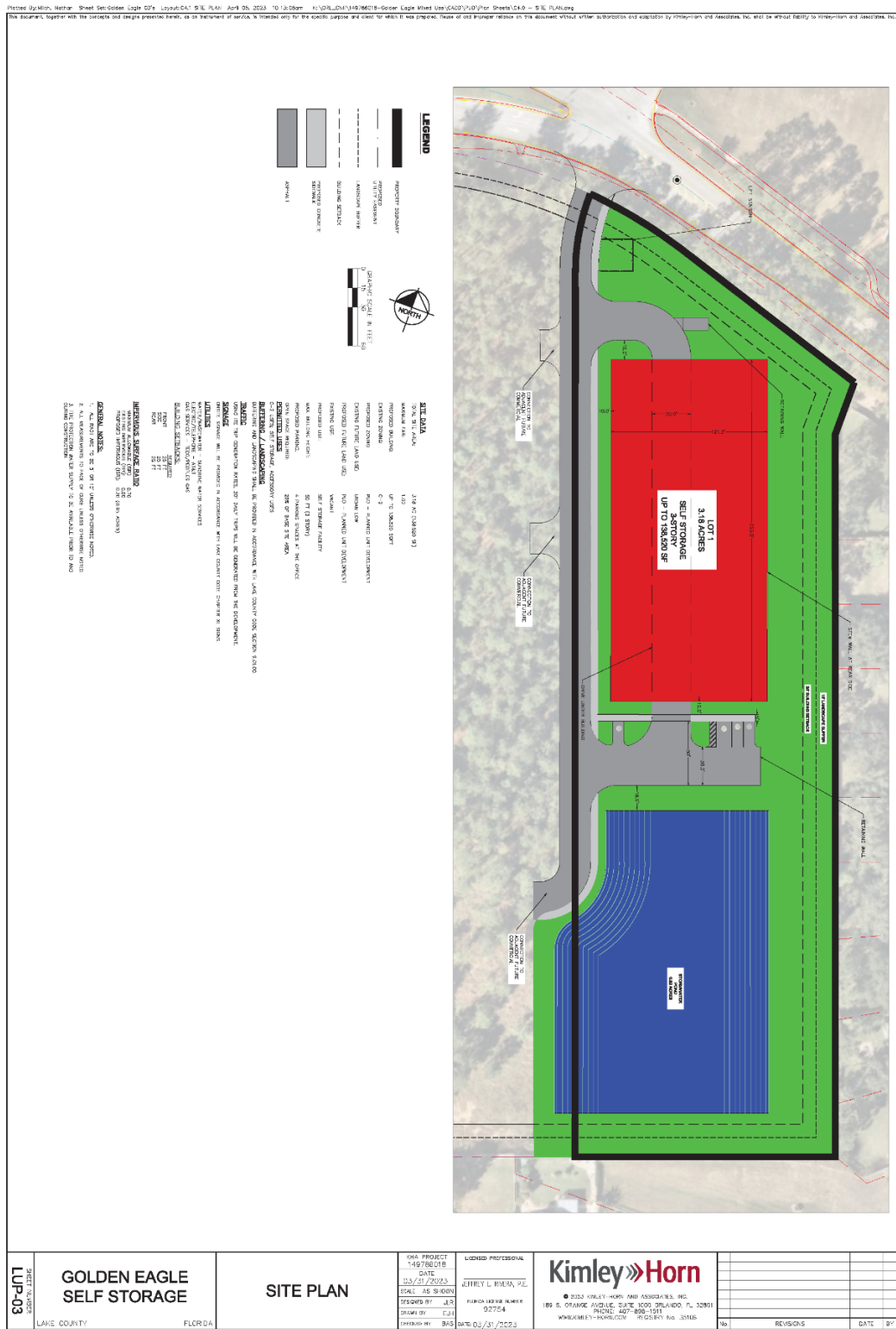
BEGIN AT THE SOUTHEAST CORNER OF TRACT O, ACCORDING TO THE PLAT OF EAGLERIDGE PHASE I, AS RECORDED IN PLAT BOOK 35 AT PAGE 84 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°10'55" EAST ALONG THE WEST LINE OF LOT 106, ACCORDING TO THE PLAT OF EAGLERIDGE PHASE II, AS RECORDED IN PLAT BOOK 40 AT PAGE 13 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR A DISTANCE OF 42.91 FEET; THENCE RUN SOUTH 20°19'08" EAST ALONG THE WEST LINE OF LOTS 106 THROUGH 115, ACCORDING TO SAID PLAT OF EAGLERIDGE PHASE II FOR A DISTANCE OF 559.73 FEET TO A POINT ON THE NORTH LINE OF TRACT "R" OF SAID EAGLERIDGE PHASE II; THENCE RUN SOUTH 69°41'23" WEST ALONG SAID NORTH LINE OF TRACT "R" FOR A DISTANCE OF 201.62 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 20°18'37" WEST FOR A DISTANCE OF 686.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 162.00 FEET, WITH A CHORD BEARING OF NORTH 09°26'38" WEST, AND A CHORD DISTANCE OF 61.08 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'58" FOR A DISTANCE OF 61.45 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT O, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 380.00 FEET, WITH A CHORD BEARING OF SOUTH 79°01'23" EAST, AND A CHORD DISTANCE OF 84.26 FEET; THENCE RUN EASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT O AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'52" FOR A DISTANCE OF 84.44 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 72°39'27" EAST FOR A DISTANCE OF 167.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.18 ACRES, MORE OR LESS.

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Exhibit "B" – Concept Plan



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