



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): August 6, 2025
Board of County Commissioners (BCC): September 2, 2025

Case No. and Project Name: PZ2024-107, CR 448A Warehouse

Commissioner District: District 3 – Kirby Smith

Applicant: Selby G. Weeks, Klima Weeks Civil Engineering, Inc.

Owner: Inland Group, LLC

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 12.06 +/- acres from Rural FLUC to Industrial FLUC.

Staff Determination: Staff finds the application consistent with Land Development Regulations and the Comprehensive Plan, as amended.

Case Manager: Shari Holt, Planner II

PZB Recommendation:

Subject Property Information

Size: 12.06 +/- Gross Acres

Location: 26034 County Road 448A, in the unincorporated Mount Dora area.

Alternate Key Numbers: 1441943

Current Future Land Use: Rural FLUC (Attachment "A")

Proposed Future Land Use: Industrial FLUC (Attachment "B")

Current Zoning District: Agriculture (A) District (Attachment "C")

Flood Zone: "X" and "AE"

Joint Planning Area / ISBA: N/A

Overlay District: Lake Apopka Basin Overlay District

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Industrial	Planned Industrial (MP)	Wholesale, Warehouse, and Light Manufacturing	Greenco Recycling
South	Rural	Agriculture (A)	Residential	Single-Family Residence
East	Rural	Agriculture (A)	Agriculture	Agricultural Classification per Property Appraiser / Long and Scott Farms
West	Rural	Agriculture (A)	Agriculture and Right-of-Way	Agricultural Classification per Property Appraiser located west of County Road 448A

Staff Analysis

This application seeks to change the future land use designation on approximately 12.06 +/- gross acres. The subject parcel, identified by Alternate Key Number 1441943, is zoned Agriculture District (A), and designated with a Rural Future Land Use Category (FLUC). There is a concurrent requested rezoning change from Agriculture (A) District to Planned Industrial (MP).

The subject parcel is located at 26034 County Road 448A, in the unincorporated Mount Dora area of Lake County and located within the Lake Apopka Basin Overlay District. The subject parcel has two (2) existing accessory structures that are proposed to be removed prior to development, as shown on the Boundary Survey (Attachment "D").

The requested action proposes a Small-Scale Future Land Use Amendment on a total of 12.06 +/- gross acres from Rural FLUC to Industrial FLUC to facilitate the development of a 40,000-sf warehouse, 8,000-sf truck shop, 2,000-sf office, and truck yard, with associated parking and infrastructure as shown on the Concept Plan (Attachment "E").

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	Rural	1 d.u. / 5 net acres	N/A	0.20* 0.35* 0.50*	35%	40 Feet
Proposed	Industrial	Maximum FAR 1.0	Warehouse, Office, Truck Shop, and Truck Yard	0.80	NS	75 Feet

*The maximum impervious surface ratio within the Rural Future Land Use Category shall be 0.20, except for agricultural uses, civic uses, recreational uses, and all uses within Rural Support Corridors and Rural Support Intersections, for which the maximum impervious surface ratio shall be 0.35, and Economic Development Overlay District uses, for which the maximum impervious surface ratio shall be 0.50.

The Applicant provided a Justification Narrative for the Small-Scale Future Land Use Amendment request as shown on Attachment "F".

Standards for Review (LDR Section 14.02.03)

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 Future Land Use Amendment request is consistent with Comprehensive Plan Policy I-1.3.8 entitled *Industrial Future Land Use Category*, which states that this category shall be located with direct access to rail systems, collector roadways or arterial roadways, with no more than 10% of the floor area allocated to commercial uses and office uses. The subject property is adjacent to CR 448A, which is designated as a Major Collector Roadway. The proposal also includes an office use which contributes less than 5% of the total proposed floor area.

Additionally, the request is consistent with Comprehensive Plan Policy I-1.3.8, which states that the maximum impervious surface ratio shall be 0.80, and the maximum intensity in this category shall be 1.0, except for office/manufacturing uses which shall be 2.0. The request proposes a maximum impervious surface ratio of 0.55, a maximum FAR of 0.11, and 45% open space as shown on the Concept Plan (Attachment "E").

The Future Land Use Amendment is consistent with Comprehensive Plan Policy I-6.3.4 entitled, *Permitted Uses within the Lake Apoka Basin Overlay District*, which states that light industry uses may be allowed within designated areas provide that the specific activity will not contribute to degradation of natural resources of the Lake Apoka Basin.

The Applicant provided an Ecological Site Assessment (Attachment "G"), dated June 29, 2023, which states:

"The entire uplands area of the site is classified as disturbed lands, and the on-site surface water was constructed in uplands and will not require mitigation or be required to demonstrate elimination or reduction of impacts; therefore, the site does not contain environmentally sensitive lands."

The Future Land Use Amendment request is consistent with Comprehensive Plan Policy I-7.13.5 entitled *Standards of Review for Amending the Future Land Use Map*, which states that any proposed amendment to the Urban Future Land Use Series from the Rural Future Land Use Series is contiguous to existing urban development in the Urban Future Land Use Series as to discourage urban sprawl. The request is consistent with Policy I-7.13.5 as the parcel directly to the north of the subject property is located within the Industrial Future Land Use Category.

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. The Applicant provided an Ecological Site Assessment that concluded, "there are no informal / formal wetland determinations. The site contains one approximate 0.41-acre other surface water (OSW) that was constructed in uplands. Accordingly, and proposed impacts to the OSW will not require mitigation or be required to demonstrate elimination and reduction of impacts. No state or federally listed species were discovered during the June 28, 2023, site visit; however, the site does contain suitable gopher tortoise habitat, and a 100% survey will need to be completed prior to any construction activities."

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 **Economic Element** seeks to strengthen the County's position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. The proposed use is consistent with Comprehensive Plan Objective IV-2.4 entitled *Target Industry Sectors*, which states that Lake County shall develop an aggressive business attraction strategy aimed at its target industry sectors, including Agri-Tech, Arts, Recreation and Leisure, Business Services, Clean Tech, Health and Wellness, and Manufacturing and Warehouse / Distribution. The proposed amendment is consistent with the Economic Element.

The **Housing Element** is intended to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all its residents. The proposal is non-residential in nature and will not negatively impact the current and future housing needs of Lake County residents.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject property is not located within a Joint Planning Area or Interlocal Service Boundary Agreement Area.

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 amenity.

A Request for Exemption from a full Tier 1 Traffic Impact Analysis was received. Exemption is approved as the project is considered *de minimis*.

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 proposed amendment 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.

Sewer services are not available. The Applicant states that potable water will be provided by well, and sanitary sewer will be provided by advanced Onsite Sewage Treatment Disposal System (OSTDS) with a master stormwater system that meets or exceeds the St. Johns River Water Management District (SJRWMD) Lake Apopka Basin requirements (Attachment "F").

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.

The proposed amendment is consistent with the Public Facilities Element.

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

Pursuant to LDR Section 3.00.02(X), the Planned Industrial District provides a method whereby industries necessary to the area, but with inherent characteristics which could prove obnoxious or detrimental to a different type of industrial operation, may locate in the most suitable and advantageous spots to minimize inconvenience to the general public. 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.

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

The request proposes light industry uses consistent with the adjacent Planned Industrial (MP) parcel to the north, which includes wholesale, warehouse, and light manufacturing uses. See the Adjacent Property Land Use Table above for surrounding development.

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

The Applicant is proposing an amendment to the future land use to facilitate the development of a warehouse, office, truck shop, and truck yard that provides consistency with the adjacent Planned Industrial (MP) district to the north, and a transition between the adjacent Agriculture (A) parcels to the south and east.

D. 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 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

Potable water will be provided by an onsite well, and sanitary sewer will be provided by advanced OSTDS, with a master stormwater system that meets or exceeds the St. Johns River Water Management District (SJRWMD) Lake Apopka Basin requirements.

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 Comprehensive Plan amendment is not anticipated to adversely impact school capacity or levels of service.

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 #78, 16345 County Road 448, Mount Dora, is located less than two (2) miles from the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process, should the land use amendment request be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of CR 448A is "C" with capacity of 407 trips in the peak direction. Currently the impacted segment from CR 48 to CR 448 is operating at seventy six percent (76%) of its capacity in the PM peak direction. This project will be generating approximately seventeen (17) pm peak hour trips, in which eleven (11) trips will impact the peak hour direction increasing the v/c ratio to seventy eight percent (78%) with LOS of "C".

A Request for Exemption from a full Tier 1 Traffic Impact Analysis was received. Exemption is approved as the project is *de minimis*.

E. 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 development 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.

The Applicant provided an Ecological Site Assessment completed by Austin Ecological Consultants and dated June 29, 2023, which states:

"The site contains one approximate 0.41-acre other surface water (OSW) that was constructed in uplands. Accordingly, any proposed impacts to the OSW will not require mitigation or be required to demonstrate elimination and reduction of impacts. No state or federally listed species were discovered during the June 28, 2023, site visit. However, the site does contain suitable gopher tortoise habitat and a 100% survey will need to be completed prior to any construction activities."

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

There is no indication that the proposed Comprehensive Plan Amendment will affect the property values in the area.

G. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed amendment provides consistency with the adjacent Planned Industrial (MP) parcel to the north, and a transition between the adjacent Agriculture (A) parcels to the south and east.

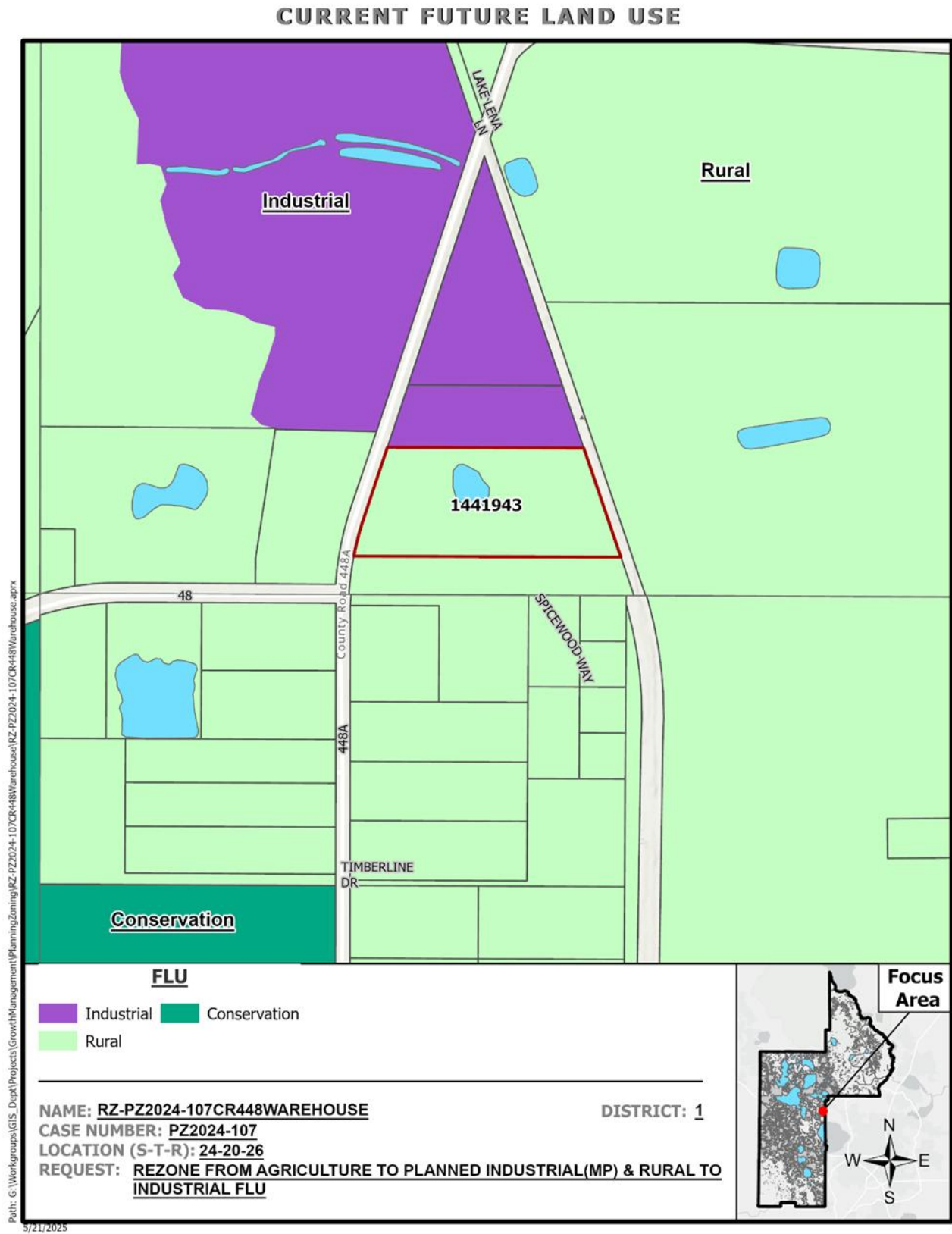
H. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

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

I. 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.

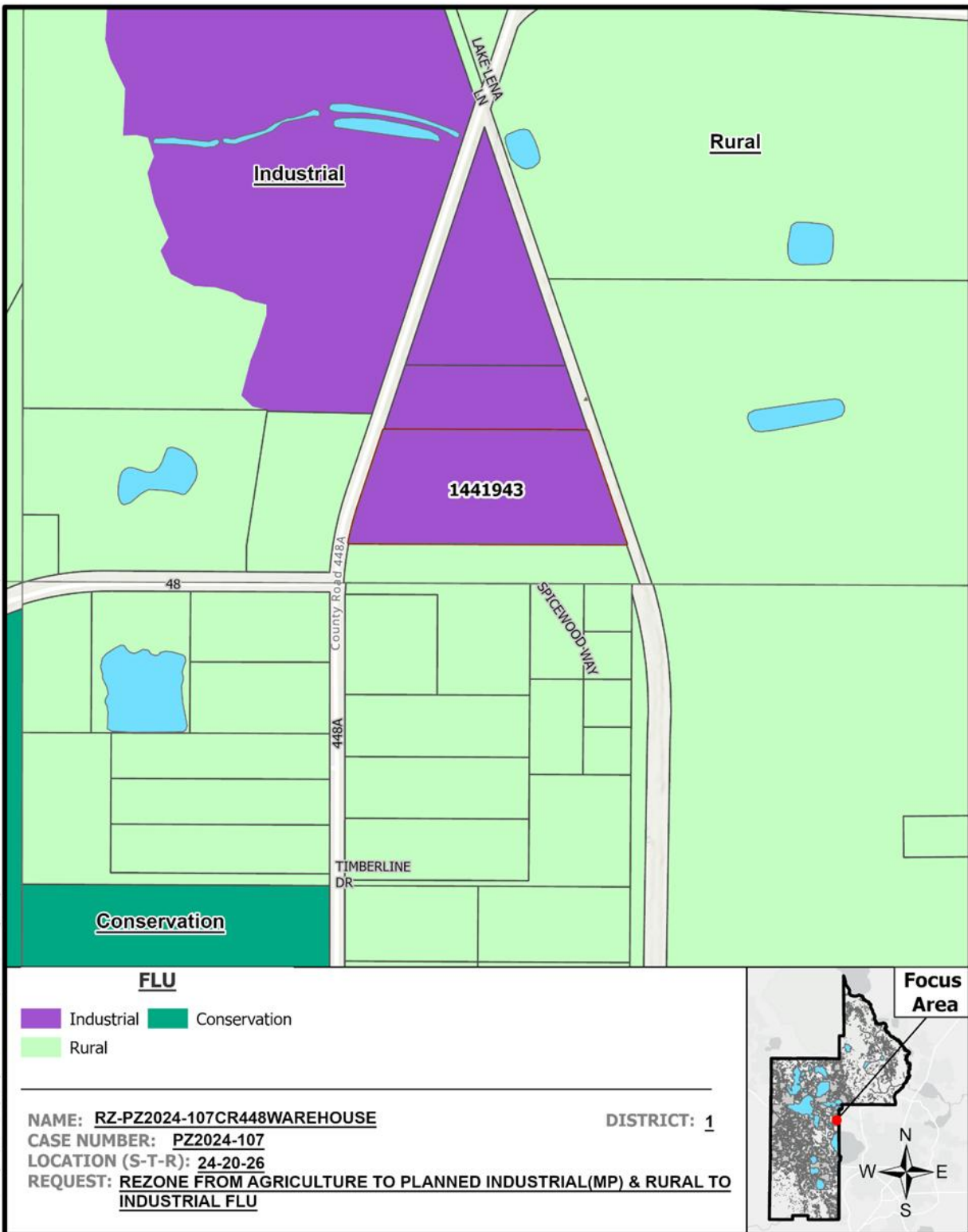
The proposed Comprehensive Plan Amendment application was submitted concurrent with a proposed rezoning to Planned Industrial (MP) being presented under a separate cover.

Attachment "A" – Current Future Land Use Map



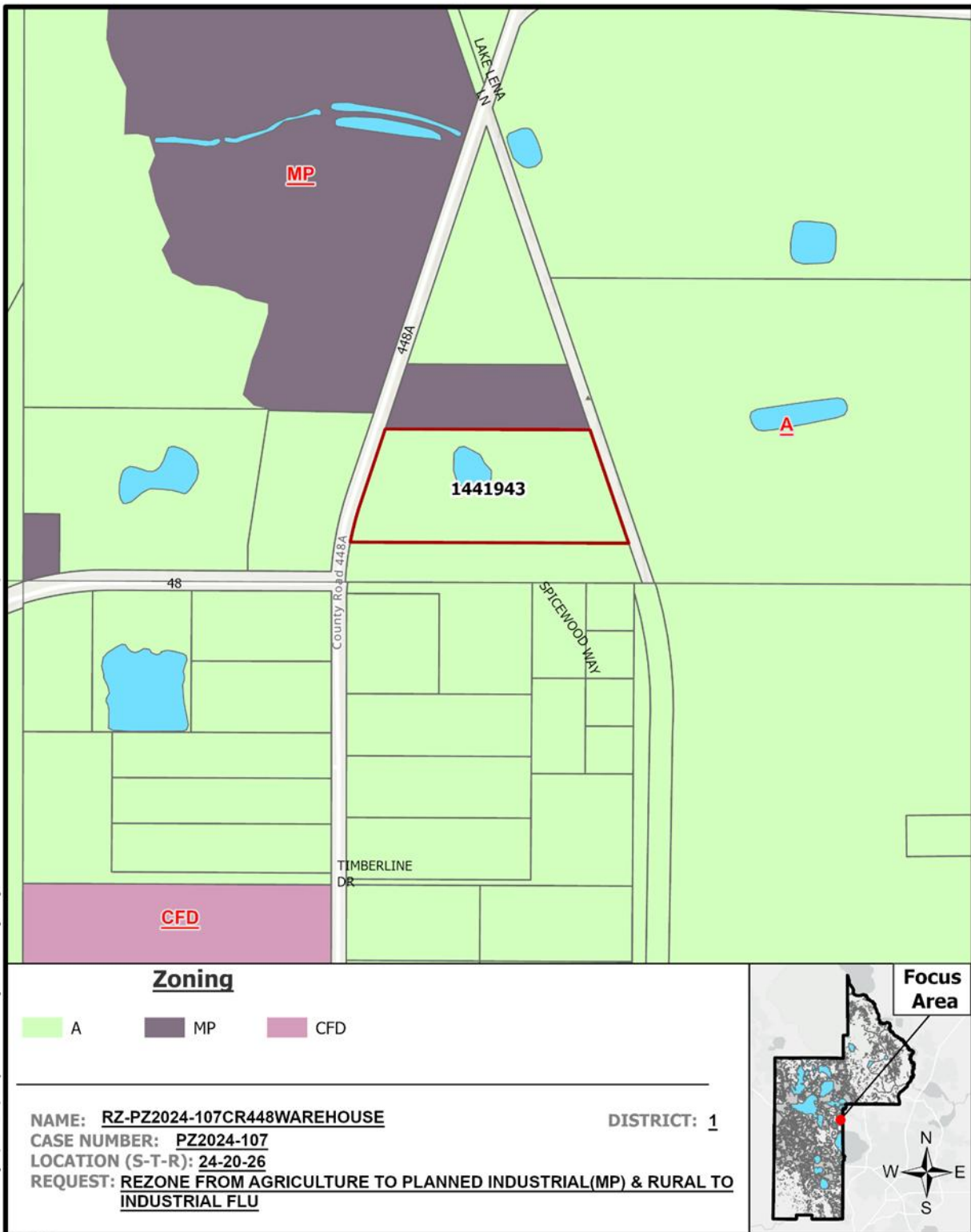
Attachment "B" – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE

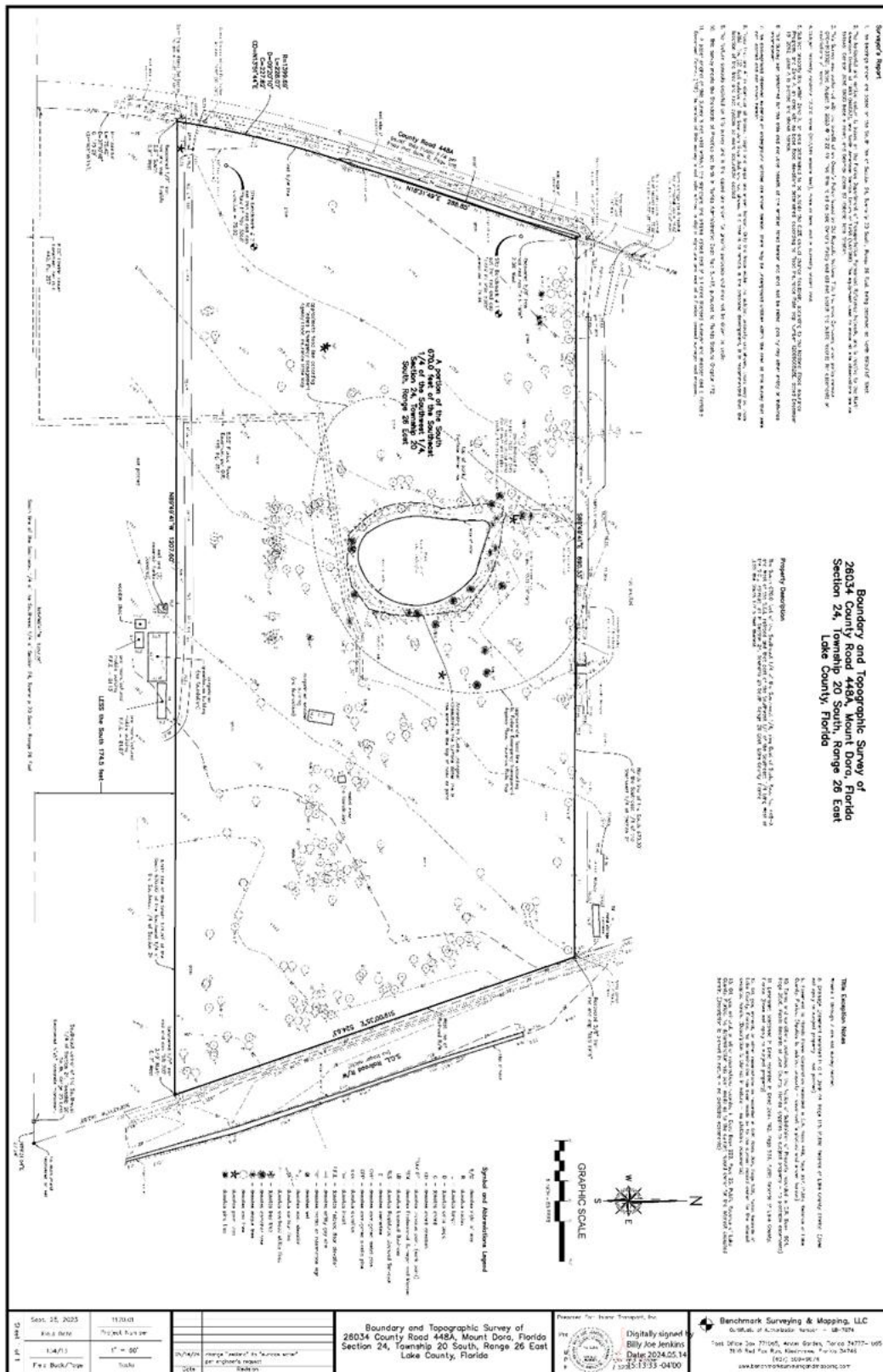


Attachment "C" – Zoning Map

CURRENT ZONING



Attachment “D” – Boundary Survey



Attachment “E” – Concept Plan (1 of 6)

COUNTY ROAD 448A WAREHOUSE

LAKE COUNTY, FLORIDA

CONCEPTUAL MASTER PLAN

LAKE COUNTY, FLORIDA

MAY 2025

SHEET INDEX

Sheet	Content
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0001	BOUNDARY AND TOPOGRAPHIC SURVEY
0002	CONCEPTUAL MASTER PLAN
0003	APRIL 8, 2025 - PRELIMINARY
0004	CONCEPTUAL MASTER PLAN
0005	PRELIMINARY BUILDING FOOTPRINTS

ADDRESS:

2501 COUNTY ROAD 448A
LAKE COUNTY, FL 32157
(UNINCORPORATED LAKE COUNTY)

PARCEL ID:

24-00-00-000-0000

CONTACT INFORMATION:

OWNER/CLIENT:
LAKE COUNTY, FL
3100 N. LAKE DR., SUITE 100
LAKE COUNTY, FL 32157
TEL: 407.548.1234 FAX: 407.548.1235
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DESIGNER:
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APRIL 8, 2025 - PRELIMINARY
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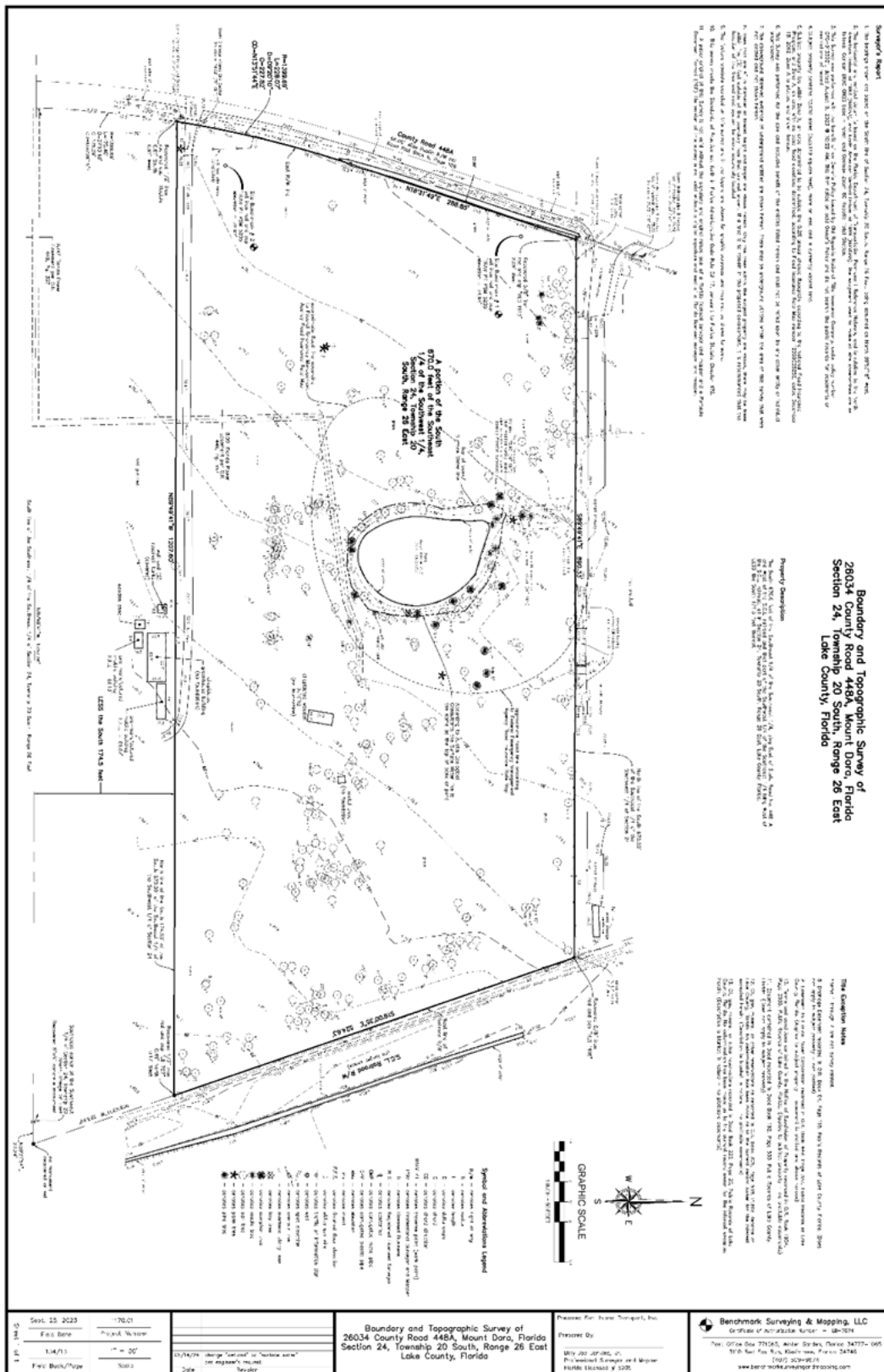
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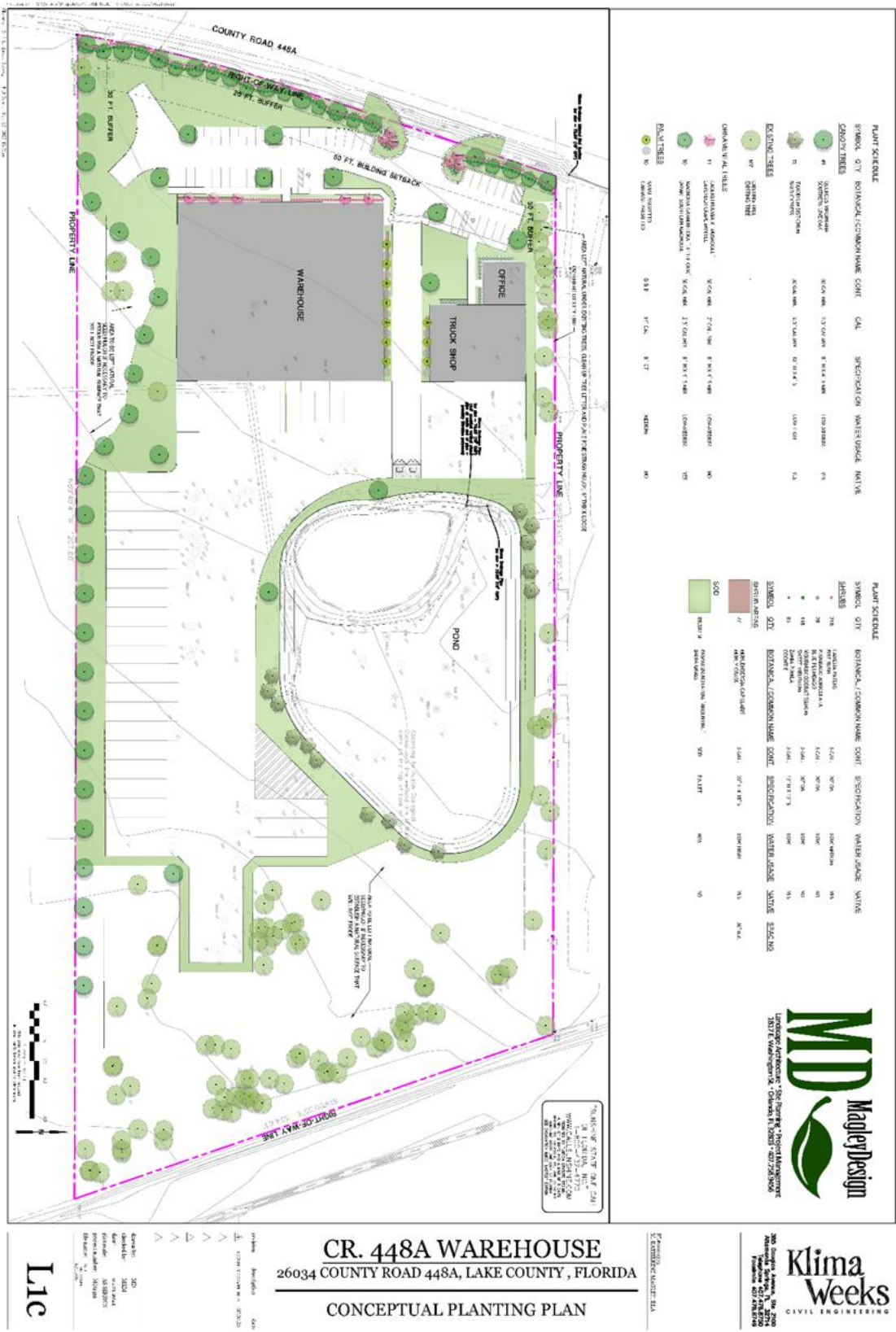
Attachment “E” – Concept Plan (2 of 6)



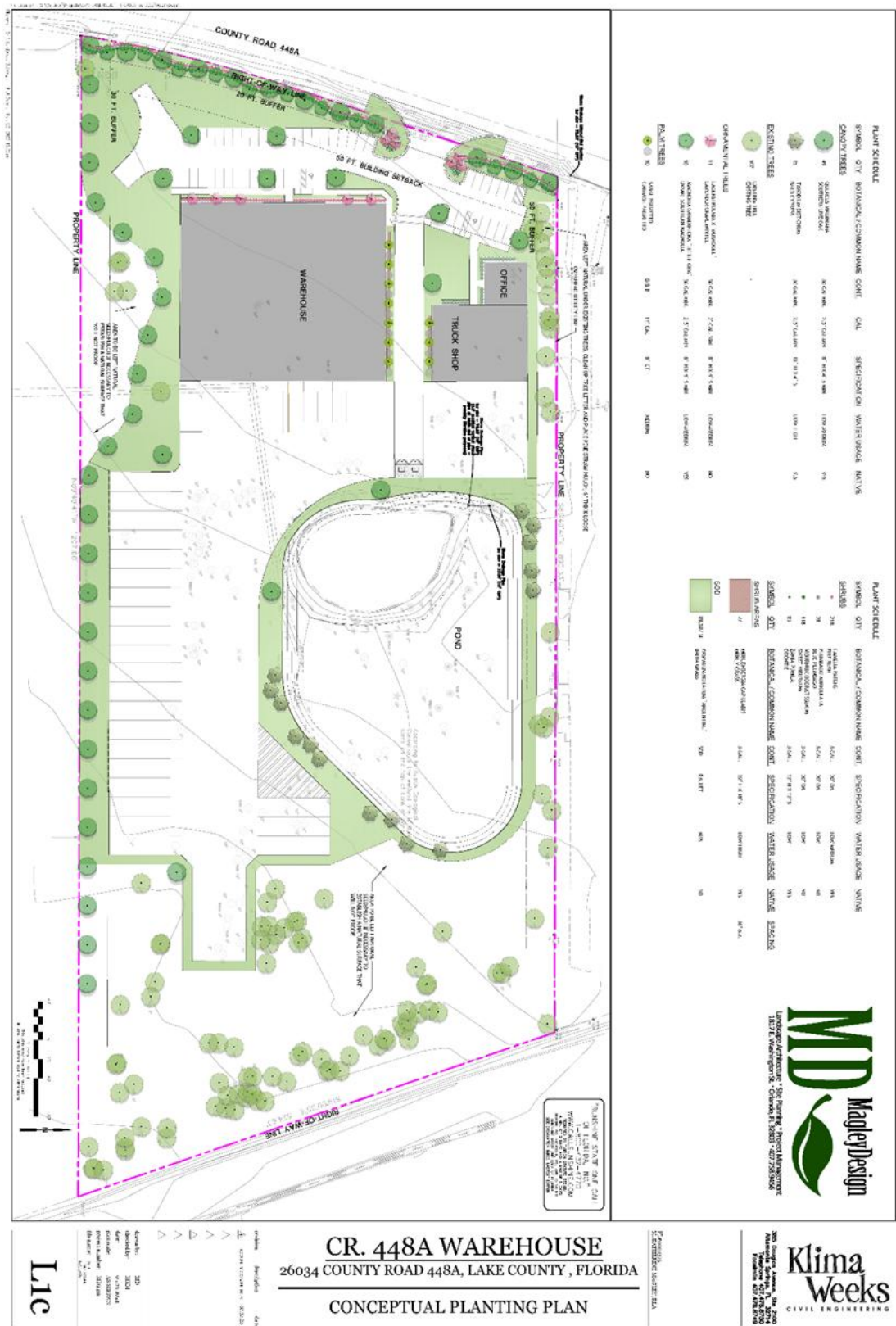
Attachment “E” – Concept Plan (4 of 6)



Attachment “E” – Concept Plan (5 of 6)



Attachment “E” – Concept Plan (6 of 6)



Attachment “F” – Justification Narrative (1 of 4)

Comprehensive Plan Amendment

Justification Statement

In compliance with LDR Section 14.02.03, please answer the following questions in a separate word document:

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

It is our opinion that the proposed development is consistent with the comprehensive plan. The primary reasons for this conclusion follow:

1. The proposed amendment clusters industrial uses, being adjacent to existing industrial uses and future land use designated areas (Alt Keys 1441978, 1589479 and the portion of 3794003 bordering CR448A).
2. The project provides a transition from higher intensity development to better buffer uses to the south. The industrial developments to the north incorporate outdoor storage of materials, chain link fence with barbed wire at the entrance, standing seam metal buildings, structures with visible open storage, unimproved drives and parking and minimal landscape buffering from the county road and adjacent properties. This project proposes to provide:
 - Quality building design and materials.
 - Subtle building colors.
 - No outdoor storage of materials.
 - Integrated internal landscaping to soften building facades.
 - Landscape buffers adjacent to right-of-way and adjacent properties.
 - Consideration of existing site features: The existing manmade surface water will be incorporated into the master stormwater management system and existing floodplain volume will be preserved on-site.
3. The project is consistent with the Lake Apopka Overlay District because:
 - Light Industry is allowed.
 - An advanced treatment septic tank and drainfield system will be provided.
 - The master stormwater system will meet or exceed the St. Johns River Water Management District Lake Apopka Basin requirements.

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

It is our opinion that the project is not in conflict with applicable provisions of the comprehensive plan.

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

Attachment “F” – Justification Narrative (2 of 4)

The proposed development is consistent with the adjacent industrial use to the north and provides an incremental buffer for the agricultural use to the south via high quality buildings and enhanced landscaping. The property is bounded on the west and east by road right-of-way (CR448A) and railroad right-of-way (right-of-way remains but railroad infrastructure was removed); therefore, the agricultural properties to the west and east are buffered by rights-of-way and landscaping. In addition, the buildings are offset north toward the existing industrial use such that the effective south building setback is over 100-ft. The building and development are concentrated on the west side of the property, providing a greater than 680-ft building setback from the east property line, with pavement located more than 170-ft from the east property line.

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

Per the property appraiser, the commercial building on the industrial site to the north was constructed in 1974 and the balance of the adjoining properties and uses have been the same since at least 1995, the earliest clear aerial photography we reviewed. While conditions have not substantially changed, the industrial use in this area appears to have been in place for up to 50-years; therefore, this project is not proposing to introduce a new use to the area.

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.

Water and sanitary sewer services are not available to this property. Potable water will be provided by well. Fire water will be provided by drafting from the on-site surface water or by a fire tank fed from the well. Sanitary sewer will be provided by advanced OSTDS. Therefore, no public facilities are needed for water or wastewater. The nearest fire station (County Station 78) is approximately 2.7-miles and 4 minutes from the site. Per Policy II-1.1.4, the project will schedule one day per week garbage pickup and one day per week recycling pickup. The adjacent industrial facility already requires solid waste service; therefore, this project does not require new waste service to the area. Transportation levels of service will be evaluated during review based on correspondence with county staff. Per Policy VII-1.4.3, the parks and recreation facilities level of service is four (4) acres of park land per 1,000 people in unincorporated Lake County. As this project is not residential in nature it does not create additional demand on parks. This project (warehousing, truck maintenance and small office) will not have a large number of employees and will have negligible impact on the population; though it will create new jobs. Schools are not impacted by this project as it is not residential in nature.

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

Per the attached Ecological Site Assessment, the entire uplands area of the site is classified as disturbed lands and the on-site surface water was constructed in uplands and will not require mitigation or be required to demonstrate elimination or reduction of impacts; therefore, the site does not contain environmentally sensitive lands. In addition, enhanced stormwater

Attachment “F” – Justification Narrative (3 of 4)

management criteria will be applied because the site is in the Lake Apopka Basin, and an advanced septic tank and drainfield system will be used for wastewater disposal. Wastewater discharge from the site will be limited, as the majority of the proposed building area is storage (warehouse). An oil/water separator will be used to prevent introduction of contaminants from the truck maintenance building into the treatment system. The oil-water separator will be inspected and pumped if necessary (any oils removed will be taken to a permitted disposal facility) on a regular maintenance interval to keep the system functioning as designed. The site will be graded to follow existing drainage patterns and attenuate the design storm event such that pre-development conditions are maintained.

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

The proposed buildings and enhanced landscaping with considerate buffers will improve the overall visual appeal of the immediate area. The new investment in this area (as noted earlier, the area has not substantially changed since at least 1995) demonstrates economic growth and stability in the area. This can positively influence the perception of the area as a desirable place to live and work. Higher demand for properties typically follows quality development, leading to increased property values. The construction and operation of the new facility will create jobs, both directly and indirectly. This job creation injects money into the local economy, which can have a ripple effect on nearby residential property values.

- H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

As mentioned above, the proposed development is immediately adjacent to an existing industrial development that appears to have been in the neighborhood since the 1970's. The contiguous property north and west of the property to the north are in the Industrial future land use category; therefore, this project is consistent with adjoining property. As noted above, demands on public services are minimal due to the majority warehouse storage use.

- 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 proposed development upholds public interest, as this property will be developed, owned and operated by an expanding Central Florida business. In addition, Objective IV-2.4 Target Industry Sectors states “to encourage high-wage employment opportunities and diversify the tax base, Lake County shall develop an aggressive business attraction strategy aimed at its target industry sectors, including Agri-Tech, Arts, Recreation and Leisure, Business Services, Clean Tech, Health and Wellness, Manufacturing and *Warehouse/Distribution*.” This facility is being developed by a stable, local business owner to support the existing logistics business.

- J. Any other matters that may be deemed appropriate by the Local Planning Agency or the Board of County Commissioners, in review and consideration of the proposed amendment.

This development proposes to improve the neighborhood's experience of industrial development through the use of high-quality building design and construction with an attractive

Attachment “F” – Justification Narrative (Page 4 of 4)

presentation to CR448A, enhanced landscaping on the west and south sides, where the development most faces the public and adjacent agricultural development. The proposed building setbacks and buffer widths are designed to leave sufficient room for appropriate planting and mitigate the visual impact of the non-residential buildings. The parking between the buildings and CR 448A is for office staff and visitors only. All truck parking will be behind the buildings, buffered by landscaping, and setback a substantial distance from the properties to the east and south. In addition, the stormwater pond is located to minimize regrading efforts and truck traffic during construction and will have no impact on the property's current flood storage volume. The site stormwater system will meet or exceed the increased requirements for the Lake Apopka Basin.

Attachment “G” – Ecological Site Assessment (1 of 18)



Austin Ecological Consultants

316 Church Street • Kissimmee, Florida • 34741 • Phone: 407.935.0535

June 29, 2023

Stan Rudnitsky
Inland Group LLC
3210 Friendly Ave
Orlando, FL 32808

**RE: Ecological Site Assessment
26034 CR 448A
Alternate Key Number 1441943
Lake County, FL**

Mr. Rudnitsky:

The purpose of this report is to present the results of a recent environmental site investigation and technical information review for the property located on the east side of County Road 448A, just north of Spicewood Way in Lake County. More specifically, the purpose of the site review was to investigate the presence of state / federal wetlands and state / federally-listed species within the boundaries of the property. The following presents the results of the site investigation.

PROPERTY LOCATION

The subject property contains approximately 12 acres of land and is located about 160' north of Spicewood Avenue on the east side of County Road 448A. Please refer to the attached **Location Map** and **Aerial**.

SURVEY METHODOLOGY

Prior to the site investigation, Austin Ecological Consultants, LLC (AEC) conducted a review of available soil information, National Wetlands Inventory GIS layers, St. Johns River Water Management District (SJRWMD) land use shapefiles, and available listed species locality records, including the Florida Fish and Wildlife Conservation Commission's (FWC) bald eagle nest database. Following the desktop review, on June 28, 2023 a professional biologist and Authorized Gopher Tortoise Agent from AEC conducted a review of the subject property to investigate the presence of state and federally listed species. The presence of wildlife was determined by direct observation or signs of their presence (burrows, tracks, etc.).

Attachment “G” – Ecological Site Assessment (2 of 18)

SOILS

The onsite soil types were classified according to the Soil Survey for Lake County, Florida (USDA, 1976) and available USDA Natural Resource Conservation Service (NRCS) GIS layers. The onsite soil types are summarized in the following Table 1, and are illustrated on the attached **Soils Map**.

Table 1. Onsite Soil Types

ID#	Soil Name	Drainage Class	Hydric Rating
17	Arents	Somewhat poorly drained	No
28	Myakka – Myakka, wet sands, 0 to 2 percent slopes	Poorly drained	No
45	Tavares sand, 0 to 5 percent slopes	Moderately well drained	No
50	Borrow pit		

VEGETATIVE COMMUNITIES

The onsite vegetative community types were classified according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS). One upland community exists onsite and one other surface water as well; see **FLUCCS Map**. Representative photographs have been provided as an Appendix.

740 – Disturbed land

All of the uplands on the property are classified as Disturbed Land. This upland community contains a mix of canopy size trees including: cherry (*Prunus spp.*), live oak (*Quercus virginiana*), laurel oak (*Q. laurifolia*), cabbage palm (*Sabal palmetto*), and camphor tree (*Cinnamomum camphora*). Shrub and groundcover species include beautyberry (*Callicarpa americana*), winged sumac (*Rhus copallinum*), Caesar weed (*Urena lobata*), bracken fern (*Pteridium spp.*), Elliot's milk pea (*Galactia elliotii*), grapevine (*Vitis spp.*), cactus (*Opuntia spp.*), and bahia grass (*Paspalum notatum*).

500 – Other Surface Water

The other surface water (OSW) is mostly open water with patchy coverage of emergent vegetation including Cuban bulrush (*Scirpus cubensis*) and water lily (*Nuphar spp.*). Red maple (*Acer rubrum*), dahoon holly (*Ilex cassine*), Carolina willow (*Salix caroliniana*), and laurel oak occupy the toe of slope and top of bank.

LISTED SPECIES

During the site review, AEC conducted pedestrian surveys for state and federally-listed species with the potential to occur onsite. In addition, a qualified biologist and Authorized Gopher Tortoise Agent from AEC conducted a preliminary pedestrian survey of the property to determine whether a gopher tortoise (*Gopherus polyphemus*) population occurs onsite.

Attachment “G” – Ecological Site Assessment (3 of 18)

Bald Eagle (*Haliaeetus leucocephalus*)

The bald eagle is no longer listed under the Endangered Species Act, but it is still afforded protection by the USFWS under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. Site reviews did not identify any bald eagle nests on the project site. Additionally, a review of the FWC's bald eagle nest database and Audubon's EagleWatch Nest Map did not locate any nests within the vicinity of the property. As such, it is not anticipated that any construction related activities will result in any adverse impacts to this species.

Gopher Tortoise (*Gopherus polyphemus*)

All onsite uplands are considered potential habitat for gopher tortoises. During the site inspection and preliminary survey no gopher tortoise burrows were discovered. However, this preliminary survey covered only a portion of the property; a formal gopher tortoise survey covering 100% of all suitable habitat is required prior to any construction related activities.

The gopher tortoise is a state-listed, threatened species of reptile that occupies nearly all upland community types throughout the state of Florida. Gopher tortoises, their eggs, and their burrows are protected from harm or harassment. Any gopher tortoise burrows that have the potential to be impacted as a result of land clearing, construction, or other disturbance must be relocated out of harm's way to an approved offsite recipient site. Any gopher tortoise relocation activities will be permitted through the FWC.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake is a federally-listed, threatened species that utilizes various upland and wetland habitats throughout the state. Conservation measures required by the USFWS typically include the inspection and excavation of all gopher tortoise burrows prior to construction, posting signage throughout the construction site, educating contractors on the identification of the species, and measures that must be taken to avoid disturbance if one is encountered during site work. Utilizing the USFWS *Eastern Indigo Snake Programmatic Effect Determination Key* (2017), the following effect determination is made: A>B>C>D>= "NLAA (Not Likely to Adversely Affect)."

Sand Skink (*Neoseps reynoldsi*)

The property falls within the USFWS Consultation Area for this federally-listed, threatened species. The USFWS defines suitable habitat within the Consultation Area to include well-drained, sandy soils that occur on elevations of 82 feet above sea level or higher.

The southeastern portion of the subject property meets the definition of suitable habitat with respect to elevation and soil type. However, there are no areas of barren sand within the project boundary. The lack of open areas devoid of vegetation makes it unlikely that any sand skinks may inhabit the project area. It is therefore unlikely that any proposed project will have an adverse effect to this species.

The property falls within the USFWS Consultation Area for the Florida Scrub-Jay (*Apelocoma coerulescens*); however, no suitable habitat, as defined by USFWS, occurs

Attachment “G” – Ecological Site Assessment (4 of 18)

onsite. No other state or federally-listed species or signs of their presence were observed during the June 28, 2023 field review, and due to the observed condition of onsite habitats, the likelihood of occurrence of other listed species is low.

SUMMARY

AEC reviewed the FDEP and SJRWMD historical permitting databases and did not find any Environmental Resources Permit (ERP) applications or any informal / formal wetland determinations. The site contains one approximate 0.41acre other surface water that was constructed in uplands. Accordingly, any proposed impacts to the OSW will not require mitigation or be required to demonstrate elimination and reduction of impacts. No state or federally listed species were discovered during the June 28, 2023 site visit. However, the site does contain suitable gopher tortoise habitat and a 100% survey will need to be completed prior to any construction activities.

If you have any questions about the information contained in this report, please do not hesitate to contact me.

Sincerely,

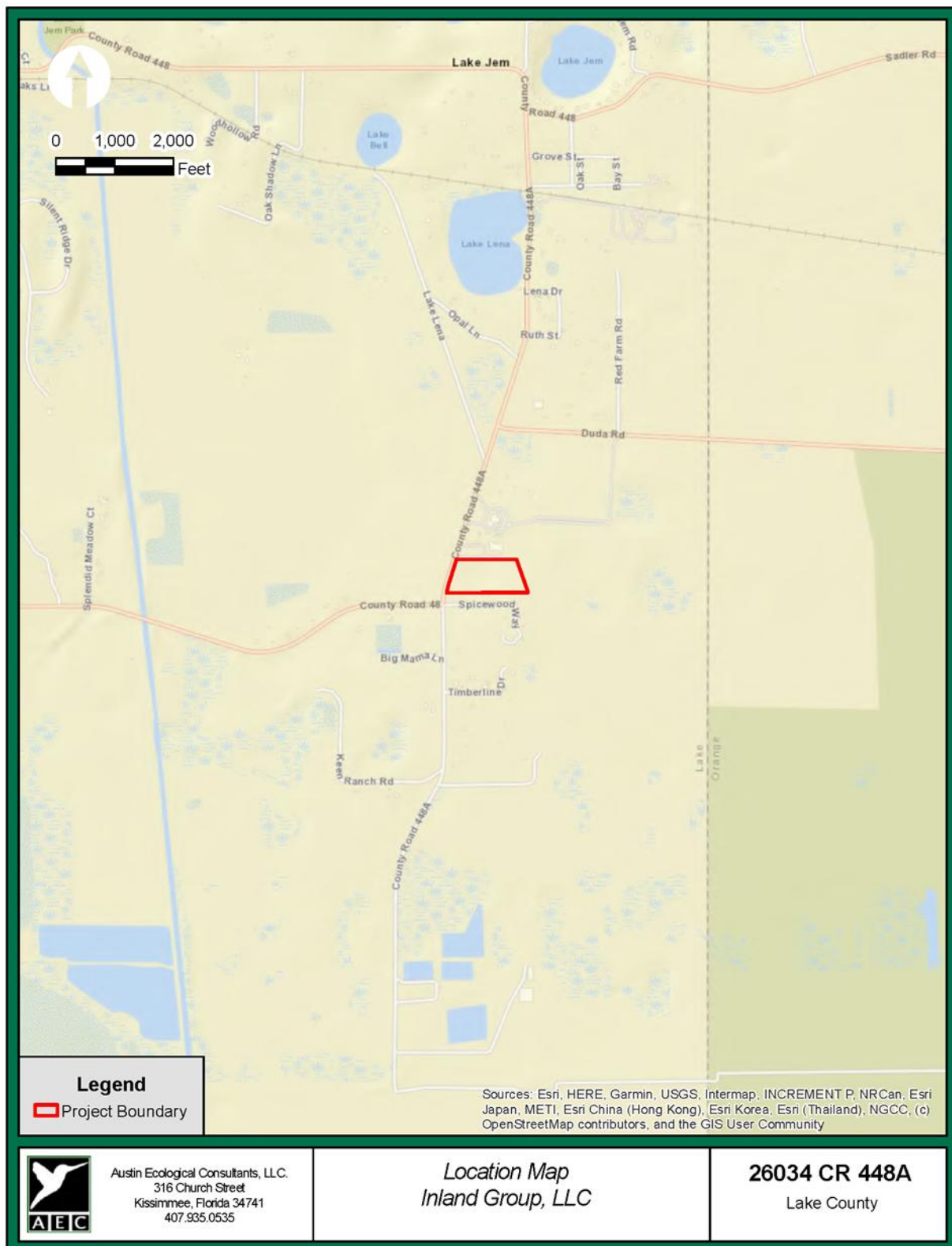
David Melton

David Melton
Environmental Consultant
Austin Ecological Consultants, LLC

Attachment “G” – Ecological Site Assessment (5 of 18)

Location Map

Attachment “G” – Ecological Site Assessment (6 of 18)



Attachment “G” – Ecological Site Assessment (7 of 18)

Aerial

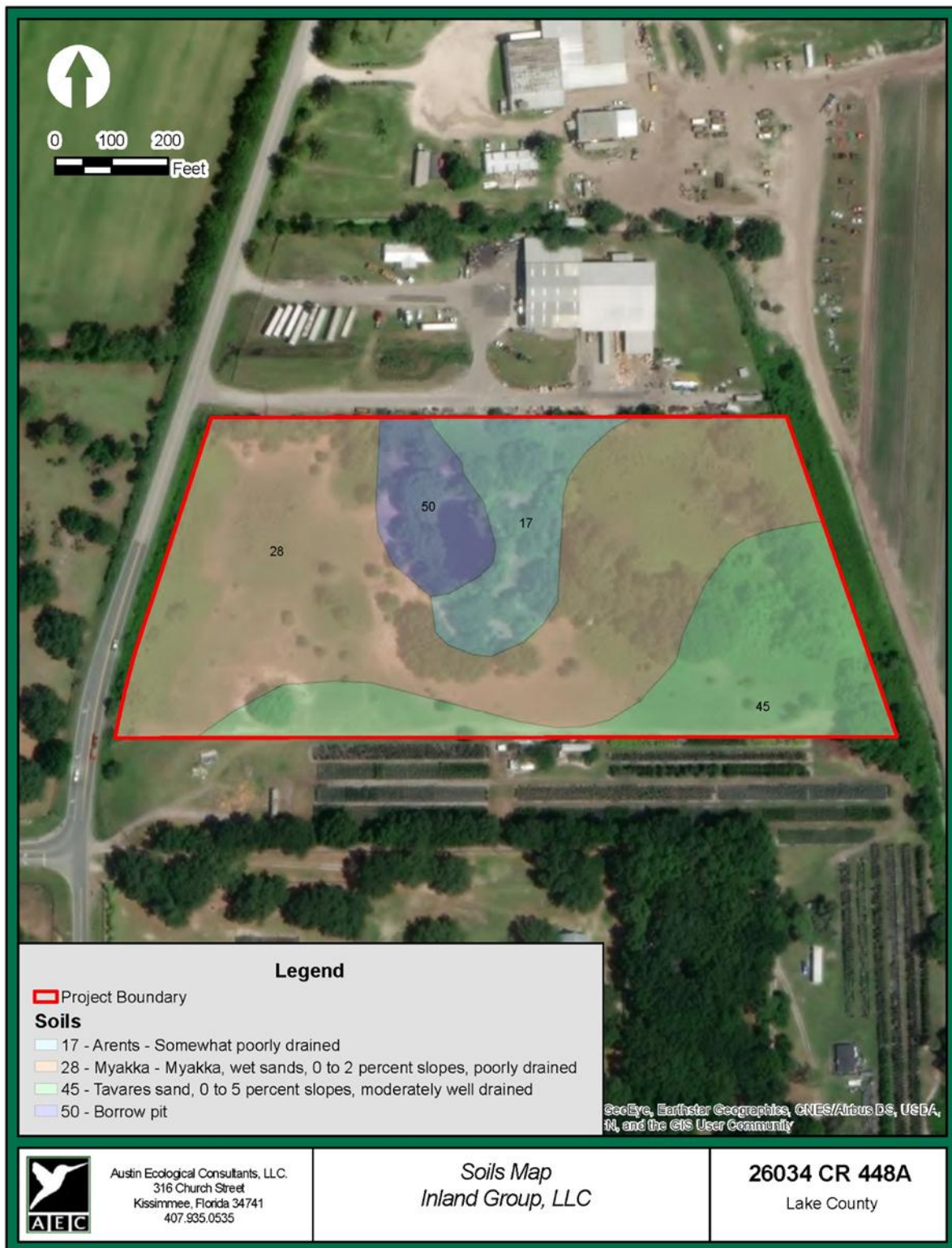
Attachment “G” – Ecological Site Assessment (8 of 18)



Attachment “G” – Ecological Site Assessment (9 of 18)

Soils

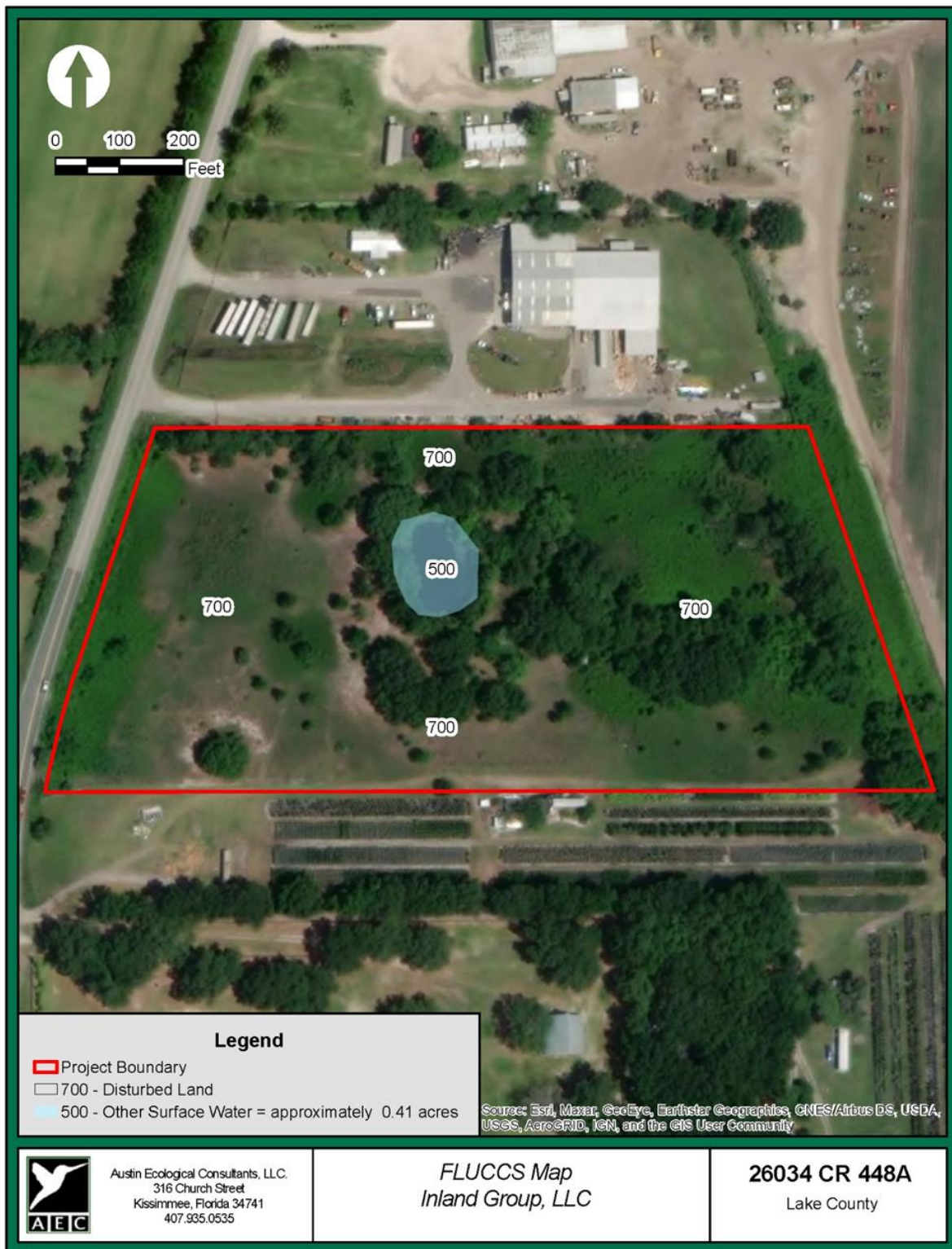
Attachment “G” – Ecological Site Assessment (10 of 18)



Attachment “G” – Ecological Site Assessment (11 of 18)

FLUCCS

Attachment “G” – Ecological Site Assessment (12 of 18)



Attachment “G” – Ecological Site Assessment (13 of 18)

Appendix

Site Photos

Attachment “G” – Ecological Site Assessment (14 of 18)



Other Surface Water

Attachment “G” – Ecological Site Assessment (15 of 18)



Typical view of the disturbed property.

Attachment “G” – Ecological Site Assessment (16 of 18)



Interior of disturbed area under oak live canopy.

Attachment “G” – Ecological Site Assessment (17 of 18)



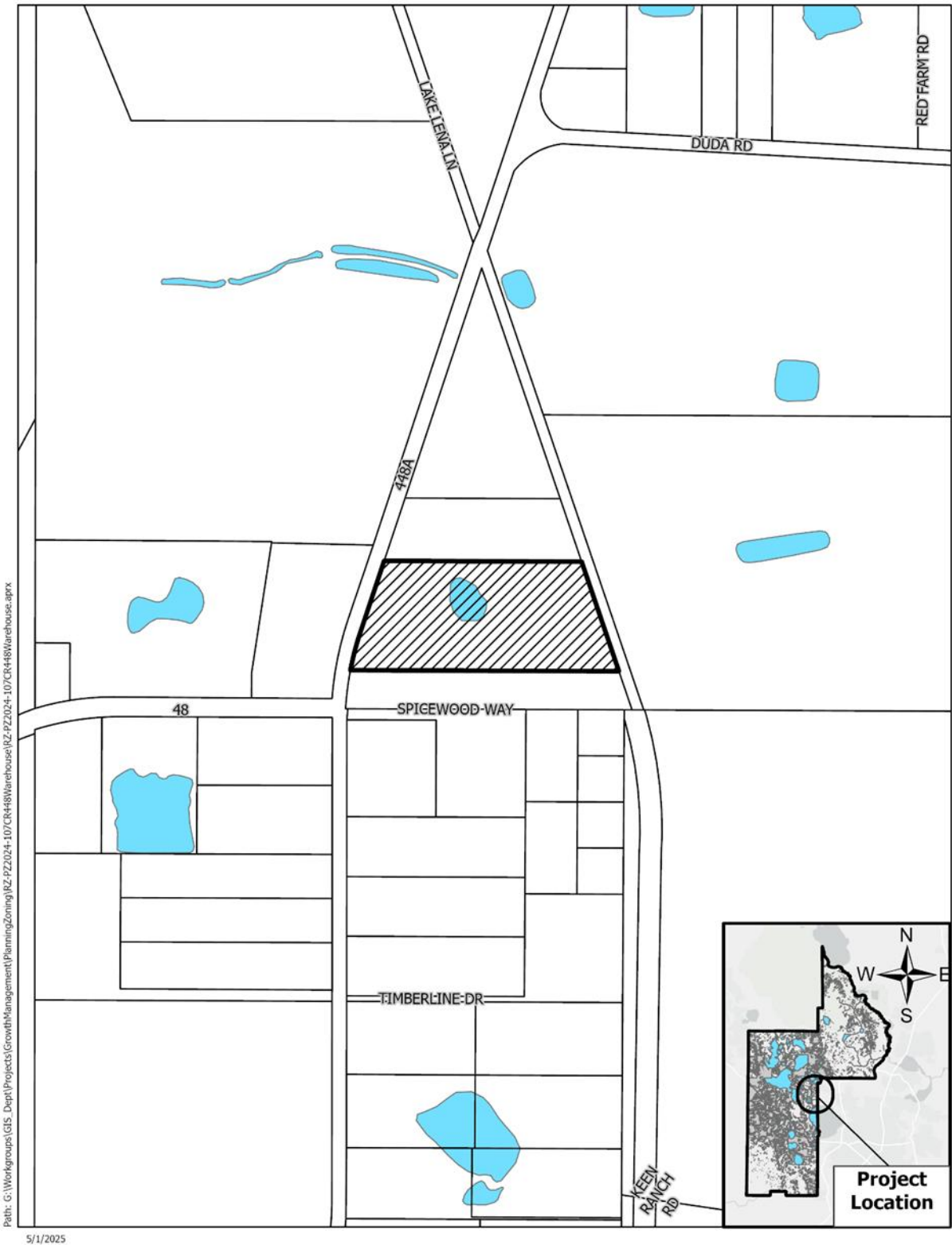
Typical disturbed area.

Attachment “G” – Ecological Site Assessment (18 of 18)



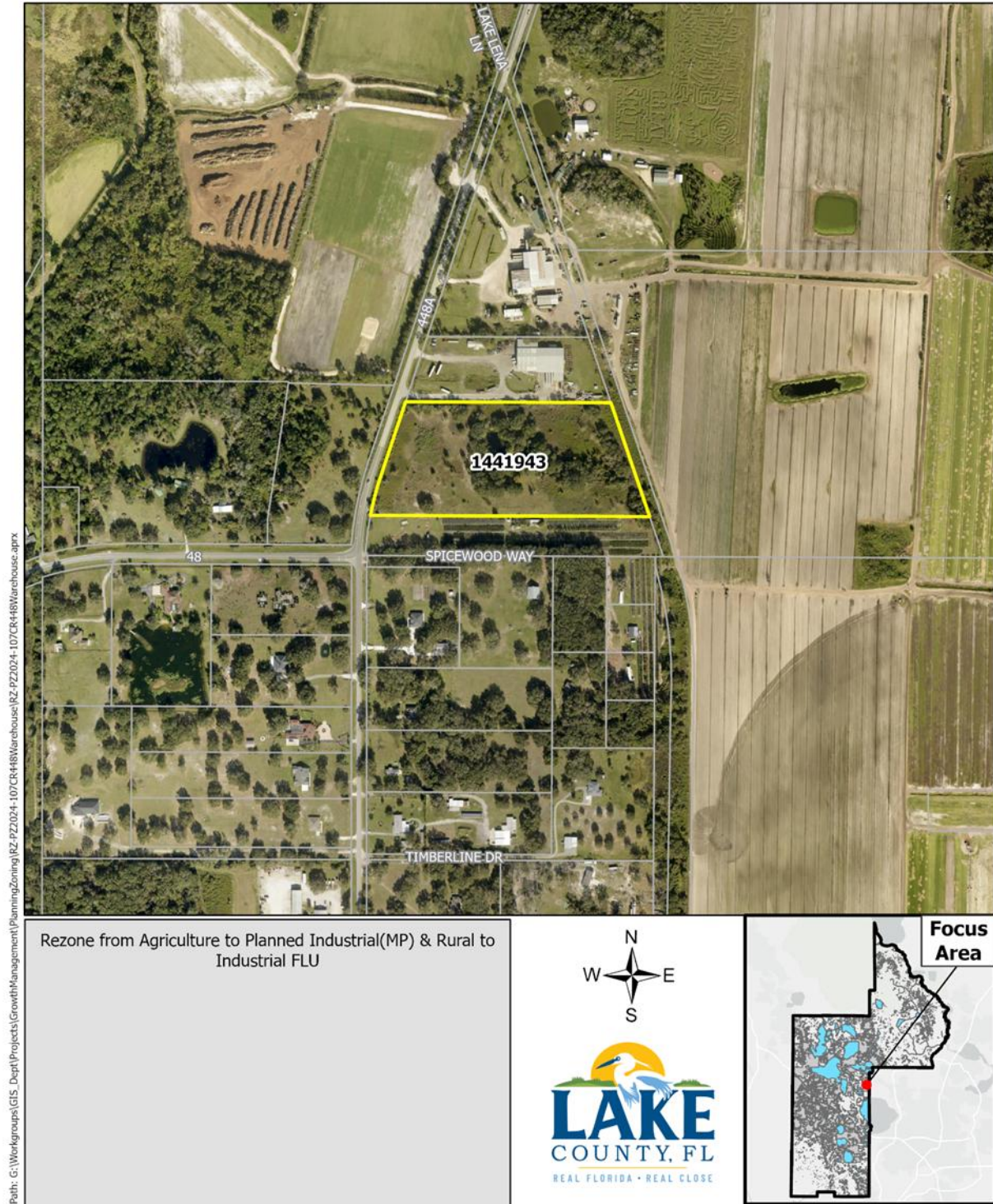
Disturbed area w grape vine.

Map of Subject Property



Aerial Map of Subject Property

PZ2024-107
RZ-PZ2024-107CR448Warehouse



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 12.06 +/-
4 ACRES FROM RURAL FUTURE LAND USE CATEGORY TO INDUSTRIAL FUTURE LAND USE
5 CATEGORY, LOCATED AT 26034 COUNTY ROAD 448A, IN THE MOUNT DORA AREA OF
6 UNINCORPORATED LAKE COUNTY, IDENTIFIED AS ALTERNATE KEY NUMBER 1441943, AND
7 LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR PUBLICATION AS REQUIRED BY
8 SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING
9 FOR AN EFFECTIVE DATE.

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

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

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

18 WHEREAS, on the 23rd day of July 2010, the State of Florida Department of Community Affairs,
19 now known as the Florida Department of Commerce, published a Notice of Intent finding the Lake County
20 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

21 WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of
22 Comprehensive Plan Amendments; and

23 WHEREAS, on the 6th day of August 2025, this Ordinance was heard at a public hearing before the
24 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

25 WHEREAS, on the 2nd day of September 2025, this Ordinance was heard at a public hearing before
26 the Lake County Board of County Commissioners for approval to adopt; and

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

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

31 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive
32 Plan Future Land Use Map is hereby amended to change the Future Land Use Category for the subject
33 property, described in Exhibit "A" attached hereto, and incorporated in this Ordinance, from Rural to Industrial
34 Future Land Use Category.

35 **Section 2. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and
36 163.3184, 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
Board of County Commissioners of
Lake County, Florida

Approved as to form and legality:

MELANIE MARSH, COUNTY ATTORNEY

Exhibit "A" – Legal Description

The South 670.0 feet of the Southeast 1/4 of the Southwest 1/4, lying East of State Road No. 448-A and West of the S.C.L. railroad and that part of the Southwest 1/4 of the Southeast 1/4 lying West of the S.C.L. railroad, all in Section 24, Township 20 South, Range 26 East, Lake County, Florida.
LESS the South 174.5 feet thereof.

