



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): April 3, 2024
Board of County Commissioners (BCC): May 7, 2024

Case No. and Project Name: PZ2023-284, Old Animal Shelter - SSFLUM

Applicant: Michelle Wilkinson, Property Manager

Owner: Lake County BCC

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 3.70 +/- acres from Public Service Facilities and Infrastructure FLUC to Urban Medium Density FLUC to allow a Lake County initiated affordable housing project to be constructed on the subject property.

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

Case Manager: Michael Fitzgerald, AICP, Director

PZB Recommendation:

Subject Property Information

Size: Approximately 3.70 +/- acres.

Location: 28123 & 28127 County Road 561, in the Tavares area of unincorporated Lake County.

Alternate Key Numbers: 3701267 and a portion of 3701259

Current Future Land Use: Public Service Facilities and Infrastructure (Attachment "A")

Proposed Future Land Use: Urban Medium Density (Attachment "B")

Current Zoning Districts: Planned Industrial District (MP), Community Facility District (CFD). (Attachment "C")
(A request to rezone to Urban Residential District (R-6) is being presented under separate cover.)

Flood Zone: "X"

Joint Planning Area / ISBA: City of Tavares ISBA

Overlay Districts: None

Adjacent Property Land Use Table

| <u>Direction</u> | <u>Future Land Use</u> | <u>Zoning</u> | <u>Existing Use</u> | <u>Comments</u> |
|-------------------------|--|-----------------------------|----------------------------|----------------------------------|
| North | Public Service Facilities and Infrastructure | Community Facility District | Government | Lake County Property |
| South | Industrial | Agriculture | Industrial | Private Business Water Retention |

| | | | | |
|-------------|--|-----------------------------|------------|----------------------|
| East | Industrial | Heavy Industrial District | Industrial | Private Business |
| West | Public Service Facilities and Infrastructure | Planned Industrial District | Government | Lake County Property |

Staff Analysis

The proposed Future Land Use Amendment is for property containing a total of approximately 3.70 +/- acres, located at 28123 & 28127 County Road 561 in the Tavares area of unincorporated Lake County. The subject properties are identified by Alternate Key (AK) Numbers 3701267 and a portion of 3701259. The requested action proposes to amend the Future Land Use Category from Public Service Facilities and Infrastructure FLUC to Urban Medium Density FLUC and amend the associated Comprehensive Plan Map.

The future land use amendment is being requested to allow a Lake County initiated affordable housing project to be constructed on the subject property that was previously used as the Lake County Animal Shelter. The buildings associated with the Animal Shelter have been demolished. The proposed project consists of cottage homes developed as affordable rental homes. The Lake County BCC shall retain ownership of the project, and ongoing management of the development shall be through a private property management company selected by the Lake County BCC. The properties are zoned Community Facility District (CFD) and Planned Industrial District (MP) by Ordinance #2007-72 (Attachment “D”). A request to rezone the subject property to Urban Residential District (R-6) is being proposed concurrently under separate cover. The proposed affordable housing project is compatible with the R-6 zoning district.

Currently, the property is vacant as shown in the aerial map (Attachment “E”).

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

Table 1. Existing and Proposed Development Standards.

| | Future Land Use Category | Density | Maximum Impervious Surface Ratio | Minimum Open Space | Maximum Floor Area Ratio | Maximum Building Height |
|----------|--|------------------|----------------------------------|--------------------|--------------------------|-------------------------|
| Existing | Public Service Facilities and Infrastructure | 1 caretaker unit | 0.80 | NS | NS | 75 feet |
| Proposed | Urban Medium Density | 7 d.u./1 acre | 0.70 | 20% | .35 | 50 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 consistent with Comprehensive Plan Policy I-1.3.3 *Urban Medium Density Future Land Use Category*, which allows Residential uses. The proposed amendment is consistent with Comprehensive Plan Policy I-7.2.4 *Affordable Housing*, which promotes the implementation of County programs to promote quality affordable housing for existing and future residents.

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

The proposed amendment is not in conflict with any provisions of these regulations or the Land Development Regulations (LDR) Section 3.01.03. Single-Family and Multi-Family Dwelling Units are permissible uses within the Urban Medium Density FLUC and Urban Residential (R-6) Zoning.

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

Residential use is not allowable under the current Public Service Facilities and Infrastructure FLUC. Residential use is consistent with the proposed Urban Medium Density FLUC. Amending the FLUC to Urban Medium Density FLUC allows Single-Family and Multi-Family Dwelling Unit uses.

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

The property was previously used as the Lake County Animal Shelter. The buildings associated with the Animal Shelter have been demolished and the property is vacant. The proposed future land use change is a precursor to a Lake County initiated affordable housing project.

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.

The proposed amendment will not adversely impact the County's adopted levels of service. The residential use is within the Tavares ISBA and utility service boundary for City potable water and wastewater utilities. The site shall be designed to provide onsite storm water retention. No adverse impacts are anticipated for solid waste, public safety, parks, schools, or transportation.

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

New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR) as they pertain to environmental impact. GIS maps indicate that the subject property is not located within a flood zone and does not contain any wetland. An environmental assessment prepared within six (6) months of any new development will be required.

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

There is no information demonstrating impacts on 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.

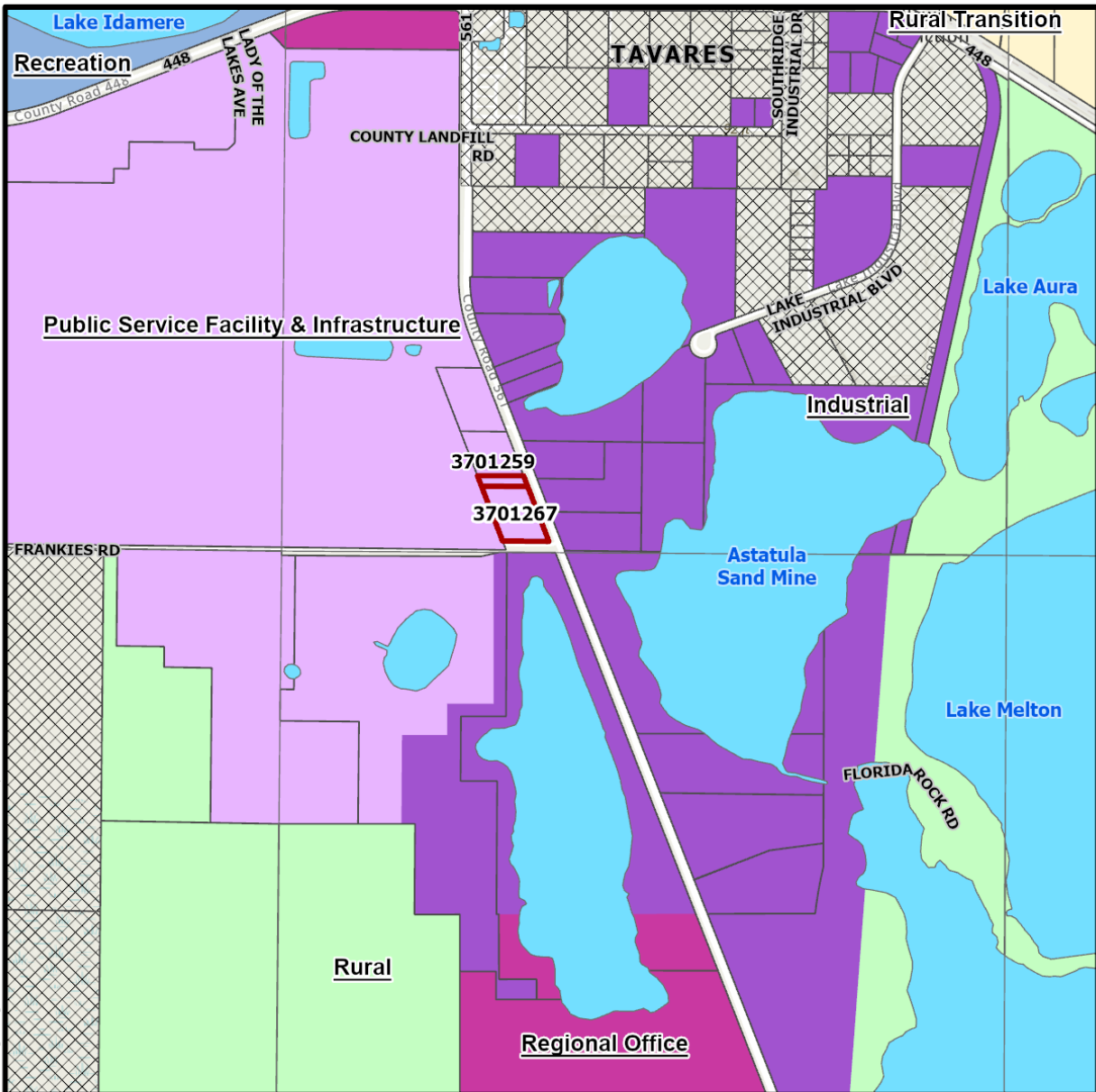
The proposed amendment would not disrupt the existing orderly and logical development pattern of the area. Residential land use approved within City jurisdiction is located approximately one-half mile west of the subject property.

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 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 Map

CURRENT FUTURE LAND USE

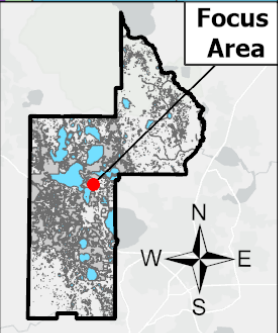


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Future Land Use

| | |
|---|---|
| Regional Office | Recreation |
| Industrial | Rural |
| Public Service Facility & Infrastructure | Rural Transition |

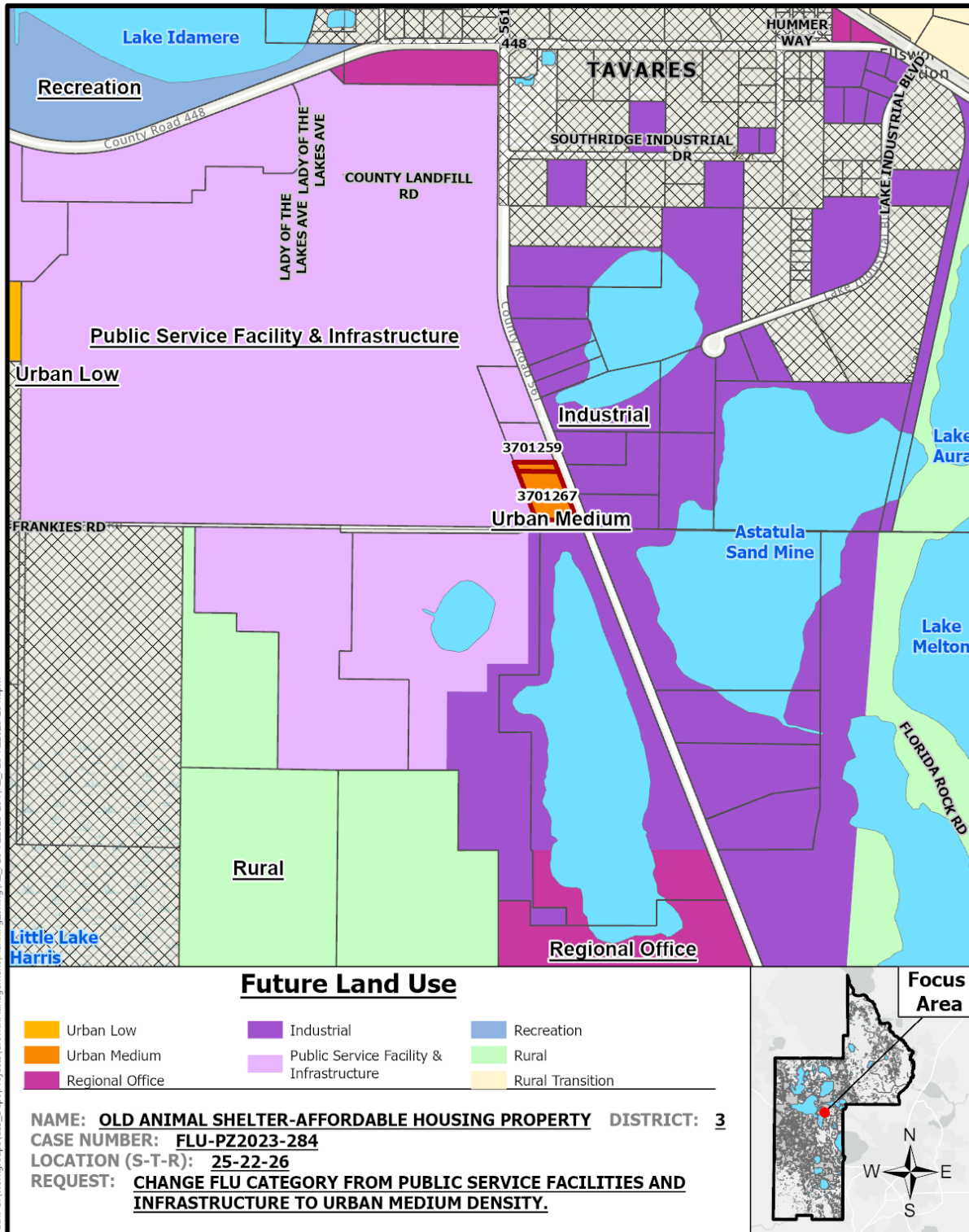
NAME: OLD ANIMAL SHELTER-AFFORDABLE HOUSING PROPERTY DISTRICT: 3
CASE NUMBER: FLU-PZ2023-284
LOCATION (S-T-R): 25-22-26
REQUEST: CHANGE FLU CATEGORY FROM PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE TO URBAN MEDIUM DENSITY.



3/14/2024

Attachment “B” – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE

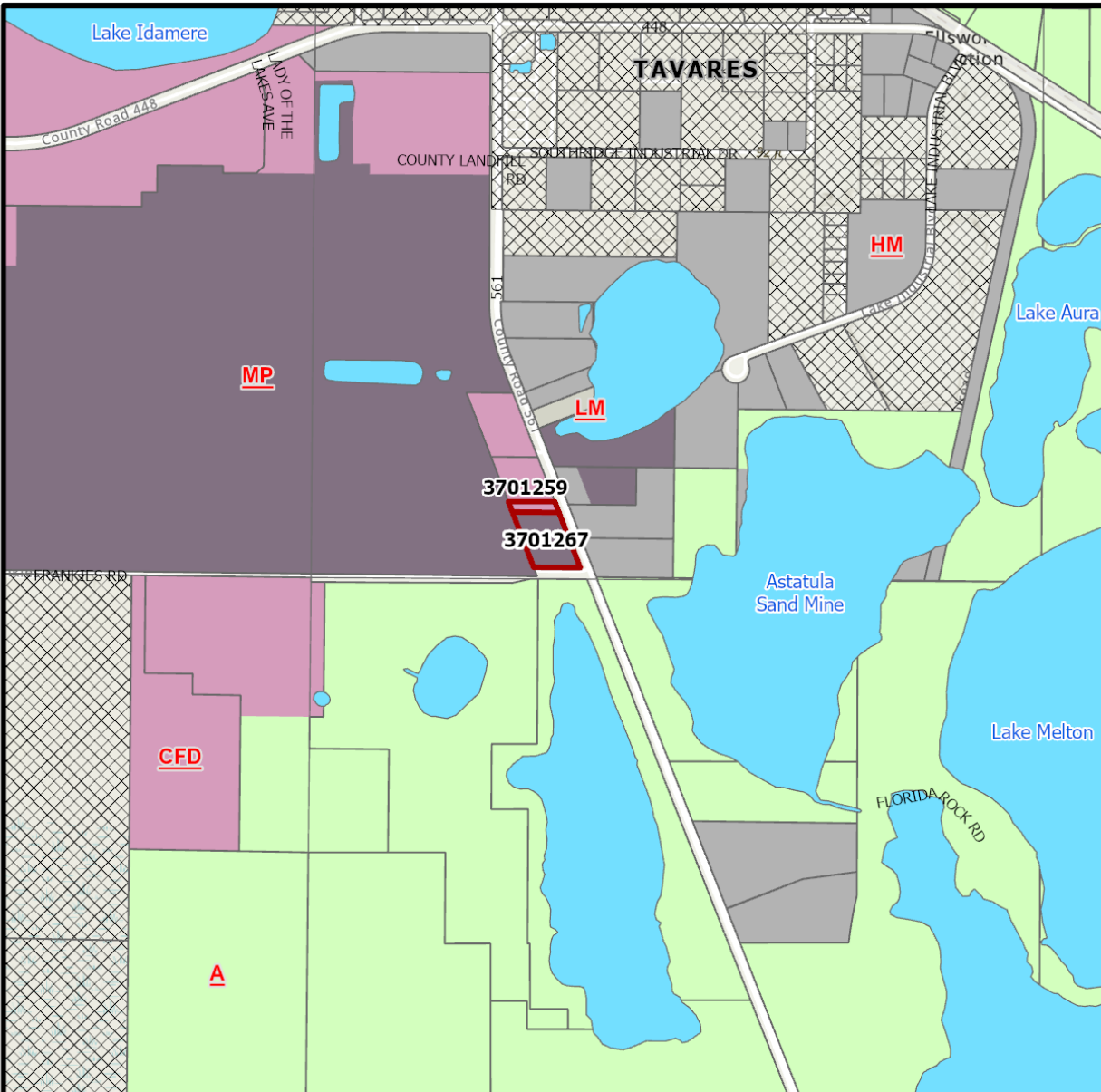


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Attachment “C” – Zoning Map

CURRENT ZONING

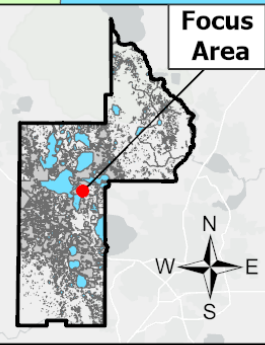


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Zoning Legend

- A
- LM
- HM
- MP
- CFD

NAME: OLD ANIMAL SHELTER-AFFORDABLE HOUSING PROPERTY DISTRICT: 3
CASE NUMBER: FLU-PZ2023-284
LOCATION (S-T-R): 25-22-26
REQUEST: CHANGE FLU CATEGORY FROM PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE TO URBAN MEDIUM DENSITY.



3/14/2024

Attachment “D” – Ordinance #2007-72 (Page 1 of 11)

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CFN 2008003021
 Bk 03565 Pgs 1360 - 1370 (11pgs)
 DATE: 01/08/2008 11:22:11 AM
 HEIL KELLY, CLERK OF COURT
 LAKE COUNTY
 RECORDING FEES 95.00

ORDINANCE #2007-72
 Lake County Board of County Commissioners
 Lake County South Tavares Complex
 PH #56-07-3

FILED
 2007 DEC 31 03 59
 DEPARTMENT OF
 TREASURY
 TALLAHASSEE, FLORIDA

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

12 WHEREAS, The Lake County Board of County Commissioners did on the 12th day of November,
 13 1985, rezone certain parcels under Ordinance #62-85, PH# 164-85-3, from Agriculture to Heavy Industrial
 14 (M-1), and

15 WHEREAS, the Lake County Board of County Commissioners did, under Resolution #1994-220,
 16 on the 25th day of October, 1994, rezone 417.25 acres from Agriculture (A) and Heavy Industrial (HM) to
 17 Community Facility District (CFD) to include the existing landfill facility and related accessory uses, and

18 WHEREAS, the Lake County Board of County Commissioners did, under Ordinance #1996-69, on
 19 the 27th day of August, 1996, amend Resolution No. 1994-220 to permit 11 acres of the property to be used
 20 for the Lake County Correctional Facility work farm and S.W.A.T. in-service training facility for the Lake
 21 County Sheriff's Office, and

22 WHEREAS, the Lake County Board of County Commissioners did, under Ordinance #2002-16, on
 23 the 26th day of February, 2002, amend Ordinance #1996-69 to allow for a 400-foot radio communication
 24 tower and support equipment, and

25 WHEREAS, the Lake County Board of County Commissioners did on the 30th day of October,
 26 2007, submit a request to rezone 434.4 acres from Agriculture (A), Heavy Industrial (HM), and Community
 27 Facility District (CFD) to Community Facility District (CFD) and Planned Industrial (MP), which, if approved,
 28 shall supersede all previous ordinances and resolutions and include all requested uses, both existing and
 future under one ordinance (the "Request"), and

WHEREAS, The property is generally located to the south of Tavares and bounded by SR 19 to
 the west, Lake Idamere and CR 448 to the north, CR 561 to the east, and Frankie's Road to the south.

PLANNING AND DEVELOPMENT
 315 WEST MAIN STREET
 5TH FLOOR RM 510
 TAVARES, FL 32778

1 of 11

Attachment “D” – Ordinance #2007-72 (Page 2 of 11)

ORDINANCE #2007-

(PH #56-07-3) Lake County Board of County Commissioners/Quinnelle S. Durkin, Property Manager (Applicant) and Lake County Board of County Commissioners (Owner)

1 (Section 7 & 8 / Township 20S / Range 26E) (434.4+/- acres) (Alt. Key #'s 3701241, 1441412, 3701259,
2 1007976, 3701267, 1441421, 1110327, 1028710, 1111935, 1032024, 1589291, 3809241, & 3809242),
3 FLUC – Urban Expansion & Employment Center;

4 LEGAL DESCRIPTION: [EXHIBIT "A" AND EXHIBIT "B"- ATTACHED]

5 WHEREAS, The request includes all existing uses and proposed future uses as seen in Exhibit "A"
6 and "B" of this ordinance, and

7 WHEREAS, the Lake County Zoning Board did on the 5th day of December 2007, review petition
8 PH #56-07-3, and

9 WHEREAS after giving proper Notice of Hearing on the petition for a change in the use of land,
10 including a notice that said would be presented to the Board of County Commissioners of Lake County,
11 Florida, on the 18th day of December 2007, the Board of County Commissioners reviewed said petition, the
12 recommendations of the Lake County Zoning Board, and any comments, favorable or unfavorable, from the
13 public and surrounding property owners at a Public Hearing duly advertised, and

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

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

19 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map from
20 A (Agriculture), HM (Heavy Industrial), and CFD (Community Facility District) to CFD (Community Facility
21 District) in accordance with Exhibit "A" and MP (Planned Industrial) in accordance with Exhibit "B" of this
22 Ordinance. The terms and conditions of this Ordinance shall mean and include the total of the following
23 land uses and supersedes all previous ordinances and resolutions regarding this property.

24 A. Land Uses:

25 1. Community Facility District:

26 a. The existing uses shall include:
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Attachment “D” – Ordinance #2007-72 (Page 3 of 11)

ORDINANCE #2007-

(PH #56-07-3) Lake County Board of County Commissioners/Quinnette S. Durkin, Property Manager (Applicant) and Lake County Board of County Commissioners (Owner)

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- I. Traffic Operations Facility,
 - II. Drivers License Facility,
 - III. Correctional Facility Work Farm,
 - IV. Sheriff's Office Training Facility,
 - V. Park, and
 - VI. 400-foot Radio Communication Tower and support equipment.
- b. The proposed future uses shall include:
- I. Jail (Correctional Facility),
 - II. Emergency Operations Center (EOC), and
 - III. Governmental Offices and Facilities.
- c. Any other use of the site shall require approval of an amendment by the Board of County Commissioners.
2. Planned Industrial:
- a. The existing uses shall include:
- I. Solid Waste Management Central Facility to include the Central Landfill Facility and Related Accessory Uses,
 - II. Hazardous Waste Collection Center,
 - III. Recycling Center, and
 - IV. Animal Control Facility.
- b. All uses allowed within the LM (Light Manufacturing) Zoning District.
- c. Any other use of the site shall require approval of an amendment by the Board of County Commissioners.
3. Radio Communication Tower: The 400-foot radio communication tower, and support equipment design and placement shall be in accordance with all applicable requirements contained in the Lake County Land Development Regulations as amended.
- B. Setbacks: Setbacks shall be in accordance with the Lake County Land Development Regulations as amended.
- C. Landscaping: All landscaping shall comply with the landscaping requirements contained in the Lake County Land Development Regulations as amended. Prior to site plan approval, the Board of County Commissioners shall approve a conceptual landscape plan.
- D. Signage: All signage shall comply with the applicable sign requirements contained in the Lake County Land Development Regulations as amended.

Attachment “D” – Ordinance #2007-72 (Page 4 of 11)

ORDINANCE #2007-

(PH #56-07-3) Lake County Board of County Commissioners/Quinnette S. Durkin, Property Manager (Applicant) and
Lake County Board of County Commissioners (Owner)

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- E. Transportation Improvements: Access shall comply with all Lake County access management requirements, as established in the Land Development Regulations.
 - F. Concurrency Management: The applicant shall comply with all applicable concurrency management regulations, as established in the Land Development Regulations.
- Section 2.** Conditions as altered and amended which pertain to the above tract of land shall be as follows:
- A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Ordinance. The Zoning Board and Board of County Commissioners must specifically authorize any other proposed use.
 - B. Prior to the issuance of any permits site plans shall be submitted for review and approval by the County Manager or designee. The site plans shall meet all submittal requirements and comply with all County codes and ordinances, as amended.
 - C. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner (except for normal maintenance activities – i.e. painting, screening, etc.) within the boundaries of the above described land, without first submitting the necessary plans in accordance with Chapter XIV of the Lake County Land Development Regulations, as amended, and receiving approval from the County Manager or designee upon obtaining the permits required from other appropriate governmental agencies.
 - D. Any requested development order must comply with the Lake County Comprehensive Plan, as amended, and Lake County Land Development Regulations, as amended.
 - E. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations shall include any future amendments to the Statutes, Code, Plan, and/or Regulations.
 - F. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
 - G. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Lake County Land Development Regulations, as amended.

Attachment “D” – Ordinance #2007-72 (Page 5 of 11)

ORDINANCE #2007-

(PH #56-07-3) Lake County Board of County Commissioners/Quinnette S. Durkin, Property Manager (Applicant) and Lake County Board of County Commissioners (Owner)

1 Section 3. Severability: If any section, sentence, clause or phrase of this Ordinance is held to be
2 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in
3 no way affect the validity of the remaining portions of this Ordinance.
4

5
6 Section 4. Effective Date: This Ordinance shall become effective as provided by law.
7

8 ENACTED this 18 day of December, 2007.
9


10 FILED with the Secretary of State December 31, 2007.
11

12 EFFECTIVE December 31, 2007.
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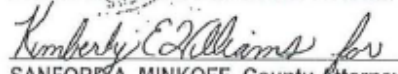
14 BOARD OF COUNTY COMMISSIONERS
15 LAKE COUNTY, FLORIDA

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18 
19 WELTON G. CADWELL, Chairman

20 ATTEST

21 
22
23 NEIL KELLY, Clerk of the
24 Board of County Commissioners
25 Lake County, Florida
26

27 APPROVED AS TO FORM AND LEGALITY

28 
29 SANFORD A. MINKOFF, County Attorney
30

Attachment “D” – Ordinance #2007-72 (Page 6 of 11)

ORDINANCE #2007-
(PH #56-07-3) Lake County Board of County Commissioners/Quinnelle S. Durkin, Property Manager (Applicant) and
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Exhibit “A”

The following property shall be rezoned to CFD: Containing 171.79 acres, more or less

(Tax Roll Description)

South ½ of the Southwest ¼ of Section 8, Township 20 South, Range 26 East, Lake County, Florida, lying West of Highway 561 (County Road), less the South 66.00 feet for Road right-of-way and less begin at the intersection of Westerly line of the new 80.00 foot wide right-of-way of County Road 561 with North line of the South ½ of the Southwest ¼, run N89°51'07"W, 350.00 feet, S21°33'20"E, 1360.40 feet; S89°45'02"E, 350.25 feet; N21°33'20"W, 1361.07 feet to the point of beginning.

(Tax Roll Description)

The Southeast ¼ of the Southeast ¼ of Section 7, Township 20 South, Range 26 East, Lake County, Florida.

(Official Records Book 1301, Page 2385)

Blocks 68, 69, 70 and 71, less the West 16.5 feet thereof, Blocks 80, 81, 82, and 83, according to the Plat of Land of Dennis E. Lowell, filed May 13, 1884, and recorded in the Public Records of Sumter County, Florida.

Together with an easement over and access to the following described property;

The South 50 feet of the Southeast one-quarter of the Southeast one-quarter of Section 7, Township 20 South, Range 26 East and the South 50 feet of the Southwest one-quarter lying West of right-of-way of County Road 561 of Section 8, Township 20 South, Range 26 East, all lying in Lake County, Florida.

(Official Records Book 685, Page 2494)

That part of the East ¾ of the Southeast ¼ of the Northeast ¼ of Section 7, Township 20 South, Range 26 East, in Lake County, Florida, bounded and described as follows: Begin at the Southeast corner of the Southeast ¼ of the Northeast ¼, run thence North 990 feet; thence run North 45° West to the North line of said Southeast ¼ of the Northeast ¼; thence run West 660 feet; thence run South 1320 feet; thence run East 990 feet to the point of beginning.

Also

The South ¾ of the Southwest ¼ of the Northwest ¼; the Northwest ¼ of the southwest ¼, and that part of the Northeast ¼ of the Southwest ¼ of Section 8, Township 20 South, Range 26 East, in Lake county, Florida, lying West of the Westerly line of the right of way of State Road 561.

(Official Records Book 1276, Page 144)

The Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of the West fourth (W ¼) of the Southeast quarter (SE ¼) of the Northeast quarter (NE ¼) and the North half (N ½) of the southeast quarter (SE ¼), all in Section Seven (7) Township Twenty (20) South, Range Twenty-Six (26) East, Lake County, Florida.

Attachment “D” – Ordinance #2007-72 (Page 7 of 11)

ORDINANCE #2007-

(PH #56-07-3) Lake County Board of County Commissioners/Quinnelle S. Durkin, Property Manager (Applicant) and Lake County Board of County Commissioners (Owner)

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And Also:

The South 1320 Feet of Government Lot 1; and the North 330 feet of the South 1650 feet of Government Lot 1, lying East of State Road 459 (State Road 19), in Section 7, Township 20 South, Range 26 East, Lake County, Florida.

And Also:

Lots 44, 45, 56 and 57 according to the Plat of Land of Dennis E. Lowell in Section 7, Township 20 South, Range 26 East, Lake County, Florida.

(Official Records Book 2490, Page 2000)

That portion of the following described property:

The West ¼ of the North ½ of the Northeast ¼ of Section 7, Township 20 South, Range 26 East, Lake County, Florida, lying Southerly of Lake Idamere.

And Also:

That part of the South ½ of the Southwest ¼ of Section 8, Township 20 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the intersection of the Westerly line of the 66.00 foot wide right-of-way of C-561 (formerly S.R. 561) and the North line of the South ½ of the Southwest ¼ of said Section 8, thence run North 89°51'07" West along said North line for a reference bearing, a distance of 7.53 feet to a point on the Westerly line of the new 80.00 foot wide right-of-way, said point being 40.00 feet Westerly of, when measured at right angles to, the centerline of said C-561, as shown on the map filed in Road Plat Book 1, Pages 84-108, inclusive, Public Records of Lake County, Florida, said point also being the point of beginning (P.O.B.); thence continue North 89°51'07" West along said North line, a distance of 350.00 feet; thence run South 21°33'20" East, parallel with said centerline of C-561, 500.00 feet; thence run South 89°51'07" East, parallel with said North line of South ½ of Southwest ¼ of said Section 8, 350.00 feet to a point on said Westerly line of 80.00 foot wide right-of-way; thence run North 21°33'20" West, along said line of right-of-way, 500.00 feet to the P.O.B. Containing 3.73 acres, more or less.

And Also:

That part of the South ½ of the Southwest ¼ of Section 8, Township 20 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the intersection of the Westerly line of the 66.00 foot wide right-of-way of C-561 (formerly S.R. 561) and the North line of the South ½ of the Southwest ¼ of said Section 8; thence run North 89°51'07" West along said North line for a reference bearing, a distance of 7.53 feet to a point on the Westerly line of the new 80.00 foot wide right-of-way, said point being 40.00 feet Westerly of, when measured at right angles to, the centerline of said C-561, as shown on the map filed in Road Plat Book 1, Pages 84-108, inclusive, Public Records of Lake County, Florida; thence continue North 89°51'07" West along said North line, a distance of 350.00 feet; thence run South 21°33'20" East, parallel with said centerline, 500.00 feet to the point of beginning (P.O.B.); thence continue South 21°33'20" East, parallel with said Westerly line of right-of-way, 430.20 feet; thence run South 89°45'02" East, parallel with the South line of the Southwest ¼ of said Section 8, 350.25 feet to a point on said Westerly line of 80.00 foot right-of-way; thence run North 21°33'20" West, along said line of right-of-way, 430.87 feet; thence run

Attachment “D” – Ordinance #2007-72 (Page 8 of 11)

ORDINANCE #2007-

(PH #56-07-3) Lake County Board of County Commissioners/Quinnette S. Durkin, Property Manager (Applicant) and Lake County Board of County Commissioners (Owner)

1 North 89°51'07" West, parallel with the aforesaid North line of South ½ of Southwest ¼, 350.00 feet to the
2 P.O.B. Containing 3.21 acres, more or less.

3
4 And Also:

5 A parcel of land lying in the Northeast ¼ of Section 7 and the Northwest ¼ of Section 8, all in Township 20
6 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

7
8 Commence at the Northeast corner of said Section 7 (the same being the Northwest corner of said Section
9 8) and run South 00°32'05" West, along the Section line common to both, 1326.58 feet to the Northeast
10 corner of the Southeast ¼ of the Northeast ¼ of Section 7 (also being the Northwest corner of the
11 southwest ¼ of the Northwest ¼ of Section 8) said point being the Point of Beginning (P.O.B.); thence run
12 South 89°31'09" East along the North line of said Southwest ¼ of Northwest ¼ 161.18 feet to a point of
13 cusp of a non-tangent curve, being concave to the Southeast and having a radius of 1275.97 feet; thence
14 run Southwesterly along said curve, having a central angle of 4°21'42" and a chord bearing of South
15 71°12'29" West, an arc distance of 97.13 feet to the end of said curve; thence run South 69°01'38" West
16 284.52 feet to a point on the boundary of the Lake County Landfill; thence run North 44°28'02" West, along
17 said boundary, 193.58 feet to a point on the North line of the Southeast ¼ of the Northeast ¼ of said
18 Section 7; thence run South 89°22'02" East, along said North line, 332.01 feet to the Point of Beginning.

19
20 And Also

21 A parcel of land lying in the Northeast ¼ of Section 7 and the Northwest ¼ of Section 8, all in Township 20
22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

23
24 Commence at the Northeast corner of said Section 7 (the same being the Northwest corner of said Section
25 8) and run South 00°32'05" West, along the Section line common to both, 1326.58 feet to the Northeast
26 corner of the Southeast ¼ of the Northeast ¼ of Section 7 (also being the Northwest corner of the
27 Southwest ¼ of the Northwest ¼ of Section 8), thence run South 89°31'09" East along the North line of said
28 Southwest ¼ of the Northwest ¼ 161.18 feet to a point of cusp of a non-tangent curve, being concave
29 Southeasterly and having a radius of 1275.97 feet, said point also being the Point of Beginning (P.O.B.);
30 thence run Southwesterly along said curve, having a central angle of 4°21'42" and a chord bearing of South
31 71°12'29" West, an arc distance of 97.13 feet to the end of said curve; thence run South 69°01'38" West,
32 284.52 feet to a point on the boundary of the Lake County, Florida Landfill; thence run South 44°28'02"
33 East, along said boundary 109.04 feet; thence run North 69°01'38" East, 241.08 feet to the beginning of a
34 curve concave Southeasterly and having a radius of 1175.97 feet; thence run Northeasterly along said
35 curve, having a central angle of 21°23'16", an arc distance of 438.97 feet; thence run South 89°35'06" East,
36 699.08 feet to the beginning of a curve concave Southwesterly and having a radius of 40.00 feet; thence
37 run Southeasterly along said curve, having a central angle of 89°48'07", an arc distance of 62.69 feet to a
38 point that is 50.00 feet Westerly of when measured at right angles to the centerline of C-561 (formerly State
39 Road 561), according to the right-of-way map filed in Road Plat Book 1, pages 84-108, inclusive, Public
40 Records of Lake County, Florida; thence run South 0°13'01" West, parallel with and 50.00 feet Westerly of
41 said centerline, 249.31 feet to a point on the South line of the North ¼ of the aforesaid Southwest ¼ of the
42 Northwest ¼; thence run South 89°29'54" East, along said South line, 17.00 feet to the existing Westerly
43 line of the right-of-way of said C-561; thence run North 0°13'01" East, along said Westerly line, 331.98 feet
44 to the North line of said Southwest ¼ of the Northwest ¼; thence run North 89°31'09" West, along said
45 North line, 1129.41 feet to the P.O.B.

Attachment “D” – Ordinance #2007-72 (Page 9 of 11)

ORDINANCE #2007-

(PH #56-07-3) Lake County Board of County Commissioners/Quinnette S. Durkin, Property Manager (Applicant) and Lake County Board of County Commissioners (Owner)

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Less the following described real property:

A parcel of land lying in a portion of Section 7 and Section 8, Township 20 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Section 8; thence S89°18'03"E 1,642.55 feet along the South line of said Section 8; thence N21°03'16"W 1,431.22 feet to the North line of the S. ½ of the S.W. ¼ of said Section 8; thence S89°23'07"E 349.71 feet to the Westerly right of way line of County Road 561; thence N21°03'16"W 274.63 feet along said Westerly right of way line to the beginning of a curve concave to the East, having a radius of 1,100.16 feet; thence Northerly 410.31 feet along said curve and Westerly right of way line, through a central angle of 21°22'08" having a chord bearing of N10°22'12"W and a chord distance of 407.94 feet; thence N00°18'52"E 9.33 feet along said Westerly right of way line; thence N00°13'45"E 664.19 feet along said Westerly right of way; thence N0°22'15"E 254.60 feet along said Westerly right of way line; thence N89°19'30"W 915.80 feet; thence N00°00'00"W 54.17 feet; thence S90°00'00"W 91.11 feet; thence N00°42'57"W 376.91 feet; thence N10°49'30"E 81.47 feet; thence N05°34'49"E 71.36 feet; thence N05°50'41"W 71.86 feet; thence N89°49'15"W 290.34 feet; thence S00°21'23"W 907.19 feet; thence N89°31'26"W 659.84 feet; thence N00°25'40"E 412.94 feet; thence S89°31'56"W 492.99 feet; thence S69°27'39"W 710.37 feet; thence S82°48'28"W 283.13 feet; thence S00°00'00"W 299.86 feet; thence S45°00'00"W 795.53 feet; thence S00°07'24"E 568.65 feet; thence S00°27'57"W 1,323.47 feet to the S. ¼ corner of said Section 7; thence S89°19'46"E 2649.39 feet along the South line of S.E. ¼ of said Section 7 to the S.E. corner of said Section 7, being the S.W. corner of said Section 8, and the Point of Beginning.

Containing 259.4 acres, more or less also known as the Astatula Landfill

And Less the following described real property:

North ¼ of Southwest ¼ of Northwest ¼ lying southerly of CR 448 & Westerly of SR 561, in Section 8, Township 20 South, Range 26 East, Lake County, Florida; containing approximately .24 acres, more or less.

And Less the following described real property:

Beginning at the Northeast corner of the Southeast ¼ of the Northeast ¼, run South 330 feet, North 45° West to the North line of said Southeast ¼ of the Northeast ¼, East to the POB – less the land lying Northwesterly of the Southeasterly right-of-way line of CR 448, Section 7, Township 20 South, Range 26 East, Lake County, Florida; containing approximately 7.7 acres, more or less

Attachment “D” – Ordinance #2007-72 (Page 10 of 11)

ORDINANCE #2007-
(PH #56-07-3) Lake County Board of County Commissioners/Quinnette S. Durkin, Property Manager (Applicant) and
Lake County Board of County Commissioners (Owner)

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Exhibit “B”

The following described real property shall be rezoned to MP: Containing 262.61 acres, more or less

A parcel of land lying in a portion of Section 7 and Section 8, Township 20 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Section 8; thence S89°18'03"E 1,642.55 feet along the South line of said Section 8; thence N21°03'16"W 1,431.22 feet to the North line of the S. ½ of the S.W. ¼ of said Section 8; thence S89°23'07"E 349.71 feet to the Westerly right of way line of County Road 561; thence N21°03'16"W 274.63 feet along said Westerly right of way line to the beginning of a curve concave to the East, having a radius of 1,100.16 feet; thence Northerly 410.31 feet along said curve and Westerly right of way line, through a central angle of 21°22'08" having a chord bearing of N10°22'12"W and a chord distance of 407.94 feet; thence N00°18'52"E 9.33 feet along said Westerly right of way line; thence N00°13'45"E 664.19 feet along said Westerly right of way; thence N0°22'15"E 254.60 feet along said Westerly right of way line; thence N89°19'30"W 915.80 feet; thence N00°00'00"W 54.17 feet; thence S90°00'00"W 91.11 feet; thence N00°42'57"W 376.91 feet; thence N10°49'30"E 81.47 feet; thence N05°34'49"E 71.36 feet; thence N05°50'41"W 71.86 feet; thence N89°49'15"W 290.34 feet; thence S00°21'23"W 907.19 feet; thence N89°31'26"W 659.84 feet; thence N00°25'40"E 412.94 feet; thence S89°31'56"W 492.99 feet; thence S69°27'39"W 710.37 feet; thence S82°48'28"W 283.13 feet; thence S00°00'00"W 299.86 feet; thence S45°00'00"W 795.53 feet; thence S00°07'24"E 568.65 feet; thence S00°27'57"W 1,323.47 feet to the S. ¼ corner of said Section 7; thence S89°19'46"E 2649.39 feet along the South line of S.E. ¼ of said Section 7 to the S.E. corner of said Section 7, being the S.W. corner of said Section 8, and the Point of Beginning.

Containing 259.4 acres, more or less also known as the Astatula Landfill

And also:

That part of the South ½ of the Southwest ¼ of Section 8, Township 20 South Range 26 East, Lake County, Florida, described as follows:

Commence at the intersection of the Westerly line of the 66.00 foot wide right-of-way of C-561 (formerly S.R. 561) and the North line of the South ½ of the Southwest ¼ of said Section 8; thence run North 89°51'07" West along said North line for a reference bearing, a distance of 7.53 feet to a point on the Westerly line of the new 80.00 foot wide right-of-way, said point being 40.00 feet Westerly of, when measured at right angles to, the centerline of said C-561, as shown on the map filed in Road Plat Book 1, Pages 84-108, inclusive, Public Records of Lake County, Florida; thence continue North 89°51'07" West along said North line, a distance of 350.00 feet; thence run South 21°33'20" East, parallel with said centerline, 930.20 feet to the point of beginning (P.O.B.); thence continue South 21°33'20" East, parallel with said Westerly line of right-of-way, 430.20 feet to a point that is 66.00 feet North of, when measured at right angles to, the South line of the Southwest ¼ of said Section 8; thence run South 89°45'02" East, parallel with said South line of the Southwest ¼, 350.25 feet to a point on said Westerly line of 80.00 foot

Attachment “D” – Ordinance #2007-72 (Page 11 of 11)

ORDINANCE #2007-

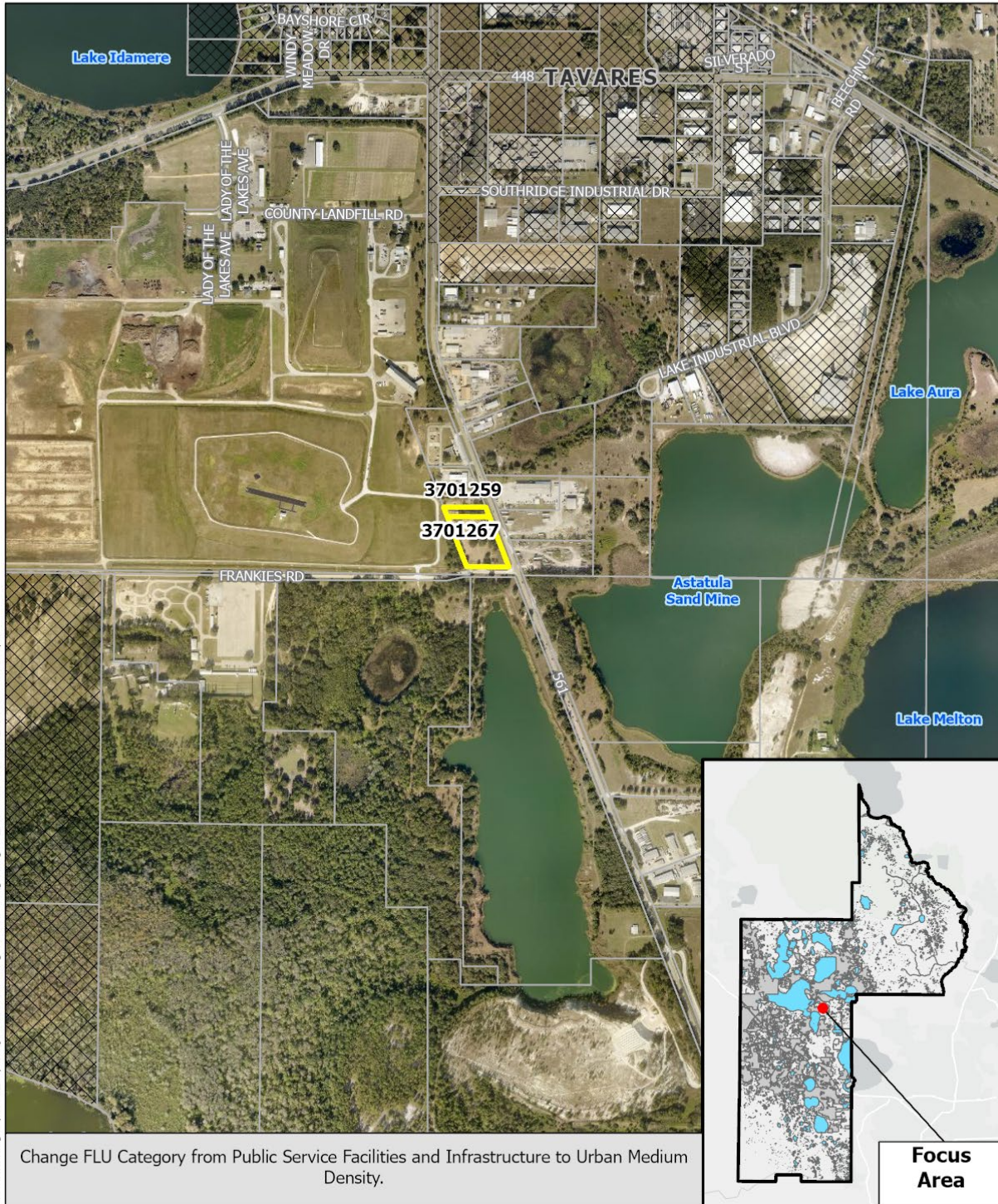
(PH #56-07-3) Lake County Board of County Commissioners/Quinnette S. Durkin, Property Manager (Applicant) and
Lake County Board of County Commissioners (Owner)

- 1 wide right-of-way; thence run North 21°33'20" West, along said line of right-of-way, 430.20 feet; thence run
- 2 North 89°45'02" West, parallel with the aforesaid South line of Southwest 1/4 , 350.25 feet to the P.O.B.
- 3
- 4 Contains 3.21 acres, more or less also known as Animal Control Facility
- 5

Attachment “E” – Aerial Map



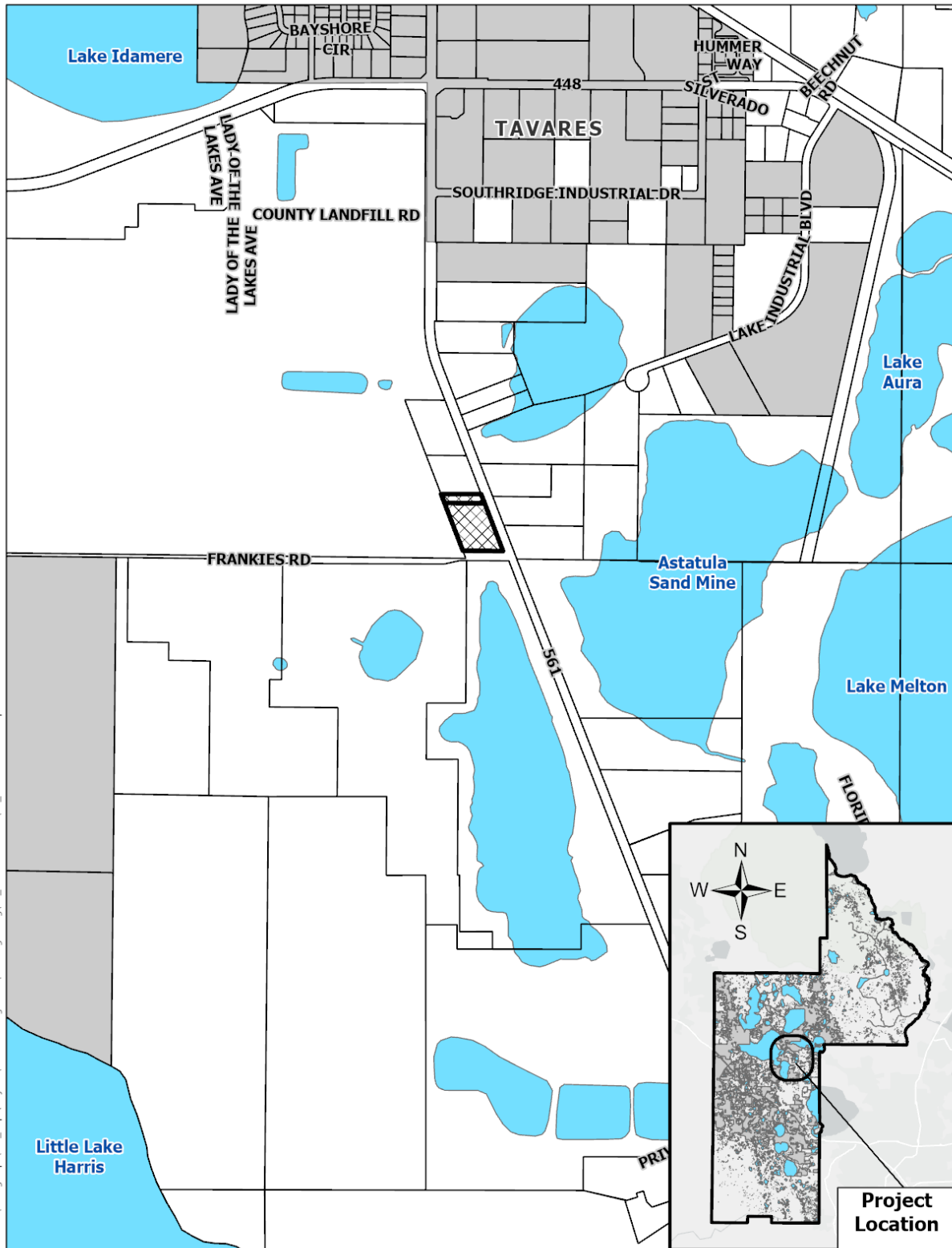
FLU-PZ2023-284 (Old Animal Shelter-Affordable Housing Property)



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3/14/2024

Subject Property Map



Path: C:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\KZ_FLU-PZ2023-284\KZ_FLU-PZ2023-284.aprx

2/29/2024

ORDINANCE 2024 – ____
FLU Map Amendment
Old Animal Shelter – PZ2023-284

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 PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE FUTURE LAND USE**
4 **CATEGORY TO URBAN MEDIUM DENSITY FUTURE LAND USE CATEGORY FOR 3.70 +/- ACRES**
5 **LOCATED AT 28123 & 28127 COUNTY ROAD 561, WITHIN THE TAVARES AREA OF**
6 **UNINCORPORATED LAKE COUNTY, IDENTIFIED AS ALTERNATE KEY NUMBER 3701267 AND A**
7 **PORTION OF ALTERNATE KEY 3701259; PROVIDING FOR PUBLICATION AS REQUIRED BY**
8 **SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING**
9 **FOR AN EFFECTIVE DATE.**

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

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

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

19 **WHEREAS**, on the 23rd day of July 2010, the State of Florida Department of Community Affairs,
20 now known as the Florida Department of Commerce, published a Notice of Intent finding the Lake County
21 2030 Comprehensive Plan Amendment "In 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 this property as part of the Public Service Facilities and Infrastructure
24 Future Land Use Category; and

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

27 **WHEREAS**, on the 3rd day of April 2024, this Ordinance was heard at a public hearing before the
28 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

29 **WHEREAS**, on the 7th day of May 2024, this Ordinance was heard at a public hearing before the
30 Lake County Board of County Commissioners for approval to adopt and transmit to the state planning agency
31 and other reviewing agencies; and

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

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

36 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive
37 Plan Future Land Use Map is hereby amended to change the Future Land Use Category for the subject
38 property, described in Exhibit “A” attached hereto, and incorporated in this Ordinance, from Public Service
39 Facilities and Infrastructure to Urban Medium Density Future Land Use Category.

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

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

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

20
21 ENACTED this ____ day of _____, 2024.

22
23 FILED with the Secretary of State _____, 2024.

24
25 **BOARD OF COUNTY COMMISSIONERS**
26 **LAKE COUNTY, FLORIDA**

27
28
29
30 _____
31 Kirby Smith, Chairman

32 **ATTEST:**

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

38
39 Approved as to form and legality:

40
41 _____
42 Melanie Marsh, County Attorney

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EXHIBIT "A"

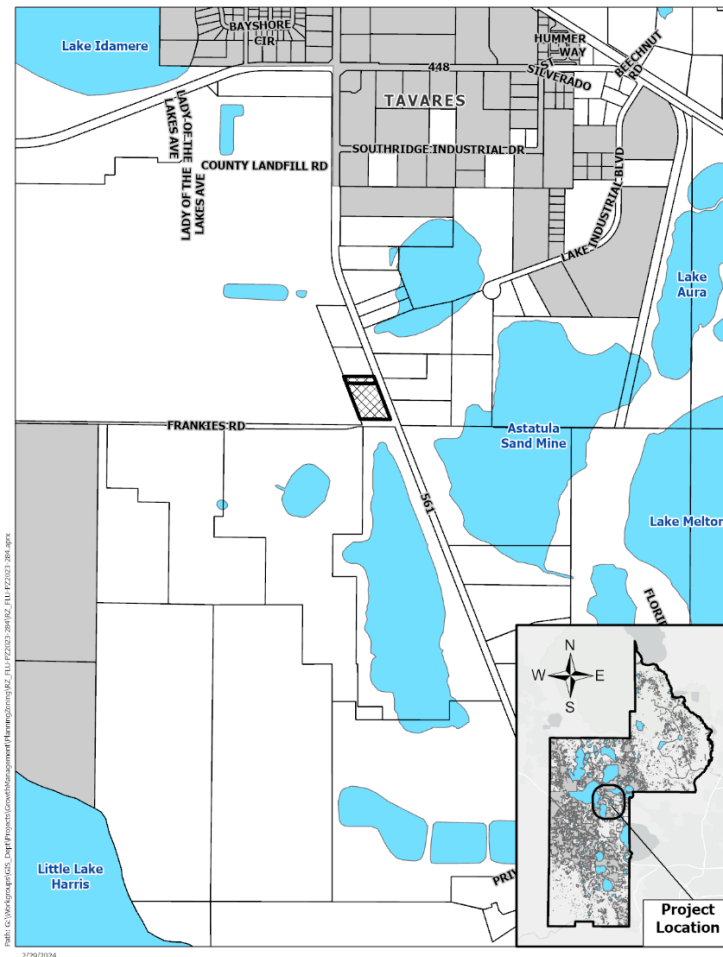
Legal description.

A PARCEL OF LAND LYING WITHIN SECTION 8, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD 561 AND THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE N89°51'07"W, ALONG SAID NORTH BOUNDARY, 53.81 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 561 (LYING 50 FEET FROM SAID CENTERLINE); THENCE CONTINUE N89°51'07"W, ALONG SAID NORTH BOUNDARY, 339.24 FEET; THENCE S21°33'20"E, PARALLEL WITH THE CENTERLINE OF SAID COUNTY ROAD 561, 849.42 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S21°33'20"E, PARALLEL WITH SAID CENTERLINE, 511.13 FEET, TO A POINT 66.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO; THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE S89°45'02"E, PARALLEL WITH SAID SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 339.48 FEET, TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 561 (LYING 50 FEET FROM THE CENTERLINE OF SAID COUNTY ROAD 561); THENCE N21°33'20"W, ALONG SAID WESTERLY RIGHT-OF-WAY, 511.13 FEET; THENCE N89°45'02"W, PARALLEL WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 339.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.69842 ACRES (161,103 SQUARE FEET), MORE OR LESS.

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