



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): August 7, 2024  
Board of County Commissioners (BCC): September 10, 2024

Case No. and Project Name: PZ2023-354, HM Cattle Company Meats & More

Owner: HM Cattle Company Meats & More, LLC

Applicant: Anita Geraci-Carver, Esq.

Requested Action: Rezone from Agricultural (A) to Community Commercial District (C-2) to facilitate a general store with a meat market.

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

Case Manager: Shari Holt, Planner I

PZB Recommendation:

### Subject Property Information

Size: 2.09 +/- gross acres

Location: 2929 State Road 50, in the Mascotte Area of Lake County.

Alternate Key No.: 1299284

Existing Zoning District: Agriculture (Attachment "A")

Proposed Zoning District: Community Commercial (C-2) (Attachment "B")

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

Joint Planning Area (JPA) / ISBA: South Lake Interlocal Service Boundary Agreement (ISBA)

Overlay Districts: N/A

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	City of Mascotte	City of Mascotte	Residential and Agriculture	Single-Family Dwelling and Agriculture Exempt Uses
South	City of Mascotte	City of Mascotte	Right-of-Way, Civic Use and Residential	West Meyers Blvd., Church and Single-Family Dwelling
East	City of Mascotte	City of Mascotte	Light Manufacturing	Warehouse
West	Urban Low Density	Planned Industrial District (MP)	Light Industrial, Commercial and Retail	Warehouse and Caretaker's Residence

**- Summary of Analysis -**

The subject 2.09 +/- gross acres identified by Alternate Key Number 1299284, is located north of State Road 50 in the Mascotte are of unincorporated Lake County. The subject parcel is zoned Agriculture (A), designated with an Urban Low Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan and located within the Economic Development Overlay District. The subject parcels are located within the South Lake Interlocal Service Boundary Agreement Area (ISBA). The property is currently developed with an existing single-family residence (3,220-square feet). The surrounding area is a mix of limited residential, and light industrial uses.

The Applicant is requesting to rezone the property from Agriculture (A) to Community Commercial District (C-2) to convert the existing single-family residence into a general store with a meat market. The subject property is designated as Urban Low Density FLUC by the 2030 Comprehensive Plan. Pursuant to Comprehensive Plan Policy I-1.3.2, commercial uses are permissible in the Urban Low Density FLUC. Comparison of the existing and proposed development standards are depicted on Table 1 below.

<b>Table 1. Existing and Proposed Development Standards</b>						
	Zoning District	Density	Maximum Dwelling Units	Maximum Impervious Surface Ratio	Maximum Floor Area Ratio	Building Height
Existing	Agriculture (A)	One dwelling unit per five acres	One	10%	N/A	Max. 40 feet
Proposed	Community Commercial District (C-2)	N/A	N/A	60%	0.25	Max. 50 feet

The subject parcel is located within the South Lake ISBA; and on February 1, 2024, the application was provided to the City of Mascotte for review and the City of Mascotte had no comments to the request.

The Applicant provided a Project Narrative and justification for the rezoning request as shown on Attachment “E”.

**Land Development Regulations Section 14.03.03 Standards for Review.**

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

The proposed request is consistent with LDR Section 3.01.02, entitled *Classification of Uses*, and LDR Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which specify the allowance of general retail within the C-2 zoning district.

The proposed use is consistent with LDR Section 3.01.02(C)(18), which defines General Retail as an establishment providing general retail sales, services, or rental from the premises of goods and/or services not specifically classified in another commercial activity type. Typical uses include auto parts stores, apparel stores, business machine sales, clothing rental stores, computer stores, department stores, discount stores, drug stores, furniture stores, food stores, garden supply stores, hardware stores, office supply stores, pest control service, toy stores, and variety stores.

The Applicant has provided the following statement in their project narrative, “*The proposed zoning of commercial is not in conflict with applicable provisions of the LDR Section 3.01.00 which allows for grocery and convenience stores and food stores.*”

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

The use is consistent with Comprehensive Plan Objective I-1.3, entitled *Urban Future Land Use Series*, which states that the Urban FLU Series is established to identify areas within the County that are suitable for urban development.

The use is consistent with Comprehensive Plan Policy I-1.3.2, entitled *Urban Low Density FLUC*, which allows Commerce uses, including: services, retail trade, finance, insurance and real estate as allowed pursuant to Policy I-1.3.10 entitled *Commercial Activities within the Urban Future Land Use Series* and allows for commercial uses at an appropriate scale and intensity.

The subject parcel location is consistent with Comprehensive Plan Policy I-1.3.2, entitled *Urban Low Density FLUC*, which states that the Urban Low Density FLUC must be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. The subject parcel is located on West Meyers Boulevard a/k/a State Road 50, an arterial road.

The request is consistent with the Comprehensive Plan Policy I-1.3.10, entitled *Commercial Activities within the Urban Future Land Use Series*, which allocated land area to accommodate commercial activities that provide goods and services.

The Applicant has provided the following statement in their project narrative, *"The property is conveniently located directly on SR 50 and allows for commuters and local traffic to stop for grocery items and fresh meat on their way to and from work or school. The size of the proposed use will adhere to the provisions permitted by the Urban Low FLU category and therefore will be of the appropriate scale and intensity."*

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

The proposed rezoning is consistent with the land uses permitted under the existing FLUC. The parcels surrounding the subject property are predominantly limited residential and light industrial. Further the subject parcel is located on an arterial road that meets the FLUC commercial location criteria.

The rezoning is consistent with LDR Section 3.01.03, entitled *Classification of Uses*, which allows general retail within the C-2 zoning district.

The Applicant has provided the following statement in their project narrative, *"The property is directly on SR 50, sandwiched between commercial and planned industrial uses. Commercial and industrial uses in unincorporated Lake County, as well as within the municipal boundaries of the City of Mascotte are located east and south of the property. While the property is adjacent on its western boundary to a two (2) acre agricultural homesite and adjacent on its northern boundary to an eight (8) acre ag parcel inclusive of an agricultural homesite, the commercial use can be adequately buffered along the west and north to be consistent with the agricultural uses."*

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

The Applicant has provided the following statement in their project narrative, *"Increased residential development in south Lake County requires additional commercial uses to support the residential growth. Additionally, properties along SR 50, between County Road 33 and Lee Road are slowly being redevelopment, with residential and agricultural uses along the SR 50 corridor, transitioning to industrial or commercial uses."*

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

Water and Sewer

The subject property is currently served by well and septic and located within the City of Mascotte Utility Notification area. The City of Mascotte has provided documentation indicating that central water is available to the subject parcel. However, central sewer is not available to the subject parcel (Attachment "F"). The Applicant desires to continue the use of the existing septic tank; the septic tank system will be used and shall be in compliance with the Florida Department of Health / Florida Department of Environmental Protection Regulations, as amended.

The Applicant has provided the following statement in their project narrative, *"Due to the size and scale of the proposed use, the proposed commercial use is not expected adversely impact service standards."*

Public Safety

Lake County Fire Rescue Station #91 is located at 743 Albrook Street, Mascotte and is less than two (2) miles from the site. This facility will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the development review process, at such time

that any future improvements are proposed.

#### Schools

The request is not anticipated to adversely impact school capacities or levels of service.

#### Parks

The request is not anticipated to adversely impact park capacity or levels of service.

#### Solid Waste

The request is not anticipated to adversely impact solid waste capacities or levels of service.

#### Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of SR 50 is "D" with capacity of 730 trips in the peak direction. Currently the impacted segment from Sumter County Line to bay Lake Rd is operating at ninety six (96%) in the PM peak Direction. This project will be generating approximately sixteen (16) pm peak hour trips, in which eight (8) trips will impact the peak hour direction.

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

Should the rezoning be approved, all sensitive resources will be addressed through the development application review and approval process. New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended, for natural resource protection and mitigation. The required Environmental Assessment (EA) must identify the presence of natural resources and specify protection and necessary mitigation of any endangered or threatened wildlife, flora and/or fauna, to include those that are species of special concern. The Applicant stated that the proposed development will not adversely impact the natural environment as it is an existing property.

To further mitigate any adverse impacts on neighboring properties, should the rezoning be approved a noise assessment in accordance with LDR Section 9.09.00 will be required at the time of development application review.

The Applicant has provided the following statement in their project narrative, "*The property does not include any wetlands or sensitive land. The proposed commercial use does not involve any hazardous waste, chemicals, or materials that would affect the natural environment.*"

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

The Applicant has provided the following statement in their project narrative, "*The proposed rezoning to commercial will increase property values in the area. The property, until recently, conveyed to the owner was entitled to homestead exemption and has an assessed value of approximately \$302,000. Commercial zoning along SR 50 is more valuable per acre than residential/agricultural land.*"

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

The neighboring properties are indicative of agriculture, light industrial, and minimal residential development. The proposed use is consistent with Comprehensive Plan Policy I-1.3.2 entitled Urban Low Density FLUC. The immediate area is part of the Urban Low Density Future Land Use Category, and the proposed rezoning will have no negative effects on the development pattern in the area.

The Applicant has provided the following statement in their project narrative, "*Nine parcels of land to the east, located between the property and Tuscanooga Road are all developed and used for commercial uses. Four parcels to the southeast of the property are developed and used for commercial / industrial uses. The property is within one (1) mile of downtown Mascotte. Mascotte is developing more commercial and industrial uses to the west of SR 50 and is redeveloping properties within its CRA for non-residential uses. The City of Mascotte CRA borders the property. The proposed rezoning is consistent with the pattern of development along SR 50.*"

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

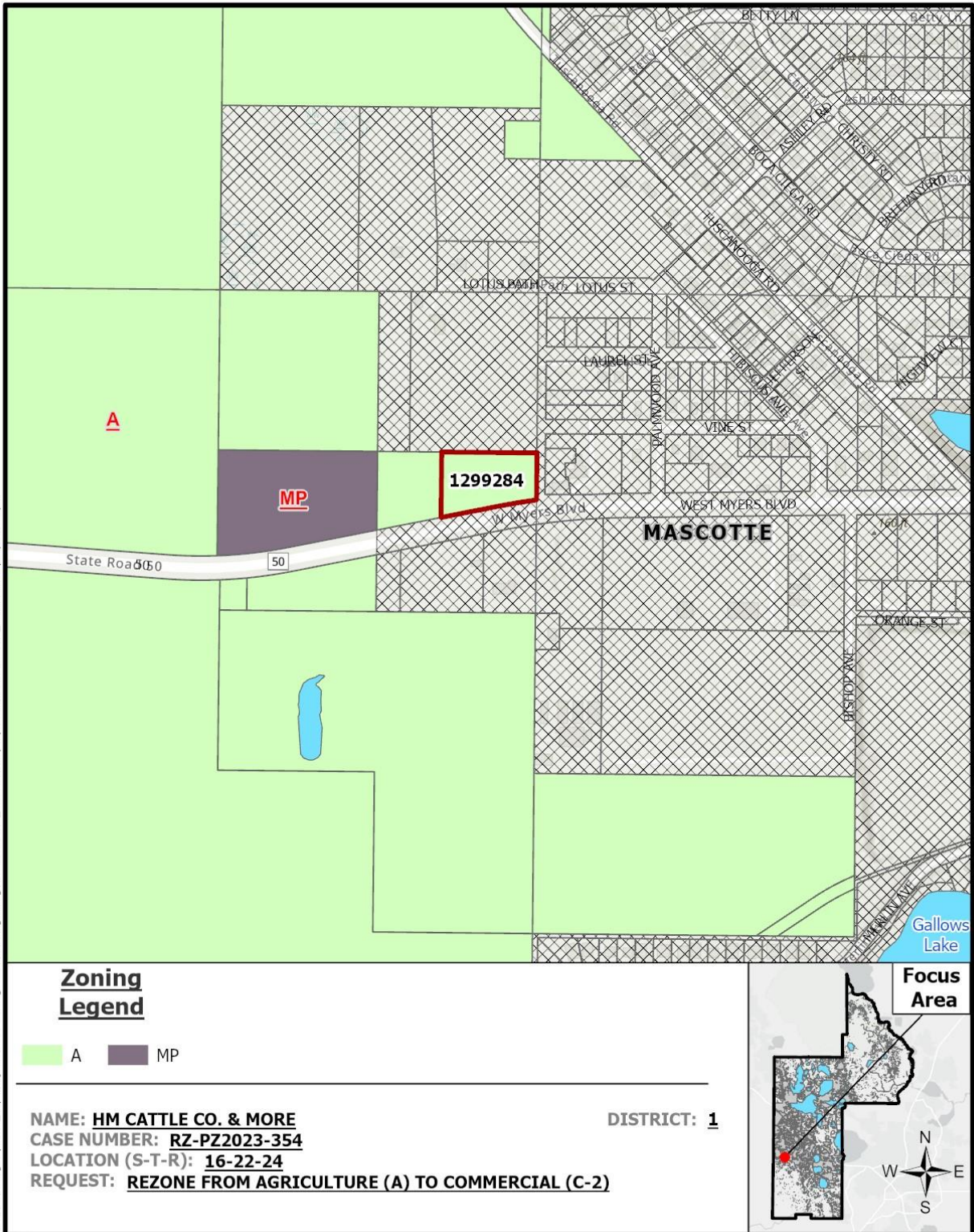
The request is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

N/A.

# Attachment "A"- Zoning District

## CURRENT ZONING

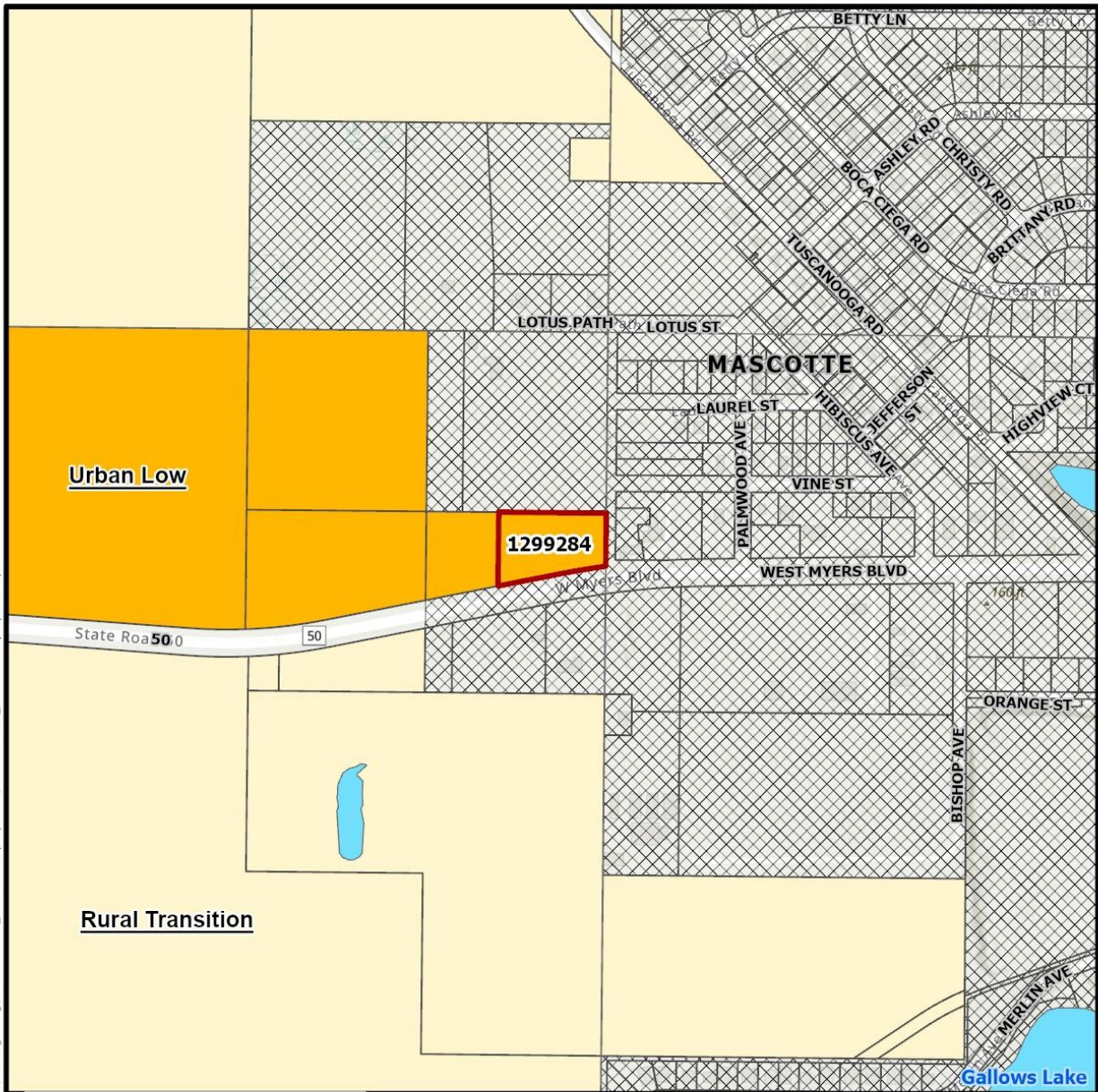


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3/14/2024



# Attachment "C"- Future Land Use Category

## CURRENT FUTURE LAND USE

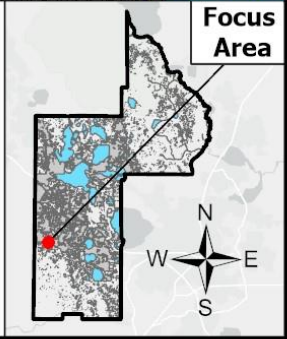


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**Future Land Use**

Urban Low Rural Transition

**NAME: HM CATTLE CO. MEATS & MORE PROPERTY**      **DISTRICT: 1**  
**CASE NUMBER: RZ-PZ2023-354**  
**LOCATION (S-T-R): 16-22-24**  
**REQUEST: REZONE FROM AGRICULTURE (A) TO COMMERCIAL (C-2)**



3/14/2024



## Attachment “E”- Narrative of the Project (Page 1 of 5)

### 3. Project Narrative: HM Cattle Co. Meats & More

The property has a FLU of Urban Low and Ag zoning. In 2020-2021 the former property owners demolished an existing single family residence and constructed a new single family residence. The residence is approximately 3,220 +/- square feet. The property owner seeks to open a general store with a meat market within the existing structure.

#### A. Whether the rezoning is in conflict with nay applicable provisions in the Land Development Code.

The proposed zoning of Commercial is not in conflict with applicable provisions of the LDC. *S.3.01.00 C. of Lake County LDC* allows for grocery and convenience stores and food stores.

#### B. How the application is consistent with all elements of the Comprehensive Plan.

- 1) Urban Low FLU category allows a F.A.R of 0.25 to 0.35, requires 25% open space and allows a maximum height of 75 ft. The proposed use will comply with these limitations and provide for no less than 25% open space. *Policy I-1.2.2 Consistency between FLU and Zoning.*
- 2) Urban Low FLU category provides for commercial uses at an appropriate scale and intensity, and is to be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. The property is conveniently located directly on SR 50 and allows for commuters and local traffic to stop for grocery items and fresh meat on their way to and from work or school. The size of the proposed use will adhere to the provisions permitted by the Urban Low FLU category therefore will be of the appropriate scale and intensity. Typical uses identified include commerce. *Policy I-1.3.2 Urban Low Density FLU Category*
- 3) The location and distribution of commercial land uses within Lake County shall be guided by information contained in the *Data Inventory and Analysis for FLU and Economic Elements (“Data Inventory and Analysis”)*. Table 3 of the *Data Inventory and Analysis* states that of 106,442.24 acres of Urban and Built Up Areas, there are 5,839.69 acres/0.78% of land for Commercial and Services. More specifically,

## Attachment “E”- Narrative of the Project (Page 2 of 5)

on Page 18 of the *Data Inventory and Analysis*, it states there are 2,902 acres of occupied commercial land uses in Lake County; however, there is a need for more commercial and service development because the existing commercial pales in comparison with the residential acreage. In addition, existing commercial uses are “primarily located along arterial and collector roads where there are a suitable amount of trips generated and a sufficient population in the vicinity of the business to make it a viable and profitable investment.” Table 14 of the *Data Inventory and Analysis* reflects that by 2030 Lake County seeks to have 8,585.54 acres of commercial uses. The proposed zoning to Commercial will help fill the need for additional commercial acreage. *Policy I-1.3.10 Commercial Activities within the Urban FLU Series.*

- 4) Access to the property is from SR 50. FDOT is in the right of way acquisition phase for Project 435859-5. The FDOT project will increase capacity and improve safety of SR 50 between the Lake/Sumter County line east to County Road 33. This segment of SR 50 runs directly in front of the property and will be expanded from 2 lanes to 4 lanes. Sufficient road capacity exists for the proposed commercial use. *Policy I-1.3.10.1 Access to Commercial Land Uses.*
- 5) The property borders the City of Mascotte on its northern and eastern boundaries. To the east there are several commercial uses. Although not adjacent, one property over to the west is zoned MP. Commercial and industrial uses in the City of Mascotte are located to the southeast of the property along SR 50. Ag uses exist to the north and immediately adjacent on the west. The proposed use is consistent with and compatible with the adjacent land uses. A site plan will be submitted under a separate application. *Policy I-1.3.10.3 Commercial Site Design and Compatibility with Adjacent Land Uses.*
- 6) SECO provides electrical service to the property. The property is served by septic and well. The County provides solid waste services. Due to the size and scale of the proposed use, there will be minimal impacts on public services. *Policy I-1.3.10.4 Availability of Facilities to Support Commercial Development.*

## Attachment “E”- Narrative of the Project (Page 3 of 5)

7) Commercial Uses are defined as Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services. *Ch. XI: Definitions and Acronyms.*

C. How the proposed rezoning is inconsistent with existing and proposed land uses.

The proposed rezoning is consistent with the existing and proposed land uses. The property is directly on SR 50 sandwiched between commercial and planned industrial uses. Commercial and industrial uses in unincorporated Lake County, as well as within the municipal boundaries of Mascotte are located east and south of the property. While the property is adjacent on its western boundary to a 2 acre agricultural homesite and adjacent on its northern boundary to an 8 acre ag parcel inclusive of an agricultural homesite, the commercial use can be adequately buffered along the west and north to be consistent with the agricultural uses.

D. A statement describing any changed conditions that would justify the rezoning.

Increased residential development in south Lake County requires additional commercial uses to support the residential growth. Additionally, properties along SR 50 between County Road 33 and Lee Road are slowly being redeveloped, with residential and agricultural uses along the SR 50 corridor transitioning to industrial or commercial uses.

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

The proposed Commercial zoning will not exceed capacity of public facilities. Commercial zoning will reduce impacts on schools, parks and recreation. While demand for solid waste may increase, there is sufficient capacity by commercial solid waste providers to provide increased services. Drainage will be maintained onsite. The Property is on SR 50 which FDOT will be expanding from 2 lanes to 4 lanes. The proposed rezoning is not expected to

## Attachment “E”- Narrative of the Project (Page 4 of 5)

increase demands on police, fire and emergency medical facilities, however, if there is an increased demand there are sufficient County services, as well as city resources through mutual aid agreements. Impacts on water supply and sewage facilities will be minimal; however, the property is served by a private well and private septic system with additional capacity available.

F. Any impacts the rezoning application would affect the natural environment.  
Rezoning to commercial will not affect the natural environment. The property does not include any wetlands or sensitive land. The proposed commercial use does not involve any hazardous waste, chemicals, or materials that would affect the natural environment.

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

The proposed rezoning to Commercial will increase property values in the area. The property until recently conveyed to the owner was entitled to homestead exemption and had an assessed value of approximately \$302,000. Commercial zoning along SR 50 is more valuable per acre than residential/agriculture land.

H. How the proposed rezoning would result in an orderly and logical development pattern.

The proposed rezoning will result in an orderly and logical development pattern. Nine parcels of land to the east, located between the property and Tuscanooga Road are all developed and used for commercial uses. Four parcels to the southeast of the property are developed and used for commercial/industrial uses. The property is within 1 mile of downtown Mascotte. Mascotte is developing more commercial and industrial uses to the west on SR 50, and is redeveloping properties within its CRA for non-residential uses. The City of Mascotte CRA borders the Property. The proposed rezoning is consistent with the pattern of development along SR 50.

I. How the proposed zoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The proposed use is not in conflict with the public interest. The proposed use is in harmony with the purpose and intent of the Comprehensive Plan and LDRs. There remains substantial agricultural homesites as well as R-6 and

## Attachment “E”- Narrative of the Project (Page 5 of 5)

R-7 developed subdivisions located between Lee Road and the property. In addition, there are a substantial number of developed subdivisions in the general area of the property and in the City of Mascotte. This population is in need of a general store. There are no stores between Sumter County/Lake County line and the property. The closest store to the east is in excess of 1 mile. The proposed use will serve the public interest.

The regulations support adding acreage for commercial uses, especially along state roads.

# Attachment "F"- City of Mascotte Utility Notification (1 of 2)



## Office of Planning and Zoning

### Utility Notification

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

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

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

The applicant is proposing the following:

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

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

Legal description: Section 16 Township 22 Range 24 All Key # 1299284

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Additional Legal attached \_\_\_\_\_

Hook up to Central Sewage Is Not within 1,000 feet of the above described property.

Hook up to Central Water IS within 300 feet of the above described property.

The City of Mascotte will provide immediate hook up to this property for:

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

#### Wellfield Protection:

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

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

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

City Official or Private Provider Signature Larry Walker

Print Name, Title and Entity: Larry Walker, Public Services Dir., Mascotte Date 3/5/24

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

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

## Attachment "F"- City of Mascotte Utility Notification (2 of 2)

**Anita Geraci**

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**From:** Larry Walker <larry.walker@cityofmascotte.com>  
**Sent:** Wednesday, March 6, 2024 8:37 AM  
**To:** Anita Geraci  
**Subject:** RE: Utility Notification

We would when the well fails unless they want to connect prior to and utilize the well for irrigation.

Larry Walker, CPM  
Public Services Director  
City of Mascotte  
100 E. Myers Blvd.  
Mascotte, FL 34753  
Office (352) 429 - 4429  
Fax (352) 429 - 3345  
[larry.walker@cityofmascotte.com](mailto:larry.walker@cityofmascotte.com)

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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**From:** Anita Geraci <[anita@agclaw.net](mailto:anita@agclaw.net)>  
**Sent:** Wednesday, March 6, 2024 7:54 AM  
**To:** Larry Walker <larry.walker@cityofmascotte.com>  
**Subject:** RE: Utility Notification

Hi Larry,

Thank you for completing it and returning it so quickly. I appreciate it.

The property is currently on a well. Will the City require them to connect to the City's water?

Thank you,

*Anita*

Board Certified in City, County & Local Government Law



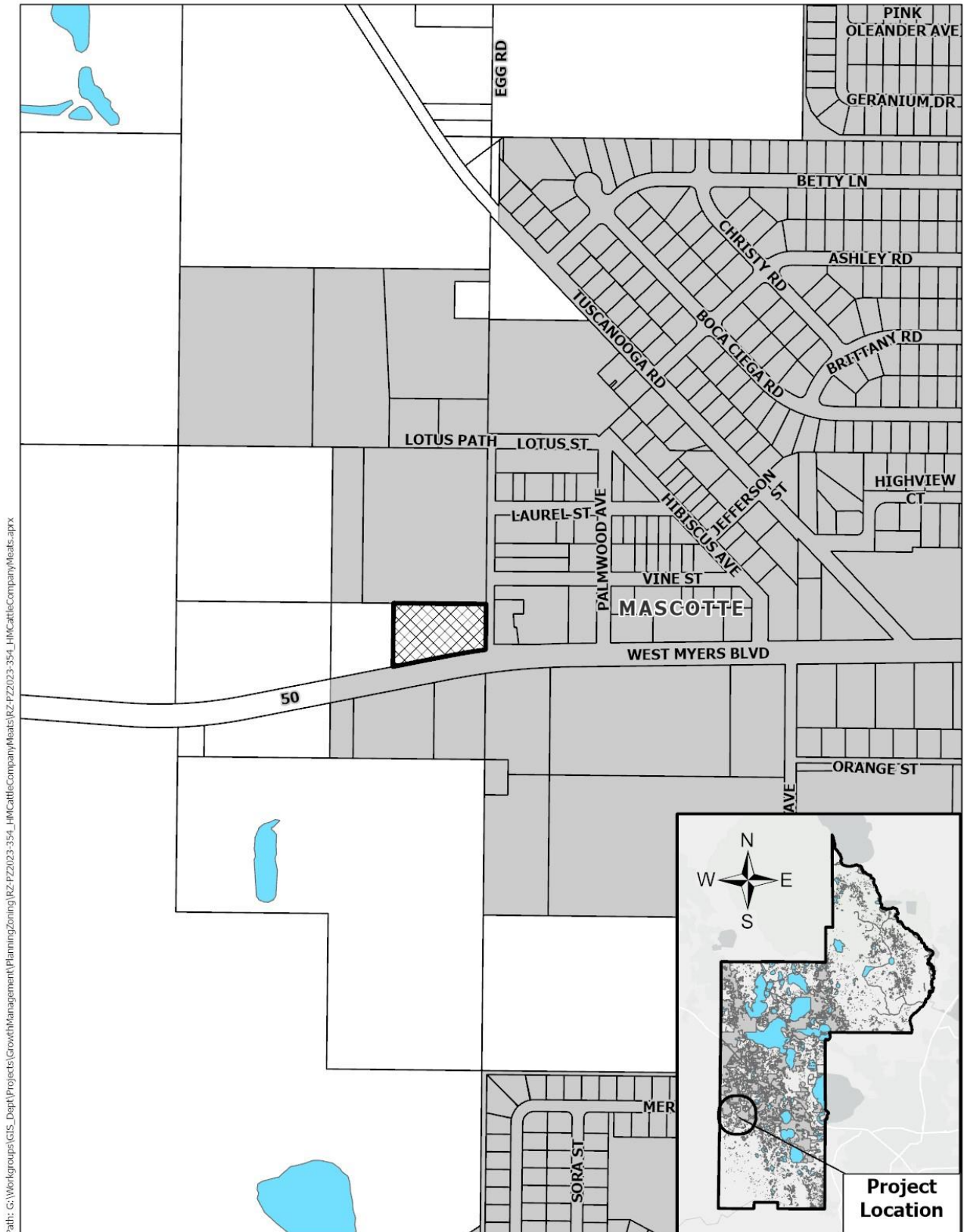
1560 Bloxam Avenue  
Clermont, Florida 34711  
(352) 243-2801  
(352) 243-2768 facsimile

# Concept Plan





# Map of Subject Property



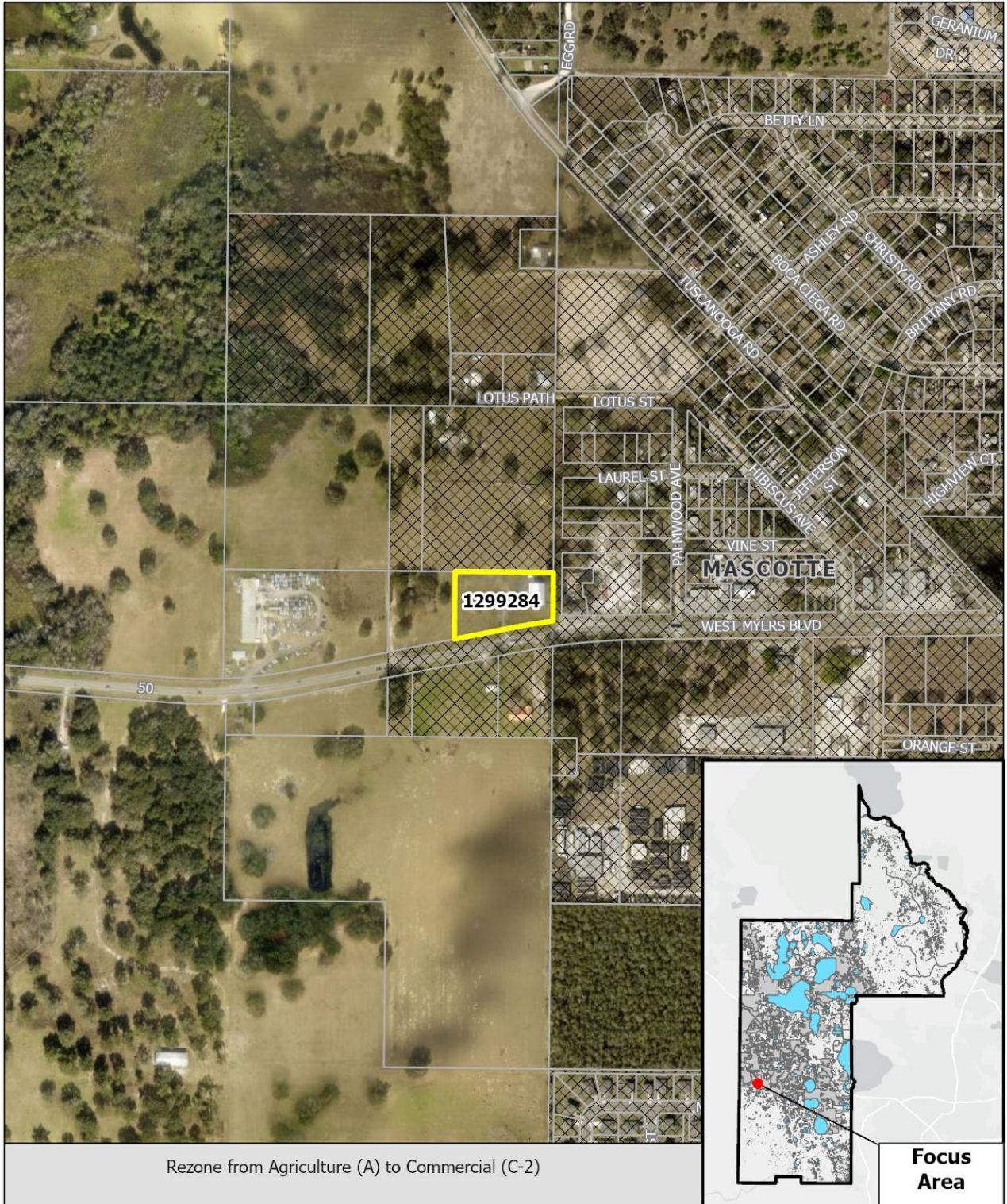
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3/14/2024

# Aerial Map of Subject Property



**RZ-PZ2023-354**  
**(HM Cattle Co. Meats & More Property)**



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3/14/2024



HM Cattle Company Meats & More, LLC.

**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, the holding will in no way affect the validity of the remaining portions of this Ordinance.

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

**Section 5. Effective Date.** This Ordinance shall become effective upon recordation in the public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

**ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**FILED** with the Secretary of State \_\_\_\_\_, 2024.

**EFFECTIVE** \_\_\_\_\_, 2024.

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

\_\_\_\_\_  
**KIRBY SMITH, CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**GARY COONEY, CLERK OF THE  
BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**MELANIE MARSH, COUNTY ATTORNEY**