



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 5

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 - REZONING

Applicant: Michelle Wilkinson, Property Manager

Owner: Lake County BCC

Requested Action: Rezone approximately 3.70 +/- acres from Planned Industrial District (MP) and Community Facility District (CFD) to Urban Residential District (R-6) and amend Ordinance 2007-72 (Attachment "D") to remove 3.70 +/- acres from the Lake County South Tavares Complex.

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 Zoning Districts: Planned Industrial District (MP), Community Facility District (CFD). (Attachment "A")

Proposed Zoning District: Urban Residential District (R-6). (Attachment "B")

Future Land Use: Public Service Facilities and Infrastructure (Attachment "C")
(A request to amend the Comprehensive Plan Future Land Use Map to Urban Medium Density is being presented under a separate application)

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
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Staff Analysis

The proposed Rezoning 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 zoning from Planned Industrial District (MP) and Community Facility District (CFD) to Urban Residential District (R-6) and amend Ordinance 2007-72 (Attachment "D") to remove 3.70 +/- acres from the Lake County South Tavares Complex.

The rezoning 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 future land use is Public Service Facilities and Infrastructure Category (Attachment "C"), and a request to amend the future land use from Public Service Facilities and Infrastructure to Urban Medium Density is being proposed concurrently under separate cover. The proposed affordable housing project is compatible with the Urban Medium Density FLU Category and R-6 zoning district.

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

Standards for Review (LDR Section 14.03.03)

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code.

The proposed rezoning is not in conflict with any applicable provision of the Code and is consistent with LDR Chapter 11 Health and Human Services, Article III Housing Assistance Program, Section 11-31 through Section 11-39 supporting County programs to promote quality affordable housing for existing and future residents. The proposed rezoning is also consistent with LDR Section 3.00.02 Purpose and Intent of Districts, which defines "R-6" Urban Residential District for the purpose of providing for medium density single-family residential and multifamily housing usage in the Urban Future Land Use Category.

B. 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.

C. Whether, and the extent to which, the proposed rezoning 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. Although the immediate surrounding area includes mostly public facilities and industrial uses, rezoning to R-6 will assist this area by providing affordable housing located near places of employment.

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

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 (Attachment "E"). The proposed rezoning to R-6 Urban Residential District is a precursor to a Lake County initiated affordable housing project.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, 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 rezoning 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 rezoning 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 rezoning 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 rezoning would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

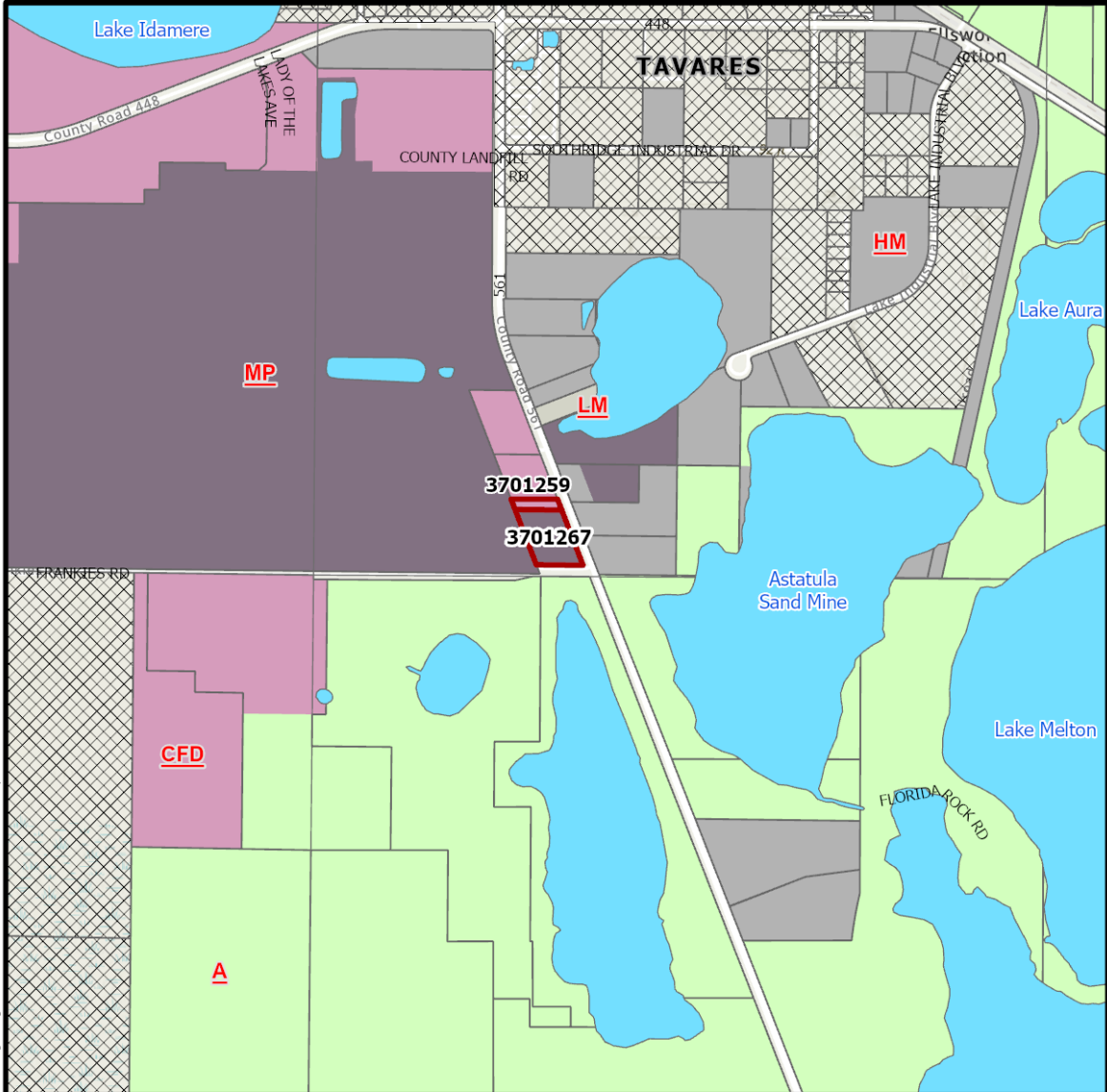
The proposed rezoning would not disrupt the existing orderly and logical development pattern of the area. Residential land use approved within City jurisdiction is located approximately one-half mile west of the subject property.

I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent 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. There is strong public interest in providing affordable housing and this rezoning will assist in addressing that need.

Attachment "A" – Current Zoning Districts Map

CURRENT ZONING

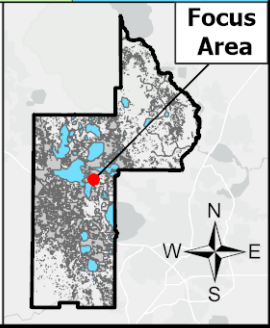


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Zoning Legend

- A
- LM
- HM
- MP
- CFD

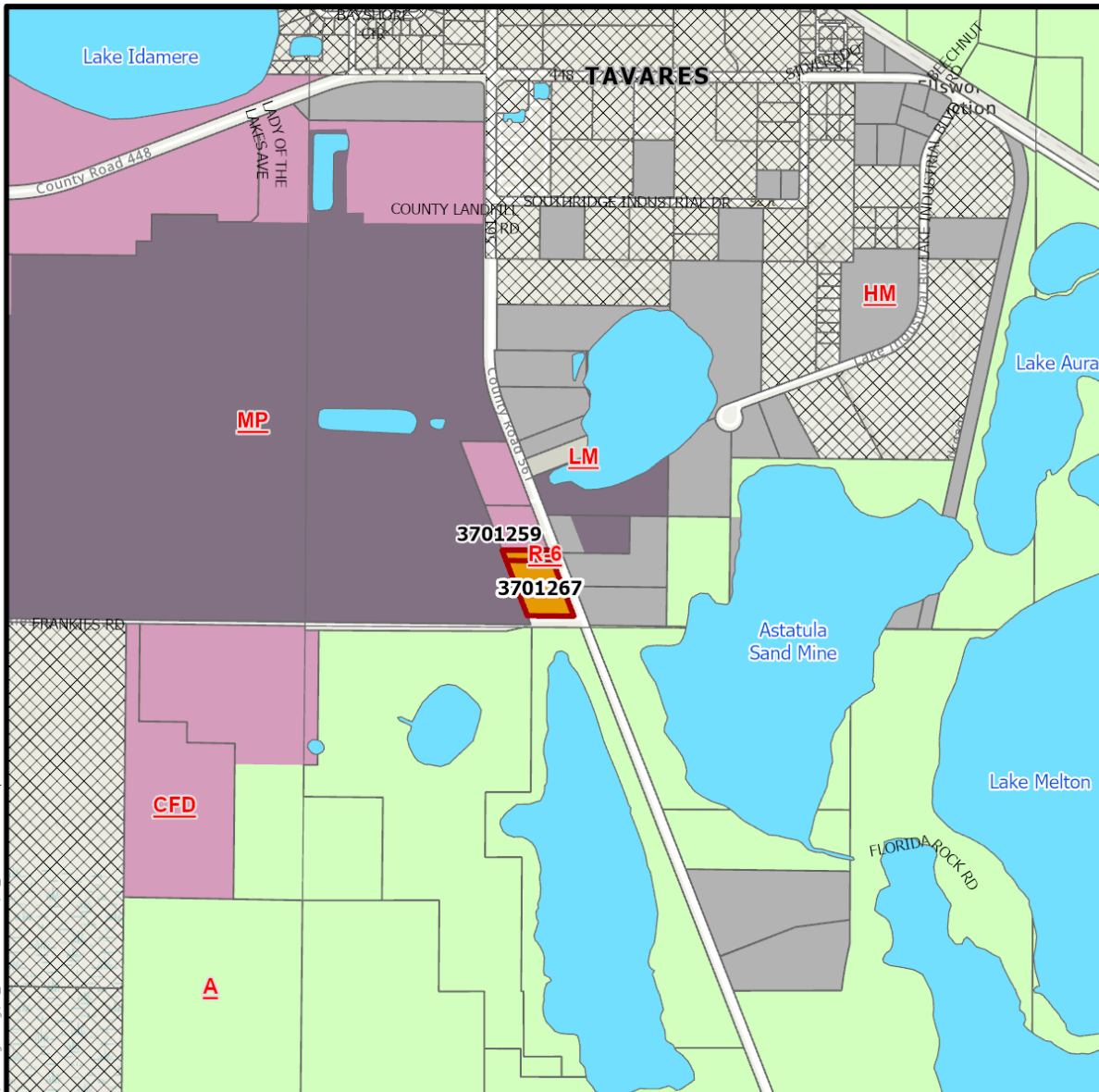
NAME: OLD ANIMAL SHELTER-AFFORDABLE HOUSING PROPERTY DISTRICT: 3
CASE NUMBER: RZ-PZ2023-284
LOCATION (S-T-R): 25-22-26
REQUEST: FROM PLANNED INDUSTRIAL DISTRICT AND COMMUNITY FACILITY DISTRICT TO URBAN RESIDENTIAL DISTRICT.



3/14/2024

Attachment "B" – Proposed Zoning Districts Map

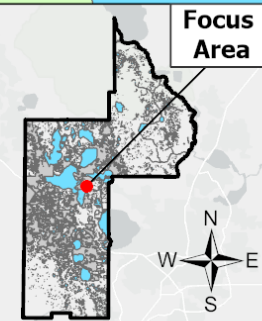
PROPOSED ZONING



Zoning Legend

- A
- LM
- HM
- MP
- CFD
- R-6

NAME: OLD ANIMAL SHELTER-AFFORDABLE HOUSING PROPERTY DISTRICT: 3
CASE NUMBER: RZ-PZ2023-284
LOCATION (S-T-R): 25-22-26
REQUEST: FROM PLANNED INDUSTRIAL DISTRICT AND COMMUNITY FACILITY DISTRICT TO URBAN RESIDENTIAL DISTRICT.

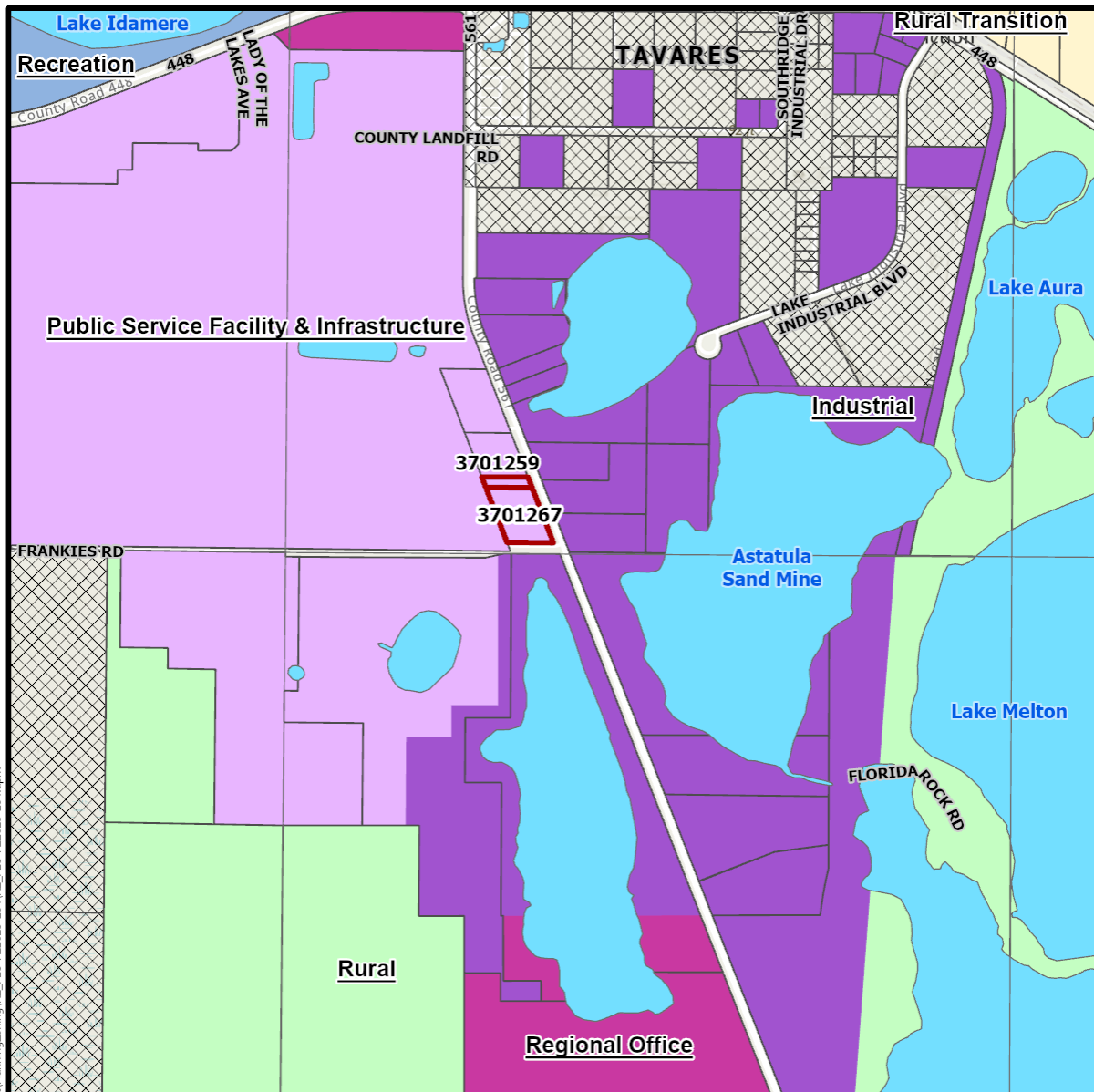


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


3/14/2024

Attachment "C" – Future Land Use

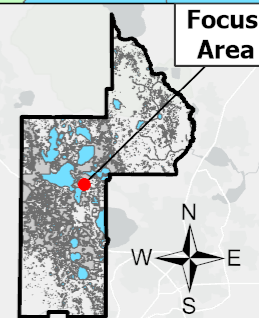
CURRENT FUTURE LAND USE



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: RZ-PZ2023-284
LOCATION (S-T-R): 25-22-26
REQUEST: FROM PLANNED INDUSTRIAL DISTRICT AND COMMUNITY FACILITY DISTRICT TO URBAN RESIDENTIAL DISTRICT.



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3/18/2024

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 610
 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:

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1. Community Facility District:

a. The existing uses shall include:

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/Quinnelle S. Durkin, Property Manager (Applicant) and Lake County Board of County Commissioners (Owner)

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

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

ENACTED this 18 day of December, 2007.

FILED with the Secretary of State December 31, 2007.

EFFECTIVE December 31, 2007.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA



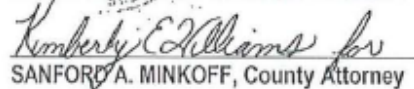
WELTON G. CADWELL, Chairman

ATTEST



NEIL KELLY, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY



SANFORD A. MINKOFF, County Attorney

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
Lake County Board of County Commissioners (Owner)

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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, 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.

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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/Quinnelle 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-

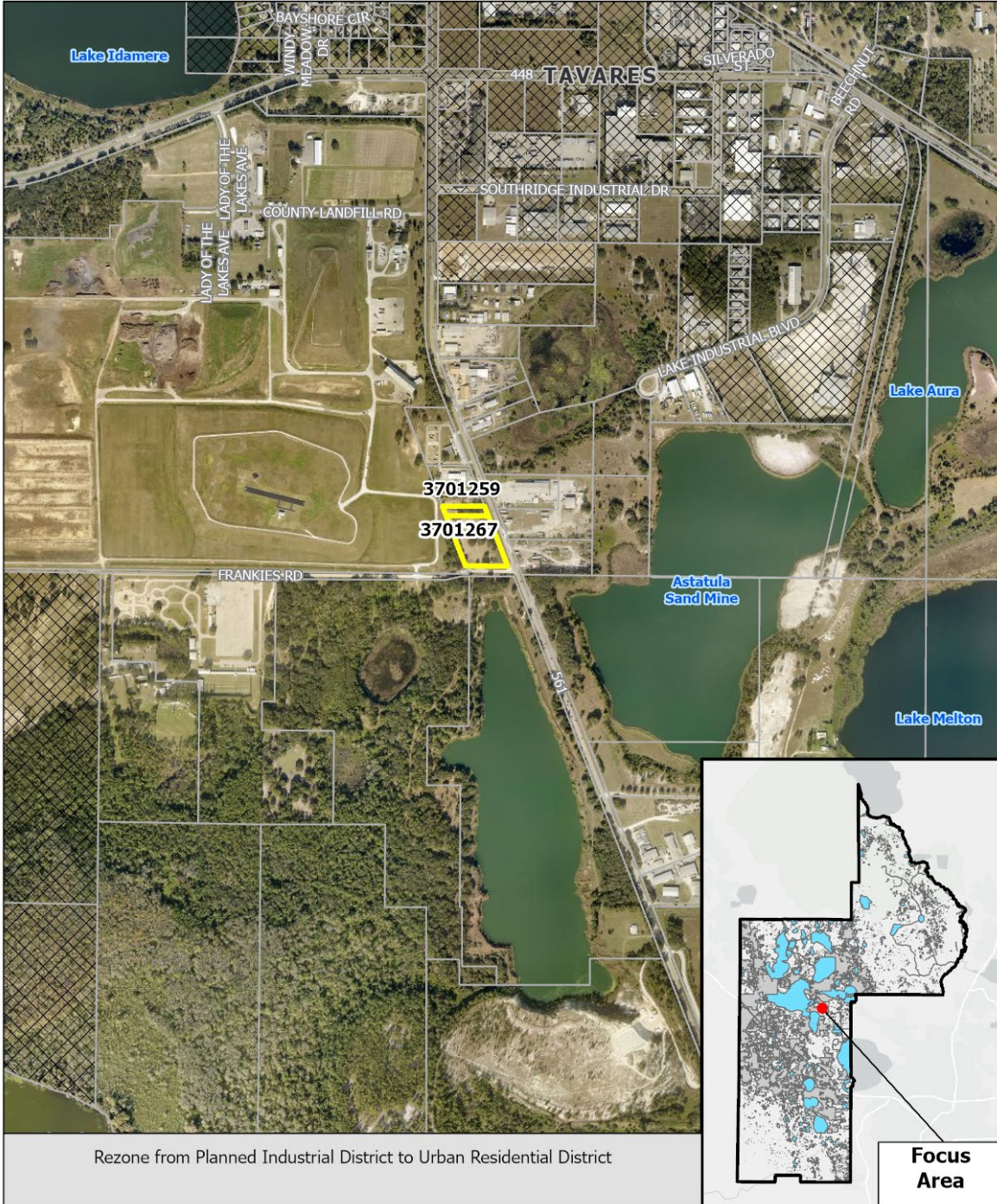
(PH #56-07-3) Lake County Board of County Commissioners/Quinnette S. Durkin, Property Manager (Applicant) and
Lake County Board of County Commissioners (Owner)

- 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



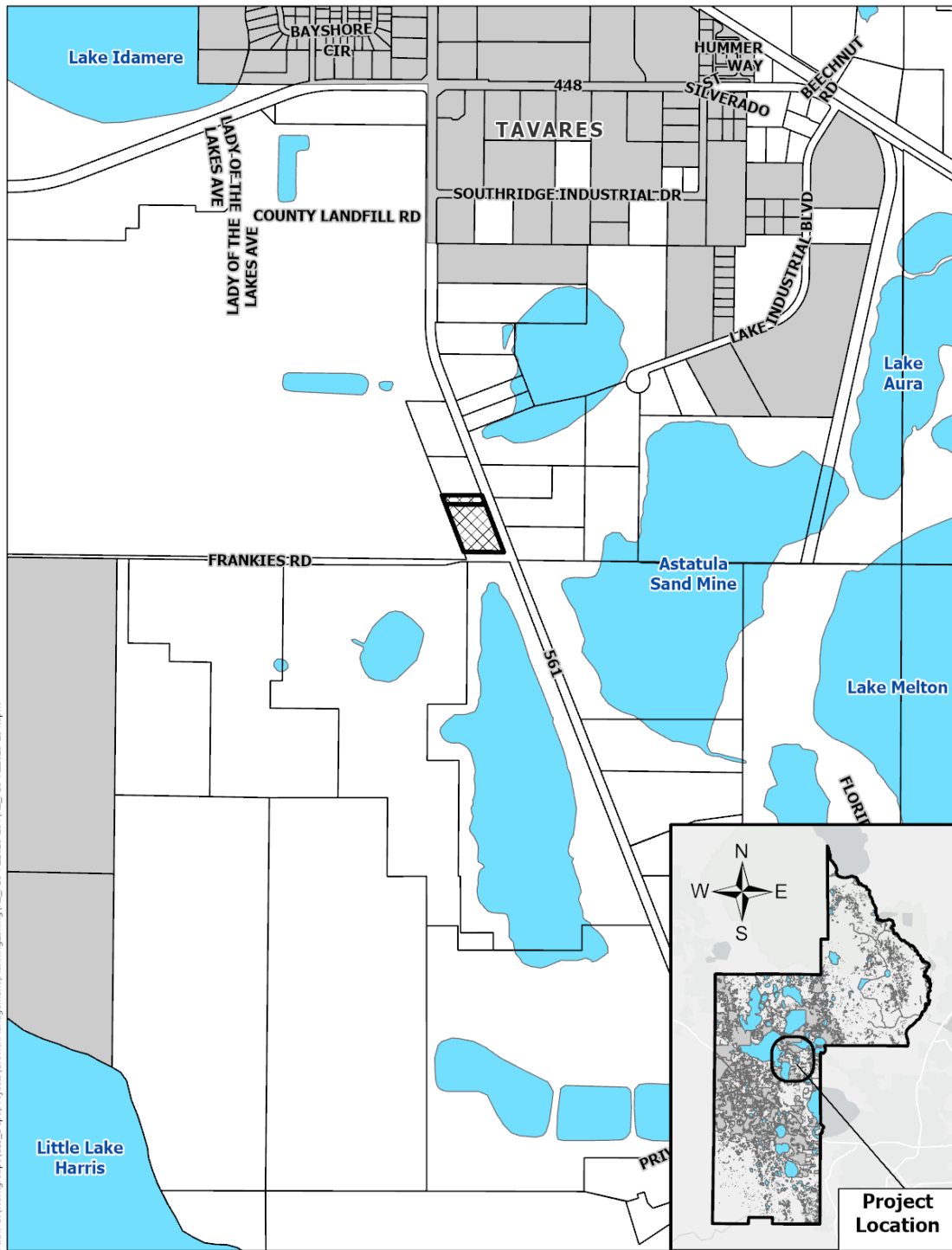
RZ-PZ2023-284 (Old Animal Shelter-Affordable Housing Property)



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2/29/2024

Subject Property Map



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2/29/2024

ORDINANCE 2024-____
Rezoning
OLD ANIMAL SHELTER – PZ2023-284

1 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE**
2 **LAKE COUNTY ZONING MAPS; REZONING 3.70 +/- ACRES FROM PLANNED INDUSTRIAL DISTRICT**
3 **(MP) AND COMMUNITY FACILITY DISTRICT (CFD) TO URBAN RESIDENTIAL DISTRICT (R-6) AND**
4 **AMENDING ORDINANCE 2007-72 TO FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING**
5 **WITH ASSOCIATED AMENITIES AND INFRASTRUCTURE FOR PROPERTY IDENTIFIED AS**
6 **ALTERNATE KEY NUMBER 3701267 AND A PORTION OF 3701259, LOCATED IN SECTION 8,**
7 **TOWNSHIP 20, RANGE 26; AND PROVIDING FOR AN EFFECTIVE DATE.**

8 **WHEREAS**, the subject property consists of approximately 3.70+/- acres located at 28123 and
9 28127 County Road 561, in the unincorporated Tavares Area, in Section 08, Township 20 South, Range 26
10 East, identified by Alternate Key Number 3701267 and a portion of Alternate Key Number 3701259, and
11 more particularly described in **Exhibit “A”**; and

12 **WHEREAS**, on December 18, 2007, the Board of County Commissioners (Board) approved
13 Ordinance #2007-72 rezoning the subject property from Agriculture (A) to Community Facility District
14 (CFD) and Planned Industrial District (MP) for purposes of developing the property as part of the Lake
15 County South Tavares Complex. Ordinance #2007-72 is recorded in Official Record Book 3565, Pages
16 1360-1370; and

17 **WHEREAS**, the Lake County Board of County Commissioners have petitioned to rezone the
18 subject property from Planned Industrial District (MP) and Community Facility District (CFD) to Urban
19 Residential District (R-6) and amend Ordinance #2007-72 to remove the property described in **Exhibit “A”**
20 from the Lake County South Tavares Complex; and

21 **WHEREAS**, the property will be rezoned to Urban Residential District (R-6) in accordance with the
22 Lake County Zoning Regulations; and

23 **WHEREAS**, Lake County Planning and Zoning Board did review the petition on the 3rd day of April
24 2024, after giving notice of a hearing for a change in the use of land, including a notice that the petition will
25 be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of May 2024;
26 and

27 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of
28 the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from
29 the public and surrounding property owners at a public hearing duly advertised; and

30 **WHEREAS**, upon review, certain terms pertaining to the development of the above-described
31 property have been duly approved.

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

34 **Section 1. Terms:** The County Manager or designee shall amend the Official Zoning Map to rezone the
35 subject property from Planned Industrial District (MP) and Community Facility District (CFD) to
36 Urban Residential District (R-6) and amend Ordinance #2007-72 to remove the property
37 described in **Exhibit “A”** from the Lake County South Tavares Complex.

38 **Section 2. Development Review and Approval:** Prior to the issuance of any permits, the Owner shall
39 submit applications for and receive necessary final development order approvals as provided
40 in the Lake County Comprehensive Plan and Land Development Regulations. The applications

1 for final development orders must meet all submittal requirements and comply with all County
2 codes and ordinances, as amended.

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

6 **Section 4. Filing with the Department of State.** The Clerk is hereby directed forthwith to send a copy of
7 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
8 125.66, Florida Statutes.

9 **Section 5. Effective Date. This Ordinance will become effective as provided by law.**

10 ENACTED this _____ day of _____, 2024.

11
12 FILED with the Secretary of State _____, 2024.

13
14 EFFECTIVE _____, 2024.

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18 BOARD OF COUNTY COMMISSIONERS
19 LAKE COUNTY, FLORIDA

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23 KIRBY SMITH, CHAIRMAN

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26 **ATTEST:**

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29 _____
30 GARY J. COONEY, CLERK OF THE
31 BOARD OF COUNTY COMMISSIONERS
32 LAKE COUNTY, FLORIDA

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35 **APPROVED AS TO FORM AND LEGALITY:**

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38 _____
39 MELANIE MARSH, COUNTY ATTORNEY

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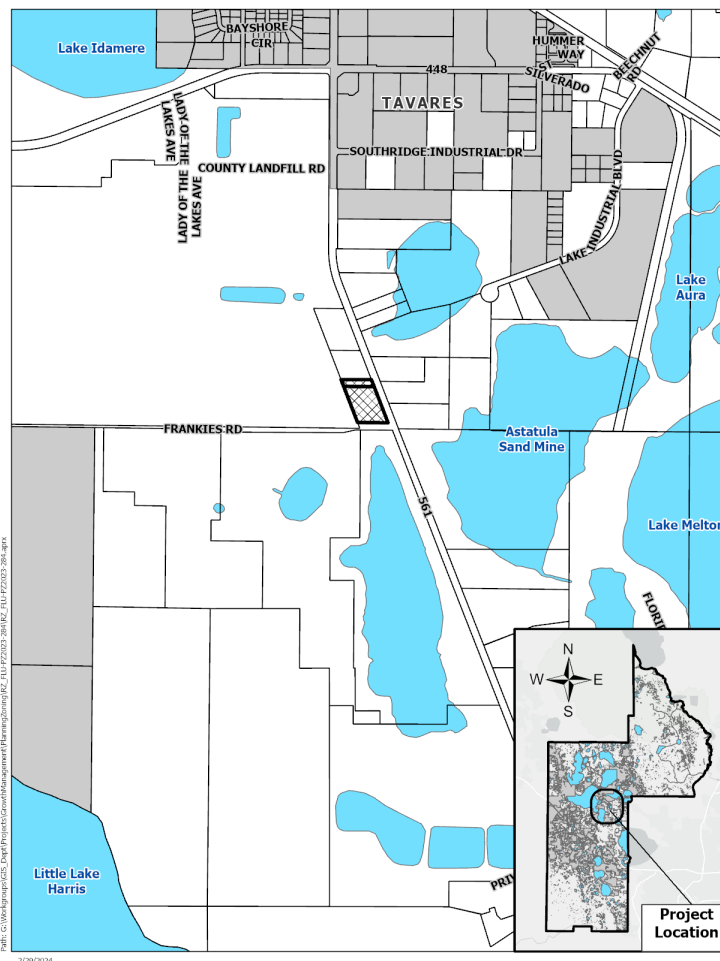
EXHIBIT "A"

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.

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



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