



# COMPREHENSIVE PLAN AMENDMENT STAFF REPORT OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): July 2, 2025  
Board of County Commissioners (BCC): August 5, 2025

Case No. and Project Name: PZ2024-088, Hartle Road Partners, LLC

Commissioner District: District 2 – Sean M. Parks

Applicant: Geoffrey L. Summitt, GL Summit Engineering, Inc.

Owner: Hartle Road Partners, LLC

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 10.41 +/- acres from Regional Office and Urban Low Density FLUC to Urban Low Density FLUC.

Staff Determination: Staff finds the application request consistent with the Comprehensive Plan and the Land Use Regulations.

Case Manager: Shari Holt, Planner II

PZB Recommendation:

## **Subject Property Information**

Size: 10.41 +/- Gross Acres

Location: West of Hartle Road and east of Ray Goodgame Parkway, in the unincorporated Clermont area.

Alternate Key Numbers: 1648173 and 1648181

Current Future Land Use: Regional Office and Urban Low Density (Attachment “A”)

Proposed Future Land Use: Urban Low Density (Attachment “B”)

Current Zoning District: Agriculture (A) District (Attachment “C”)

Proposed Zoning District: Medium Suburban Residential (R-4) District (Attachment “D”)

Flood Zone: “X”

Joint Planning Area / ISBA: City of Clermont Interlocal Service Boundary Agreement Area and Joint Planning Area

Overlay District: Lake Apopka Basin Overlay District

### Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Urban Low Density and Regional Office	Agriculture, Estate Residential (R-2), and Community Facility District (CFD)	Residential, Vacant Residential, and Public Safety	Single-Family Residential, Lake County Fire Station #90
South	Urban Low Density	Medium Residential (R-3)	Residential	Single-Family Residences (Johns Lake Estates)
East	Urban Low Density	Agriculture (A)	Right of Way and Residential	Single-Family Residences east of Hartle Road
West	City of Clermont	City of Clermont	Industrial Park	Perimeter Park West

### Staff Analysis

The Comprehensive Plan Amendment application seeks to change the future land use designation on approximately 10.41 +/- gross acres. The subject parcels, identified by Alternate Key Numbers 1648173 and 1648181, are zoned Agriculture (A) District and designated with a Regional Office and Urban Low Density Future Land Use Category (FLUC). There is a concurrent requested rezoning change from Agriculture (A) District to Medium Suburban Residential (R-4) District.

The subject parcels are generally located west of Hartle Road and east of Ray Goodgame Parkway, in the Clermont area of unincorporated Lake County.

The subject parcels are currently vacant and undeveloped and located within the City of Clermont JPA and ISBA.

The requested action proposes a Small-Scale Future Land Use Amendment on a total of 10.41 +/- gross acres from Regional Office and Urban Low Density FLUC to Urban Low Density FLUC to facilitate the development of a single-family residential subdivision as indicated in the Applicant's Project Narrative (Attachment "E").

The Concept Plan (Attachment "F") depicts the proposed twenty-six (26) proposed single-family detached lots at a density of 2.50 dwelling units per net acre, a minimum of 25% open space, and a minimum lot width of seventy-five (75) feet.

**Table 1. Existing and Proposed Development Standards.**

	Future Land Use Category	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Regional Office	Maximum FAR 3.0	N/A	0.75	15%	75 Feet
	Urban Low Density	4DU/AC		0.60	25%	50 Feet
Proposed	Urban Low Density	4DU/AC	2.5 dwelling units per net acre (26 d/u.)	0.55	25%	40 Feet

The subject parcels are located within the City of Clermont Joint Planning Area (JPA) and Interlocal Service Boundary Agreement (ISBA) Area, and the application was provided to the City of Clermont for review and comment. The City of Clermont does not oppose the project from a planning perspective; however, the City of Clermont Public Works Department provided the following comments as shown on Attachment “G.”

**--Staff Analysis--**

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

**Consistency:**

The **Future Land Use Element** seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County’s natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The Small-Scale Land Use Amendment is consistent with Comprehensive Plan Policy I-7.14.1, which requires that all Applicants demonstrate that the proposed amendment is compatible with the surrounding area in regard to density, intensity, and proposed uses.

The request is consistent with Comprehensive Plan Policy I-6.3.4 entitled, *Permitted uses within the Lake Apoka Basin Overlay District*, which states that residential, commercial, and office uses within designated areas may be allowed provided that development is clustered on the landward portion of the property, and away from environmentally sensitive features and habitat.

The Applicant’s Future Land Use Justification Statement (Attachment “H”), states that:

*“The Urban Low land use would allow for a transitional use from the industrial property to the west within the City of Clermont and the Urban Low properties to the south, east, and north of the subject parcels. The change of use would create a uniform line of Urban Low properties and prohibit the development of commercial or office uses adjacent to an established residential area.*

*The parcels proximity to Hartle Road and new Hartle Road provide for utility availability needed for higher density residential development without the need for wells and septic systems currently used in the adjacent established residential communities. The extension of utilities would provide for the potential of future connections in hopes of eliminating existing septic systems and wells.”*

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The proposed development will not be issued a final development order by the County unless there is sufficient capacity of public facilities to meet the standards for levels of service for the existing population and for proposed development. The proposed amendment is consistent with the Capital Improvements Element.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County’s natural resources. All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR). Any required State permitting or mitigation will be obtained before development can commence. The proposed amendment is consistent with the Conservation Element.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The City of Clermont partnered with Lake County to guide the Hartle Road Partners project through the review process. On July 8, 2024, and October 17, 2024, the City of Clermont provided comments regarding the project. As a Joint Planning Area and Interlocal Coordination initiative the city was provided the amendment/revisions to review the proposed development and land uses, where comments were addressed. The proposed amendment is consistent with the Intergovernmental Coordination Element.

The **Parks and Recreation Element** is intended to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the

diverse needs of a growing community. The Office of Parks & Trails reviewed this request and had no comments. The proposed amendment is consistent with the Parks and Recreation Element

The **Transportation Element** is intended to emphasize the more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenities. Traffic exemption from a Tier 1 study was requested prior to site plan approval. The proposed amendment is consistent with the Transportation Element.

The **Public Facilities Element** is intended to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The development will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services. Development shall comply with Comprehensive Plan Policy IX-2.2.2, entitled *Mandatory Central Water Connection* and Comprehensive Plan Policy IX-3.1.2 entitled *Mandatory Sewer Connection*. Additionally, pursuant to Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, any new development in the Urban Land Use Series where density occurs at one unit per net acre or greater or wastewater discharge of the development is equal to or greater than 100,000 GPD, shall be required to connect to a regional system.

The proposed amendment is consistent with the Public Facilities Element.

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

Pursuant to the Medium Suburban Residential District (R-4) (LDR Section 3.00.02(J)) the purpose of this district is to provide for a medium density single-family usage in a suburban or rapidly urbanizing area. The proposed amendment and proposed development are consistent with the current zoning of the parcel.

The Concept Plan is consistent with LDR Section 14.02.00 entitled *Comprehensive Plan Amendments*, which contains standards for review of proposed Future Land Use Amendments. A rezoning request has also been submitted.

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

The subdivision proposes twenty-six (26) single family residential lots consistent with the surrounding uses, existing density and development within the area.

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

The proposed amendment introduces housing to accommodate different segments of Lake County's growing facility as indicated in the Applicant's Project Narrative (Attachment "E").

**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.**

Future development on the subject parcel will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewer

The Applicant is in communication with the City of Clermont to procure a utility services agreement.

If the City of Clermont is unable to provide water and sewer, future development must comply with Comprehensive Plan Policy IX-2.2.2, entitled *Mandatory Central Water Connection*, which states that a new development exceeding

a density of one unit per net acre shall provide a central water system, and Comprehensive Plan Policy IX-3.1.2 entitled *Mandatory Sewer Connection*, which states that a new development exceeding one unit per net acre shall provide a regional / sub-regional sanitary sewer system.

Further, according to Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, any new development in the Urban Land Use Series where density occurs at one unit per net acre or greater or wastewater discharge of the development is equal to or greater than 100,000 GPD, shall be required to connect to a regional system. However, a central system may be used on a temporary basis until a regional system becomes available. The temporary system must be staffed by a Florida licensed wastewater treatment plant operator in accordance with state regulation and code and must be planned, designed and constructed to serve as a nucleus of a future regional system, or can act as a lift station with minimal modification.

#### Schools

The proposed development program is subject to school concurrency review prior to final development order approval.

#### Parks

The proposed Comprehensive Plan amendment is not anticipated to adversely impact park capacity or levels of service.

#### Solid Waste

The proposed Comprehensive Plan amendment is not anticipated to adversely impact solid waste capacities or levels of service.

#### Public Safety

Lake County Fire Station #90, 2150 Ray Goodgame Parkway, Clermont, is located less than a mile from the subject property located south of Ray Goodgame Parkway and west of Hartle Road, Clermont. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning request be approved by the Board.

#### Transportation Concurrency

A traffic exemption from a Tier 1 study was requested prior to site plan approval.

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

All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR). An environmental assessment will be submitted with the Preliminary Plat application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting or mitigation will be obtained before development can commence.

New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended.

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

There is no indication that the proposed amendment will affect property values in the area.

**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 provides a transitional use from the industrial property to the west, within the City of Clermont, and the residential properties to the south, east, and north of the subject parcels.

**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.**

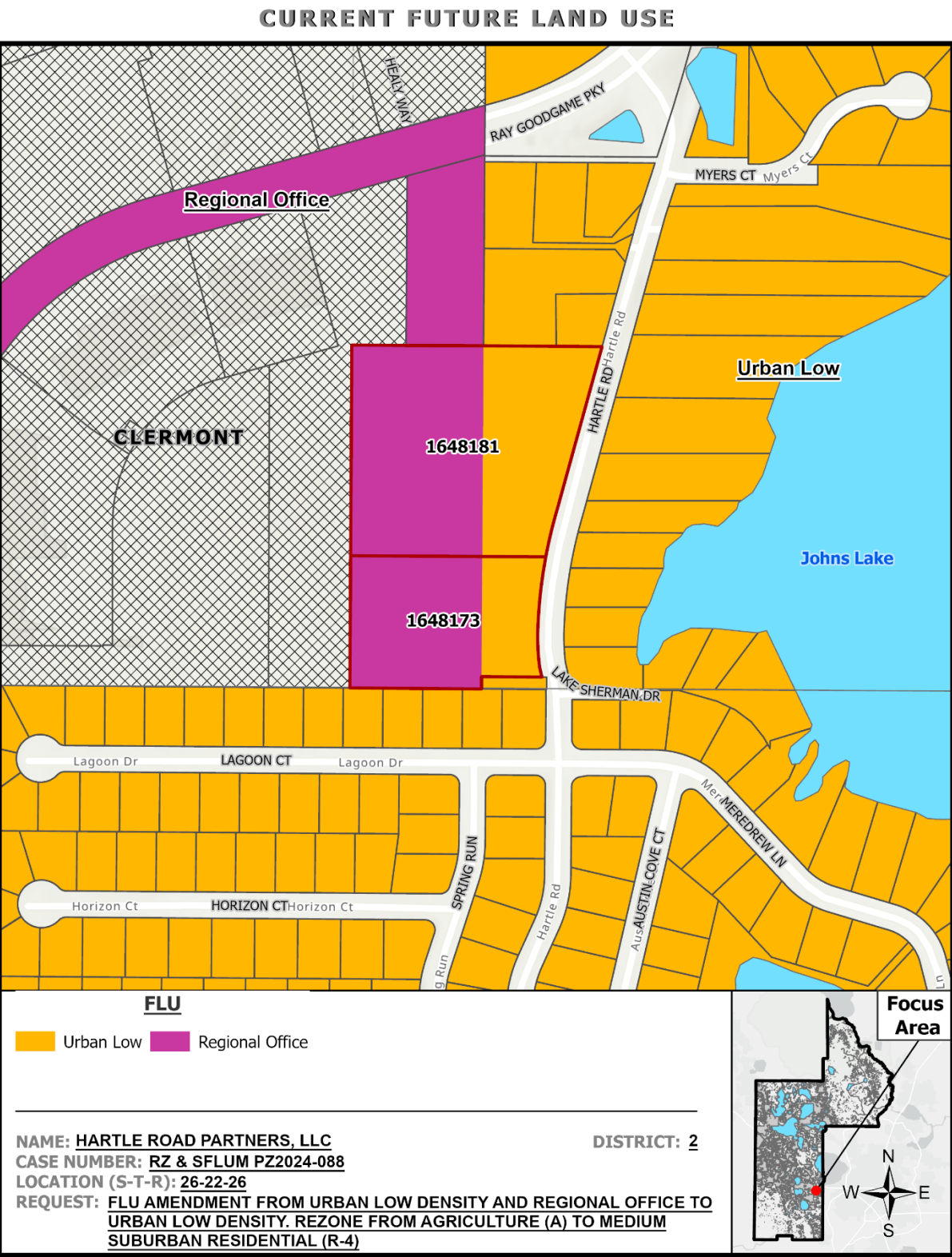
The request is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in the above sections.

The Applicant has indicated that this amendment will facilitate development of housing as stated in the Project Narrative (Attachment "E").

**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.**

The proposed Comprehensive Plan Amendment application was submitted concurrent with a site-specific proposed rezoning to Medium Suburban Residential (R-4) being presented under a separate cover.

# Attachment “A” – Current Future Land Use Map

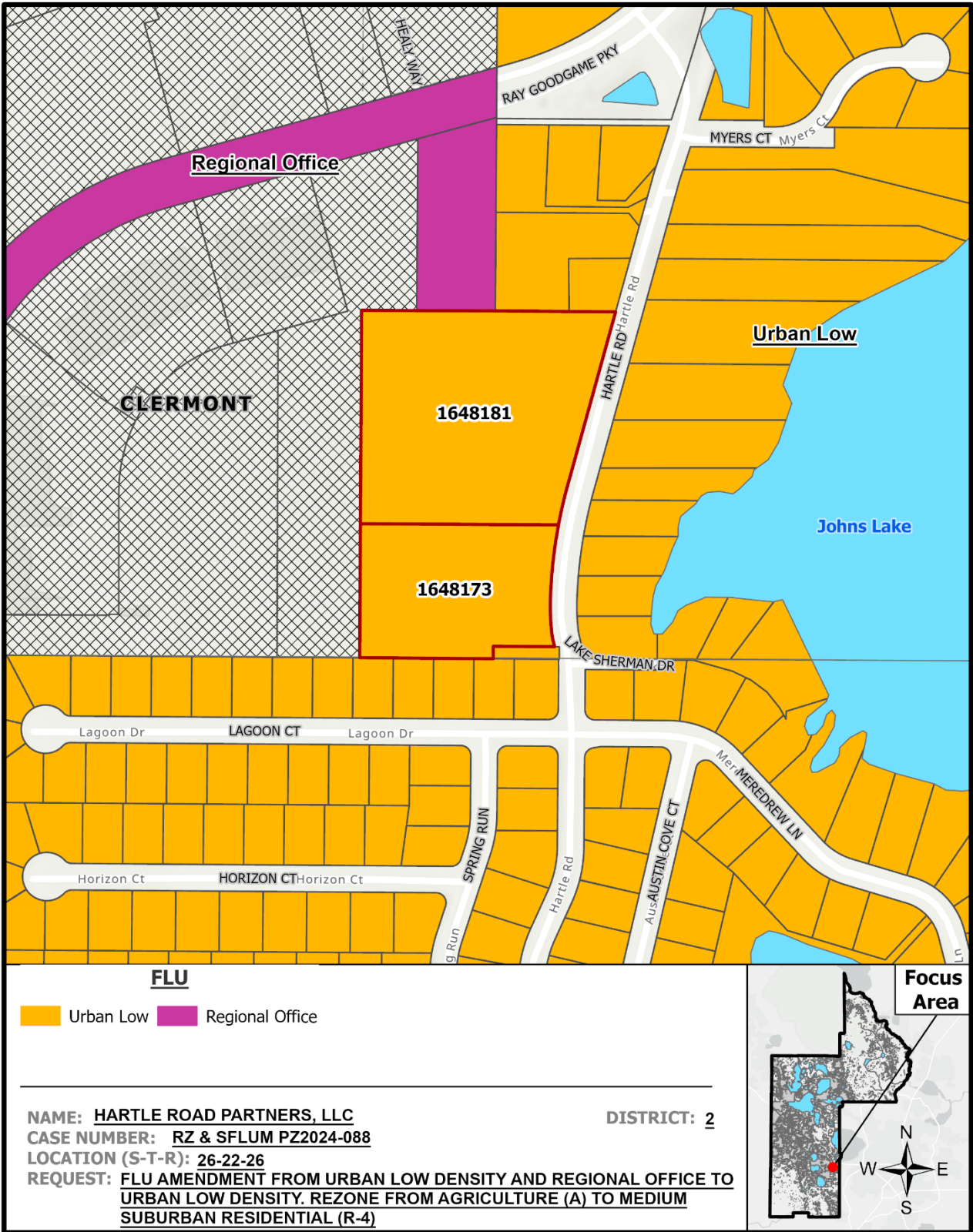


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9/13/2025



# Attachment “B” – Proposed Future Land Use Map

## PROPOSED FUTURE LAND USE

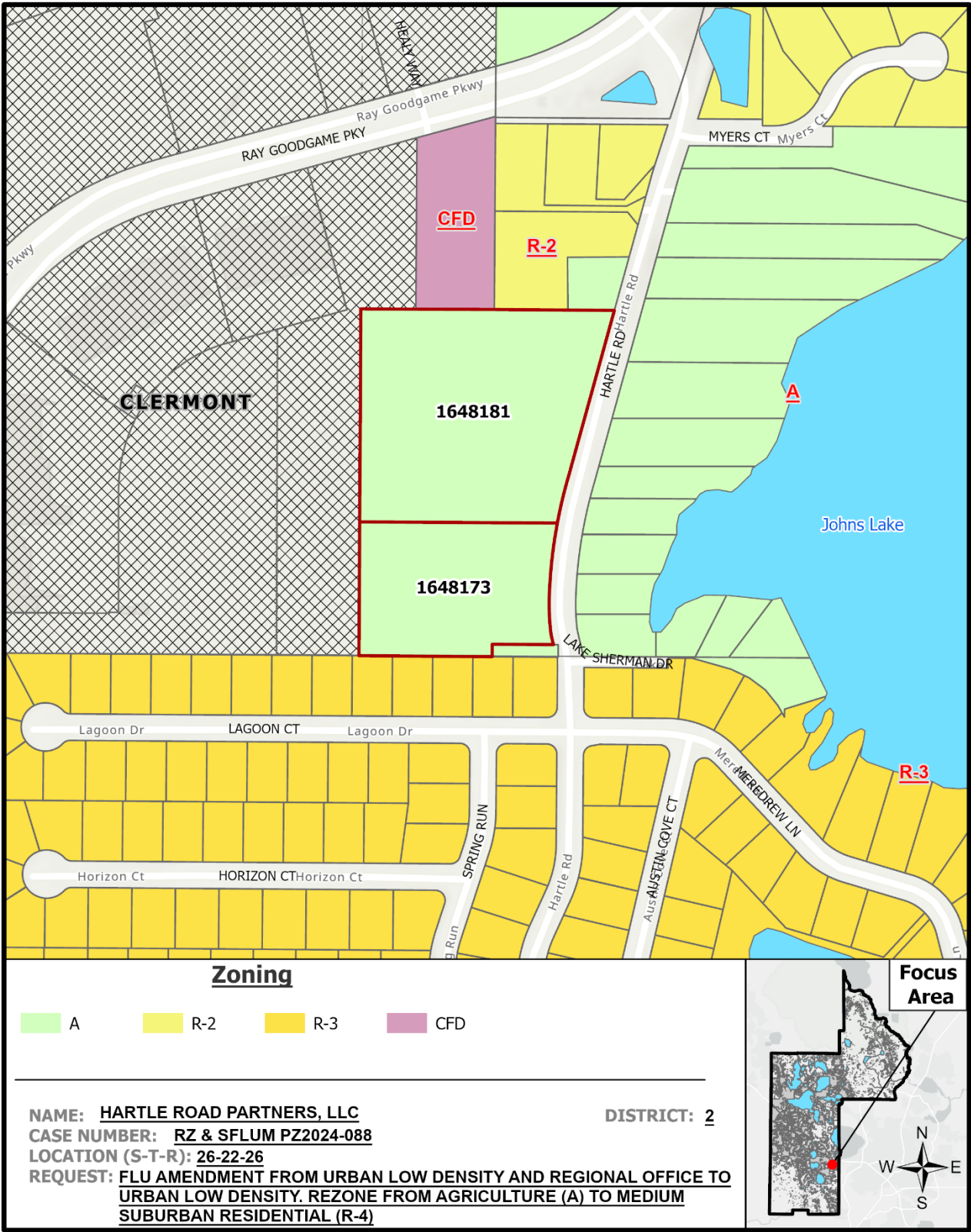


5/13/2025



# Attachment “C” – Current Zoning Map

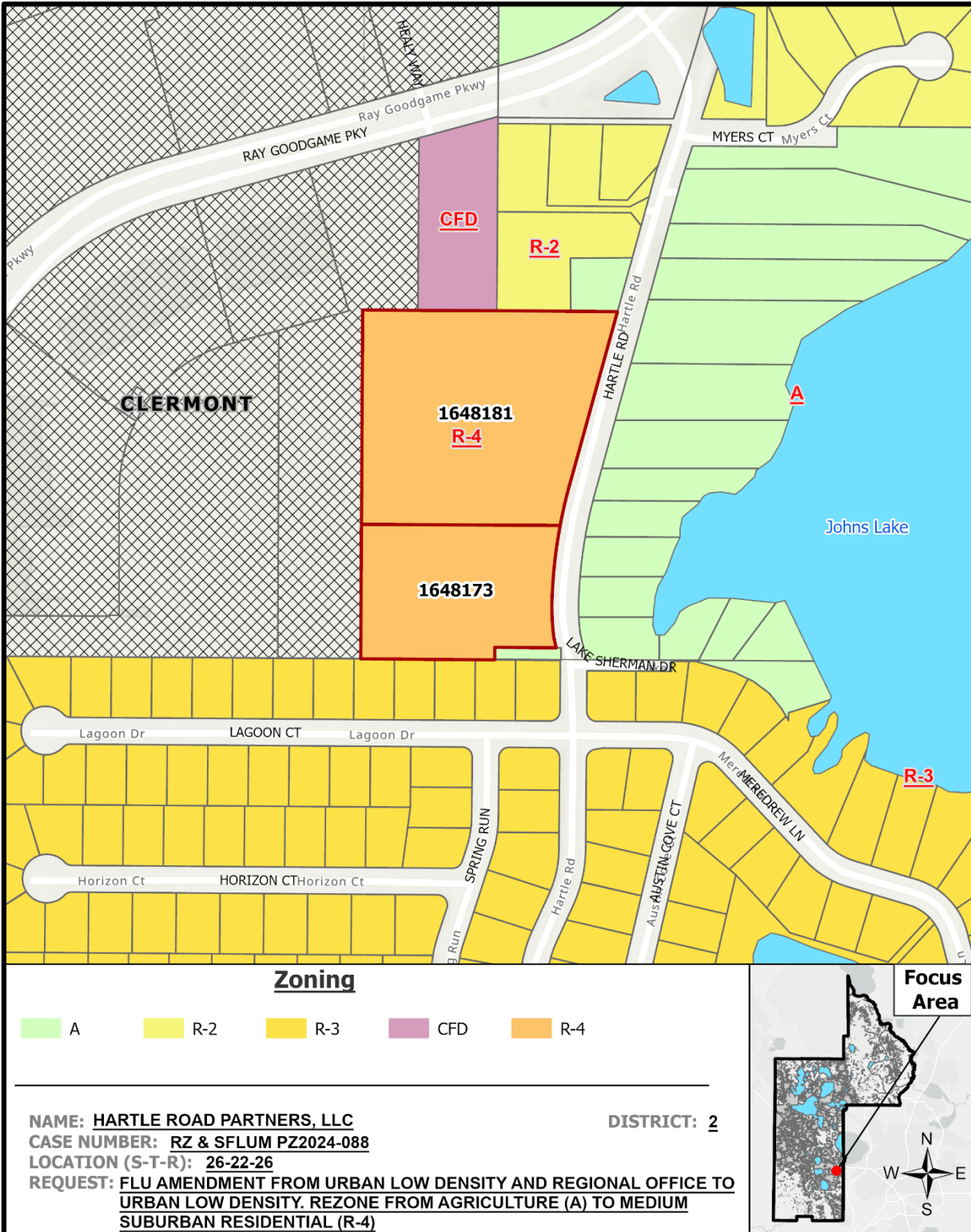
## CURRENT ZONING



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# Attachment “D” – Proposed Zoning Map

## PROPOSED ZONING



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# Attachment “E” – Project Narrative (1 of 3)



April 19<sup>th</sup>, 2024

**RE: Hartle Road Residential Future Land Use Amendment Justification Statement: Parcels (1648173 & 1648181)**

Lake County Planning,

The proposed request to amend the Land Use for parcels 1648173 and 1648181 is consistent with the County's Comprehensive Plan and Compatible with the character of the surrounding area. A portion of the property currently has a Future Land Use of Urban Low Residential and this request proposes to unify the land uses on the parcel under the Urban Low category.

The Urban Low land use would allow for a transitional use from the industrial property to the west within the City of Clermont and the Urban Low properties to the south, east, and north of the subject parcels. The change of use would create a uniform line of Urban Low properties and prohibit the development of commercial or office uses adjacent to an established residential area.

The parcels proximity to Hartle Road and new Hartle Road provide for utility availability needed for higher density residential development without the need for wells and septic systems currently used in the adjacent established residential communities. The extension of utilities would provide for the potential of future connections in hopes of eliminating existing septic systems and wells.

In addition to the above justification for the request we offer the following responses to the Lake County Comprehensive Plan evaluation criteria:

- How is the proposed amendment consistent with the Comprehensive Plan?
  - *This amendment is consistent with the Comprehensive Plan by unifying the property under a single Land Use designation. The property currently has two land uses (Regional Office/Urban Low) and lies within a predominantly residential area. The request removes the Regional Office overlay and provides a consistent Land Use that is compatible with the adjacent property on three sides.*
- How is the proposed amendment consistent with the Land Development Regulations?
  - *Similar to the consistency with the Comprehensive Plan the proposed amendment would allow potential future development in a pattern consistent with the surrounding area. The comingling of residential and what would be commercial traffic should the Regional Office remain runs contrary to the LDR and would exacerbate demand on public facilities which has the potential to affect the adjacent existing homeowners.*
- Whether and the extent to which, the proposed amendment is inconsistent with the existing and proposed land uses.
  - *The proposed amendment is consistent with the existing surrounding land uses. The property is bordered by existing residential development on three sides and the Regional Office overlay is the inconsistent use. This request corrects an oversight in the land use designation and provides security for the existing residents that an incompatible use like office is no longer possible adjacent to their homes.*
- Whether there have been changed conditions that justify an amendment.
  - *As stated previously we do not feel any significant change whether it be development trends, or changes to policy are the catalyst for this request. The basis for this request is the unification of land us over the existing parcels to resolve what we feel is an oversight by having multiple land uses span single parcels of record which is not normal planning practice.*
- The extent to which the proposed amendment would result in demands on public facilities, and whether or the extent to which the proposed amendment would exceed the capacity of such public facilities, infrastructure and services including but

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## Attachment “E” – Project Narrative (2 of 3)

not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and EMS services.

- *Regarding demands on public services our feeling as that the request constitutes a request to reduce potential development density. Regional Office has the potential for significantly higher development densities that would put a larger stress on all public services except for schools and possibly parks and recreation.*
- Whether and the extent to which the proposed amendment would affect the property values in the area.
  - *The proposed amendment will provide residential development in an older community. New residential development at current market rate revitalizes the surrounding market and positively affects the values of surrounding homes. The removal of the Regional Office use will prevent commercial/office use within a primarily residential area has an adverse effect on residential values.*
- 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 patterns.
  - *The amendment provides consistent development patterns as it matches the existing residential developments and land uses that are adjacent to the property on three sides and provides a buffer between industrial/commercial uses to the west and the lower density residential uses to the east. This step down in density and development intensity is good planning practice.*
- Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.
  - *As stated previously this request constitutes a fix to an oversight in the Comprehensive Plan. The bifurcation of existing by two typically incompatible land uses is not standard practice and would result in development that would mix high intensity office/commercial development with low density residential traffic. The request is predicated on correcting the oversight which is the basis of the Comprehensive Plan and the Land Development Regulations.*
- Demonstrate that additional lands for residential use are needed to accommodate population projections and the subject property is in the most appropriate location with respect to the efficient use of public facilities and services for this increase in density, and with respect to all other policies of this Comprehensive Plan.
  - *The current market supports additional residential growth as population relocates to the state. The proximity of the property to existing residential uses of the same type and designation provides for an efficient approach to development as the services needed to support the proposed use exist within proximity to the property.*
- Demonstrate that the amendment will not fiscally burden County Services.
  - *The location of the property is within a highly developed area with surrounding commercial, industrial and residential development. County Services such as roadway networks, utilities, and schools to serve the area exist. The proposed development will not require the extension of service items which would have the potential impact County Services fiscally.*
- Demonstrate that the amendment would not cause unnecessary and unmitigated negative impacts on natural resources, including but not limited to wetland, uplands, habitat, wildlife corridors, wildlife, groundwater and surface water, recharge and karst features, and further demonstration that the integrity of interconnected ecosystems of local, state, regional and federal significance will be preserved.
  - *The amendment does not propose to change areas designated as wetlands, conservation, or endangered habitat. The property is surrounded by existing development or property under development meaning there are no corridors or upland habitats surrounding the property. The wetland and wildlife analysis of the property and phase 1 environmental analysis show no underlying environmental concerns or wetland/wildlife habitats. Development of the property under the proposed amendment does not pose an impact to wildlife, wetlands, or other natural resources.*  
*In addition to environmental issues the subsurface geotechnical evaluation shows the property does not lie within a karst sensitive or influenced area. There were no signs of elevated groundwater or artesian features that could present environmental concerns if developed.*

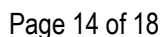
## Attachment “E” – Project Narrative (3 of 3)

- Demonstrate that historic and cultural resources will not be unnecessary and unmitigated negative impacts.
  - *The location of the amendment does not affect the areas identified by the state as historical significance. The review of the Phase I environmental analysis and inquiries with the state did not reveal and historical concerns within the property or those surrounding the property.*

Sincerely,



Geoffrey L. Summitt, P.E.  
President, #58775





## Attachment “G” – City of Clermont Response

**From:** [John E. Kruse](#)  
**To:** [Holt, Sharyn](#)  
**Cc:** [Barron, Janie](#)  
**Subject:** RE: RESUBMITTAL REVIEW REQUEST: Hartle Road Partners, LLC / PZ2024-088 / AR 5605 and 5603  
**Date:** Thursday, October 17, 2024 6:06:50 PM

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Shari,

I did not see where the revised site plan was in conflict with the JPA regulations under Chapter 15.02. Therefore, the City would not oppose this project from a planning perspective. However, the comments below are from our Public Services Department along with the applicant has not received utility service confirmation from the City at this time to provide water and sewer.

- Potable water line shall be in a 15' easement dedicated to the city along the property's boundary adjacent to Hartle Road
- Potable water line shall connect to the water line at the intersection of Ray Goodgame Road & Hartle Road, and connect to existing water line just south of the property on Hartle Road, looping the system.
- Potable water line shall be designed per the City of Clermont standards.
- Sanitary gravity sewer shall be designed per the City of Clermont standard.
- Sanitary lift station shall be designed per the City of Clermont standards.
- Lift station shall be rotated to eliminate the 45° bends in the force main within the lift station tract.
- Force main shall be a minimum of 6".

Sincerely,  
John



# Attachment “H” – FLU Justification Statement



April 19<sup>th</sup>, 2024

**RE: Hartle Road Residential Future Land Use Amendment Justification Statement: Parcels (1648173 & 1648181)**

Lake County Planning,

The proposed request to amend the Land Use for parcels 1648173 and 1648181 is consistent with the County's Comprehensive Plan and Compatible with the character of the surrounding area. A portion of the property currently has a Future Land Use of Urban Low Residential and this request proposes to unify the land uses on the parcel under the Urban Low category.

The Urban Low land use would allow for a transitional use from the industrial property to the west within the City of Clermont and the Urban Low properties to the south, east, and north of the subject parcels. The change of use would create a uniform line of Urban Low properties and prohibit the development of commercial or office uses adjacent to an established residential area.

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Sincerely,



Geoffrey L. Summitt, P.E.  
President, #58775

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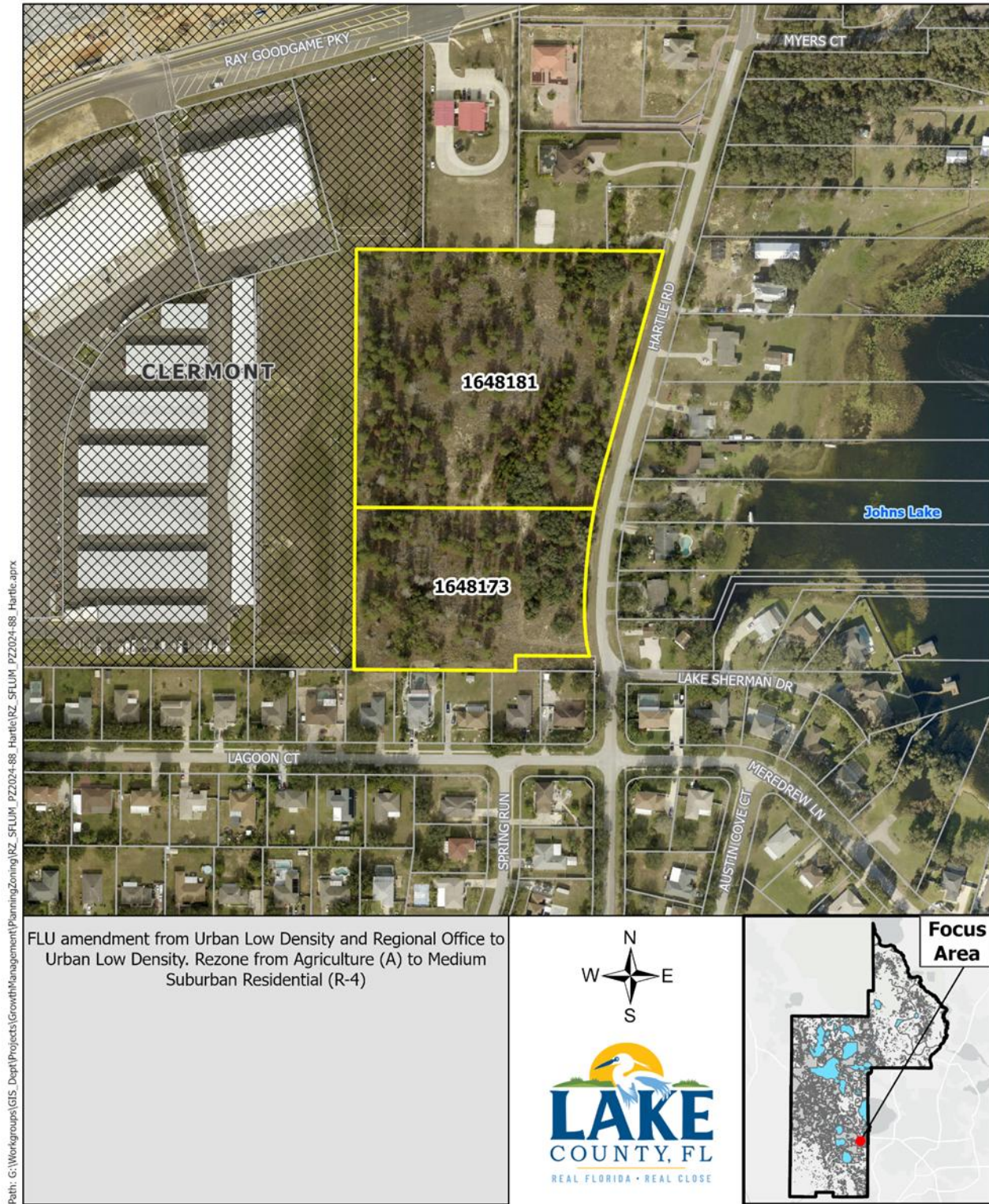
# Map of Subject Property





# Aerial Map of Subject Property

**RZ & SFLUM**  
**Hartle Road Partners, LLC**



## ORDINANCE 2025 – \_\_\_\_

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 TO CHANGE THE FUTURE LAND USE CATEGORY ON APPROXIMATELY 10.41 +/-**  
4 **ACRES FROM A REGIONAL OFFICE AND URBAN LOW DENSITY FUTURE LAND USE CATEGORY**  
5 **TO AN URBAN LOW DENSITY FUTURE LAND USE CATEGORY, LOCATED WEST OF HARTLE**  
6 **ROAD AND EAST OF RAY GOODGAME PARKWAY, IN THE CLERMONT AREA OF**  
7 **UNINCORPORATED LAKE COUNTY, IDENTIFIED AS ALTERNATE KEY NUMBERS 1648173 AND**  
8 **1648181, AND LEGALLY DESCRIBED IN EXHIBIT “A;” PROVIDING FOR PUBLICATION AS**  
9 **REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY;**  
10 **AND PROVIDING FOR AN EFFECTIVE DATE.**

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

24 **WHEREAS**, on the 2nd day of July 2025, this Ordinance was heard at a public hearing before the  
25 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

26 **WHEREAS**, on the 5th day of August 2025, this Ordinance was heard at a public hearing before the  
27 Lake County Board of County Commissioners for approval to adopt; and

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

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

32 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive  
33 Plan Future Land Use Map is hereby amended to change the Future Land Use Category for the subject  
34 properties, described in Exhibit “A” attached hereto, and incorporated in this Ordinance, from Regional Office  
35 and Urban Low Density to Urban Low Density Future Land Use Category.

36 **Section 2. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and  
37 163.3184, Florida Statutes.

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

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

**ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2025.**

**FILED with the Secretary of State \_\_\_\_\_, 2025.**

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

\_\_\_\_\_  
**LESLIE CAMPIONE, CHAIRMAN**

**ATTEST:**

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

**APPROVED AS TO FORM AND LEGALITY:**

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



## Exhibit "A" – Legal Description

### Parcel 1:

Begin at the SE corner of the SW 1/4 of the SW 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89° 53' West, along Section line 330.65 feet; thence North 00° 17' 40" West, 331.29 feet; thence North 89° 53' East, 494.99 feet, more or less to the West right-of-way line of County Road; thence South 00° 14' 45" West, along said right-of-way line 331.29 feet; thence South 89° 53' West, 164 feet to the Point of Beginning. **LESS** the South 31 feet of the East 164 feet, thereof, and **LESS** the South 15 feet of the West 330.65 feet, thereof.

and

### Parcel 2:

Begin at the SE corner of the N 3/4 of the SW 1/4 of the SW 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89° 53' West, 330.99 feet thence North 00° 14' 30" West, 531.29 feet; thence North 89° 53' East, 634.44 feet; more or less to the West right-of-way line of County Road; thence Southwesterly along said right-of-way line 549 feet, more or less to a point lying North 89° 53' East, of Point of Beginning; thence South 89° 53' West, 164 feet to the Point of Beginning.

