

MEMORANDUM

Growth Management
Administration
315 W. Main Street, Suite 515
Tavares, FL 32778



LAKE COUNTY
FLORIDA

www.lakegovernment.com

To: Local Planning Agency
From: Carol Stricklin, AICP, Growth Management Director *CS*
Date: August 23, 2007
Subject: Land Development Regulations for Heavy Industrial Uses

Based upon direction from the Board of County Commissioners on June 18, 2007, staff has initiated Land Development Regulation amendments to address standards for heavy industrial uses. A public hearing on the proposed ordinance will be scheduled at the September 20, 2007, regular LPA meeting.

Current Land Development Regulation Provisions

The LDRs identify various types of industrial uses in Section 3.01.02, Classification of Uses. Included in these definitions are Incineration, Light Industrial, Heavy Industrial, Recycling Center, and Junkyard. It should be noted, however, that the Chapter II, Definitions, does not include definitions of industrial uses. There are three industrial zoning districts; LM, Light Industrial, HM, Heavy Industrial, and MP, Planned Industrial District. The table, Scheduled of Permitted and Conditional Uses, identifies the zoning districts in which these uses are allowed. Attached to this table are footnotes that provide conditions of approval for various uses. Currently, there are no conditions of approval for heavy industrial uses.

Several sections of the LDRs provide performance standards for various uses. Section 3.05.00 provides for screening of commercial and industrial uses. Standards for landscaping and buffering are provided in Chapter 9. Currently, the largest bufferyard required is a 30 (thirty) foot wide bufferyard "D". The width of the required bufferyard is determined by the zoning of the adjacent parcel.

Proposed Amendment

Over the last several months, staff has reviewed the current regulations for site development of heavy industrial uses and has drafted a heavy industrial ordinance. In summary, the ordinance will better define light industrial and heavy industrial uses; place conditions upon development of heavy industrial uses for setbacks, buffering, and other site development standards; and allow conditions related to hours of operation and other standards. The specific changes are outlined below and detailed in the attached ordinance.

Chapter II

Add definitions of "Industrial Use", "Industrial Use, Light", and "Industrial Use, Heavy" consistent with the Classification of Use standards in Chapter III.

Chapter III

Summary: These changes require heavy industrial uses to be reviewed as a conditional use, requiring a public hearing, when within 500 feet of a residential zoning district. The changes also create conditions related to Heavy Industrial uses to address mitigation of impacts from these uses.

Amend Section 3.01.02(D) LDR, Lake County Code, Classification of Uses, to refine the description of light and heavy industrial uses. Both definitions include a statement that, "the examples listed are not intended to be comprehensive and may not include all heavy industrial uses. If a use is not specifically listed herein and exhibits similar characteristics to those listed, the County Manager, or designee, shall make a written interpretation that the proposed use exhibits similar characteristics to a listed use, in which case the use shall be permitted in the same manner as the use with similar characteristics." The description also distinguishes between heavy and light industrial uses based upon whether the activity occurs within an enclosed building.

Amend Section 3.01.04 LDR, Schedule of Permitted and Conditional Uses to provide for conditional use approval of heavy industrial uses when they are located within 500 feet of the property line from a residential zoning district or PUD zoning district containing residential uses. Footnote 24 is added for heavy industrial uses to indicate that there are conditions of approval that apply.

Amend Section 3.10.04 LDR, to add the text for Footnote 24, which creates conditions of approval for Heavy Industrial Uses. These conditions of approval include minimum setbacks, requirements for noise attenuation measures, restriction of hours of operation, screening of outdoor storage of materials, and treatment of dust.

Amend Section 3.05.00 Screening for Commercial and Industrial Uses, to require screening of equipment, in addition to parking, loading, and storage areas.

Chapter IX

Summary: These changes create additional landscaping bufferyard requirements.

Amend Section 9.01.04, Landscaping Requirements to create new Subsection H stating that buffers for industrial uses shall be for the purpose of reducing noise, site, and air impacts.

Amend Table 9.01.04.B.2.a to create a new Bufferyard "E" that is 50 (fifty) feet wide with a wall, berm, and landscaping, and to require larger trees at time of planting.

Amend Table 9.01.04.B, Landscaping Buffers Between Zoning Types to require the new Bufferyard E adjacent to residential zoning districts.

Amend Section 9.01.04, Appendix E to provide a graphic of the new Bufferyard E.

DISCUSSION OF LDR'S FOR INDUSTRIAL USE

Ms. Carol Stricklin, Growth Management Director, stated that this was the second part of the discussion regarding performance standards for industrial uses, addressing noise, odor, vibrations, and some of the impacts that were seen from those types of uses and how they could strengthen their performance standards for better code enforcement in those areas. She noted that she would address site development standards for heavy industrial uses at this workshop, and that these standards would apply to development of those sites or additions to existing sites. She pointed out that those standards would not address locational criteria for future land use or zoning, and that would be the next piece that would come up out of the Comprehensive Plan update and the Future Land Use Map. She further explained that they would address how sites that had that zoning would be allowed to develop.

She stated that she would walk through the ordinance that was included in the packet and explain how they were proposing to amend their existing regulations to better protect the residential areas. She explained that the Code classified industrial uses into heavy and light, and that they were looking primarily at heavy industrial uses, because those were the concrete plants and other types of uses that tended to have impacts on adjacent properties. She stated that the ordinance would reword those definitions to allow uses to be classified as either heavy or light and authorized the County Manager or designee to make a determination based upon those impacts when a use might fall into heavy industrial.

She reported that the next thing the ordinance did was to look at the table of allowable uses, which was the chart in the Code that specified where heavy industrial uses were allowed. She explained that currently heavy industrial uses were considered permitted in those zoning districts where it was an allowable use. Her department was suggesting that they amend those standards so that when a heavy industrial use was proposed within 500 feet of a residential property or PUD zoning, it became a conditional use and would require a public hearing.

Commr. Cadwell asked if this would apply to the Christopher C. Ford Commerce Park.

Ms. Stricklin responded that this would apply to the Industrial Park.

Commr. Cadwell commented that he had a problem with that, even though he understood that they were doing it only for the industries they would worry about.

Ms. Stricklin pointed out that they had also attached a "Footnote 24," creating a new section that would define what the conditions of approval were, specifically having to do with requirements for minimum setbacks, noise attenuation measures (including the conducting of noise studies), hours of operation, screening of outdoor storage of materials, and treatment of dust.

Commr. Stewart asked what was required now of the heavy industrial that was already established next to residential neighborhoods as far as noise.

Mr. Stricklin responded that the noise standards were in the County Code, and they had to do with a nuisance standard pursued through Code Enforcement. She commented that they had received direction from the Board to look at other ways of controlling noise impacts, perhaps looking at a standard based upon decibels or something that was specifically measurable. She also confirmed that if they amended their noise standards in the County Code, it would apply to existing uses. She further

explained that they were suggesting that during the development of new sites, it would give them the ability to look at noise attenuation measures at the time the site was built, such as placement of machinery, screening of machinery, concrete walls to block sound, and those types of things as part of the new site plan approval. She noted that hours of operation was an issue that frequently arose with heavy industrial uses and one she thought they would have a lot of discussion about, because certain types of industrial uses, such as concrete plants, were required to operate outside of what was considered normal business hours. She explained that they were supplying materials that were needed at certain times of the day and would have trouble conforming to the County's hours of operation restriction.

Ms. Stricklin stated that the final area of change had to do with the landscaping requirements, and that currently they had bufferyard requirements that looked at the zoning of the site and the adjacent site, and there was a table that defined what type of bufferyard was required. Her department was proposing a new bufferyard standard of 50 feet as well as additional screening requirements within that bufferyard that could be imposed for the most intense industrial use adjacent to residential.

She related that based upon the Board's direction, they would go in front of the Local Planning Agency for their review and bring this back to the Board for a public hearing.

Commr. Cadwell stated that he would like to have a discussion with staff about the DRI, because he had concerns about the logic of that. He noted that they had their own architectural rules and extra rules already and that they probably already did everything they would do in a CUP.

Commr. Renick commented that the new regulations would only add an additional 20 feet of buffering, and she had noticed that a 100 foot buffer was not unusual in some ordinances she had researched for a heavy industrial use such as a concrete plant.

Commr. Cadwell commented that if a business was in industrial zoning and surrounded by industrial, to make them go through a CUP would not be a good thing from a business and economic standpoint, if they were not close to residential houses.

Ms. Stricklin commented that a big issue with those industrial uses was encroachment by residential, where residential uses had established themselves around a business that did not have anything around it for many years.

Commr. Cadwell established that the Board was comfortable with the direction that staff was moving in, and he stated that he would meet with Ms. Stricklin on the CUP and DRI issue itself regarding the industrial park.

ORDINANCE SUMMARY

Lake County Comprehensive Plan requires that residential areas be protected from the encroachment of incompatible non-residential development and performance standards be adopted in the Land Development Regulations. Existing regulations do not provide sufficient standards to meet the requirements of the plan to define buffer and screening requirements for heavy industrial uses which have the potential to generate impacts on the environment and adjacent land uses including noise, vibration, dust, and odors.

ORDINANCE NO. 2007 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS CHAPTER II, ENTITLED DEFINITIONS; SECTION 3.01.02, ENTITLED CLASSIFICATION OF USES; SECTION 3.01.03, ENTITLED SCHEDULE OF PERMITTED AND CONDITIONAL USES; SECTION 3.01.04, ENTITLED KEY TO CONDITIONS IN TABLE OF PERMITTED AND CONDITIONAL USES; SECTION 3.05.00, ENTITLED SCREENING FOR COMMERCIAL AND INDUSTRIAL USES; SECTION 9.01.04, ENTITLED LANDSCAPE REQUIREMENTS; SECTION 9.01.04, TABLE 9.01.04.B.2.A, ENTITLED LANDSCAPE PLANTS FOR BUFFERS BETWEEN LOTS AND RIGHTS-OF-WAY; SECTION 9.01.04, TABLE 9.01.04.B, ENTITLED LANDSCAPE BUFFERS BETWEEN ZONING TYPES; SECTION 9.01.10, FIGURE 2, ENTITLED LAND USE BUFFERING STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lake County Comprehensive Plan Future Land Use Policy 1-1.3, Mitigation of Impacts from Adjacent Development, states that residential areas shall be protected from the encroachment of incompatible non-residential development; and

WHEREAS, Lake County Comprehensive Plan Future Land Use Policy 1-4.3: Mitigation of Impacts to Adjacent Land Uses, states that the County shall incorporate performance standards into the Land Development Regulations which define buffer and screening requirements for non-polluting and polluting industries; and

WHEREAS, Heavy Industrial Uses have the potential to generate impacts on the environment and adjacent land uses including noise, vibration, dust, and odors; and

WHEREAS, the Land Development Regulations provide standards for the location and performance standards of certain land uses;

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, as follows:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Amendment. Chapter II, Lake County Code, Appendix E, Land Development Regulations, entitled Definitions shall be amended to add definitions as follows:

* * *

Industrial Use. A use devoted to the manufacture, warehousing, assembly, packaging, processing, fabrication, storage or distribution of goods and materials whether new or used or the substantial refinishing, repair and/or rebuilding of vehicles or boats.

Industrial Use, Light. An Industrial Use engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products, from processed or previously manufactured materials, generally within an enclosed building.

Industrial Use, Heavy. An Industrial Use that has significant potential impacts on the environment or adjacent uses in terms of noise, hazards and odors, where more than twenty (20) percent of the use takes place outside of an enclosed building or where exterior storage equals or exceeds building floor area.

Section 3. Amendment. Section 3.01.02(D), Lake County Code, Appendix E, Land Development Regulations, entitled Classification of Uses shall be amended to read as follows:

3.01.02 Classification of Uses.

* * *

D. Industrial Uses.

1. Incinerator. A facility in which Solid Waste or Recovered Materials are disposed of through a burn process.

2. ~~Industrial, Light. An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including the processing, fabrication, assembly, treatment and packaging of such products, but excluding heavy industrial uses. Typical uses include the manufacture of apparel, computer, electrical and electronic equipment, food, furniture and fixtures, leather, rubber and plastics products; boat Building and repair, machine shops, and welding shops. This category also includes crematories.~~

Deleted text is shown as ~~strikethrough~~. Proposed text is shown as underline.

2

~~3. Industrial, Heavy. An establishment engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes which potentially involve hazardous or commonly recognized offensive conditions. Typical uses include asphaltic cement plants, bulk fuel storage and distribution, fat rendering plants, grain mills, petroleum refineries, steel works and tanneries. Also includes agriculturally related industry or processes. This category also includes crematories.~~

2. Industrial Use, Light. An Industrial Use engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products, from processed or previously manufactured materials, generally within an enclosed building. These examples are not intended to be comprehensive and may not include all light industrial uses. If a use is not specifically listed herein and exhibits similar characteristics to those listed, the County Manager, or designee, shall make a written interpretation that the proposed use exhibits similar characteristics to a listed use, in which case the use shall be permitted in the same manner as the use with similar characteristics.

3. Industrial Use, Heavy. An Industrial Use that has significant potential impacts on the environment or adjacent uses in terms of noise, hazards and odors, where more than twenty (20) percent of the use takes place outside of an enclosed building or where exterior storage equals or exceeds building floor area. Heavy Industrial uses include, but are not limited to: junkyards, railways, bulk petroleum storage, concrete batch plants, asphalt plants, resource extraction, incinerators, fabrication facilities (involving open air grit blasting or open air painting), fiberglass products manufacturing facility, explosive storage and or manufacturing facility, pesticide formulation facility, soil remediation facility, bulk solvent chemical storage/processing facility, and secondary metals recovery/manufacturing facility. Heavy Industrial uses also include agriculturally related industry or processes. These examples are not intended to be comprehensive and may not include all heavy industrial uses. If a use is not specifically listed herein and exhibits similar characteristics to those listed, the County Manager, or designee, shall make a written interpretation that the proposed use exhibits similar characteristics to a listed use, in which case the use shall be permitted in the same manner as the use with similar characteristics.

4. Recycling Center. A facility used for the processing and temporary storage of small recyclable items such as, but not limited to, food and beverage containers, fabrics, and paper.

5. Junkyard. An establishment engaged in the storage and sale, from the premises, of used or waste material or other items, except where such activities are incidental to a manufacturing operation. Uses include automobile salvage yards.

Deleted text is shown as ~~strikethrough~~. Proposed text is shown as underline.

Section 4. Amendment. Section 3.01.03, Lake County Code, Appendix E, Land Development Regulations, Heavy Industrial contained in the table entitled Schedule of Permitted and Conditional Uses shall be amended to include Note 24 as follows:

ZONING DISTRICTS																	CON D/LDR SECTION							
Use Classifications	A	R A	A R	R 1	R 2	R 3	R 4	R 6	R 7	R 1 0	R P	R M R P *	R M	C 1 *	C 2*	C 3*		C P	L M	H M	M P	C F D	R V	

INDUSTRIAL USES																								

Airport																				P	P	P		8
Incinerator																			C	C	C			21 & Sec. 3.01.02.D. 1
Industrial, Light																			P	P	P			Sec. 3.01.02.D. 2
Industrial, Heavy	C																			P, C	P, C			Sec. 3.01.02.D. 3 24
Junkyard																			P		P			9 & Sec. 3.01.02.D. 5
Recycling Center																			P	P	P	P		Sec. 3.01.02.D. 4
Trucking Facilities																			P	P	P			
Warehouses															P	P	P	P	P	P				Sec. 3.01.02.C. 24

P = Permitted Use. C = Conditional Use

Section 5. Amendment. Section 3.01.04, Lake County Code, Appendix E, Land Development Regulations, entitled Key to Conditions in Table of Permitted and Conditional Uses shall be amended to add the following:

24. Heavy Industrial Uses. Heavy Industrial Uses shall only be Permitted as shown in Table 3.01.03 Schedule of Permitted and Conditional Uses. Conditional Use approval shall be required where properties used for Heavy Industrial Uses are located within 500 feet of the property line of a residential or PUD zoning district. The following conditions shall apply to Heavy Industrial Uses:

Deleted text is shown as ~~strikethrough~~. Proposed text is shown as underline.

- a. A minimum setback of 100 feet shall be required for all buildings, structures, outdoor storage areas, and areas for operation of vehicles and equipment from the property line of adjacent residential and PUD zoning district.
- b. Noise attenuation measures shall be required as part of site plan review based upon the nature of the proposed use and its relationship to surrounding land uses. A noise study may be required to establish the level of background noise and recommend appropriate attenuation measures.
- c. Hours of Operation may be limited where properties used for Heavy Industrial Uses are located within 500 feet of the property line of a residential or PUD zoning district, based upon the nature of the proposed use and its relationship to surrounding residential land uses.
- d. Outside storage of materials shall be screened they are not visible from right of ways, residential zoning districts or PUDs in accordance with Section 3.05.00.. Soil like materials that can generate dust shall be located in three sided walled enclosures that area minimum of ten feet in height. The opening of the enclosure shall not be visible from right of ways or adjacent parcels.
- e. The following standards shall be maintained:
 - i) All on-site travelways and maneuvering lanes must be paved, watered, and swept as necessary to achieve maximum control of dust emissions.
 - ii) During operations, all stockpiles of materials with the potential of generating dust must be sprayed with water, oil or other solution meeting BMP Guidelines, as necessary to achieve maximum control of particulate emissions.
 - iii) Measures to clean up spilled materials must begin within thirty minutes of the spillage to contain or dampen the material so that disturbance from wind, erosion and/or vehicle traffic are minimized.
- f. Lighting. Lighting shall conform with the requirements of Section 3.09.00.

Section 6. Amendment. Section 3.05.00, Lake County Code, Appendix E, Land Development Regulations, entitled Screening for Commercial and Industrial Uses shall be amended to read as follows:

3.05.00 Screening for Commercial and Industrial Uses.

All commercial and industrial uses Shall screen their parking area, loading facilities, and storage areas in the following manner:

A. Equipment, Loading facilities and storage areas Shall be screened on all sides having Frontage on streets, Roads, highways, and Easements used for ingress and egress. Parking areas for automotive vehicles other than passenger cars utilized in the operation of the enterprise located thereon Shall be screened in a like manner.

B. Parking areas, equipment, loading facilities, and storage areas Shall be screened on all sides abutting a residential zoning district.

C. Such screening Shall be a continuous and consistent fence or wall constructed of a substantial and durable material such as concrete Blocks, redwood, or similar type material, of a

Deleted text is shown as ~~strikethrough~~. Proposed text is shown as underline.

sufficient height and design so as to effectively hide from view any material or vehicles located behind such fence or enclosure. Such views, however, shall not be considered as applying to the overview portion of elevated highways, airplanes, helicopters, etc.

D. The display of goods such as automobiles, furniture, mobile homes, and similar uses, are exempted from screening along the Road Right-of-Way.

Section 7. Amendment. Section 9.01.04, Lake County Code, Appendix E, Land Development Regulations, entitled Landscape Requirements shall be amended to read as follows:

H. Buffering of Heavy Industrial Uses. Buffering between heavy industrial uses and adjacent land uses shall be used to reduce noise, sight, and air impacts.

Section 8. Amendment. Section 9.01.04, Lake County Code, Appendix E, Land Development Regulations, Table 9.01.04.B.2.A, entitled Landscape Plants For Buffers Between Lots And Rights-Of-Way shall be amended to read as follows:

Table 9.01.04.B.2.a: Landscape Plants for Required Buffers Between Lots and Rights-of-Way

Buffer Type	Minimum Width	Minimum Number of Canopy Trees		Number of Ornamental Trees*	Shrub Reqt
A	10'	3	AND	2	1 single row of shrubs
B	15'	4	AND	3	1 single row of shrubs
C	20'	6	AND	5	Double (2 rows) of shrubs
D	30'	10	AND	8	Double (2 rows) shrubs AND a min 6' high wall
<u>E</u>	<u>50</u>	<u>10*</u>	<u>AND</u>	<u>8</u>	<u>Double (2 rows) shrubs, a min 6' high wall and a 4' ft berm</u>

***The minimum requirements for trees planted in a Buffer Type E Shall be two 3 inches caliper and twenty (20) gallon container or greater. The minimum height of trees is ten (10) feet. Allowable trees planted in Buffer Type E shall not include Palms.**

Deleted text is shown as ~~strikethrough~~. Proposed text is shown as underline.

Section 9. Amendment. Section 9.01.04, Lake County Code, Appendix E, Land Development Regulations, Table 9.01.04.B, entitled Landscape Buffers Between Zoning Types shall be amended to read as follows:

DRRAFE

Deleted text is shown as ~~strikethrough~~. Proposed text is shown as underline.

Table 9.01.04.B:
Landscape Buffers between Zoning Types

	Agf	RA	AR	R1	R2	R3	R4	R5	R6	R7	R10	RP	RM	RM	C1	C2	CP	LM	HM	MP	CFD	RV	PUD
Agf	*	*	*	*	*	*	*	*	*	*	*	A	*	*	C	C	C	D	D	D	A	B	B
RA	*	*	*	*	*	*	*	*	*	*	*	A	*	*	C	C	C	D	D	D	A	B	B
AR	*	*	*	*	*	*	*	*	*	*	*	A	*	*	C	C	C	D	D	D	A	B	B
R1	*	*	*	*	*	*	*	*	*	*	*	A	*	*	C	C	C	D	D	D	A	B	B
R2	*	*	*	*	*	*	*	*	*	*	*	A	*	*	C	C	C	D	D	D	A	B	B
R3	*	*	*	*	*	*	*	*	*	*	*	A	*	*	C	C	C	D	D	D	A	B	B
R4	*	*	*	*	*	*	*	*	*	*	*	A	*	*	C	C	C	D	D	D	A	B	B
R5	*	*	*	*	*	*	*	*	*	*	*	A	*	*	B	B	B	D	D	D	A	B	B
R6	*	*	*	*	*	*	*	*	*	*	*	A	*	*	B	B	B	D	D	D	A	B	B
R7	*	*	*	*	*	*	*	*	*	*	*	A	*	*	B	B	B	D	D	D	A	B	B
R10	*	*	*	*	*	*	*	*	*	*	*	A	*	*	B	B	B	D	D	D	A	B	B
RP	A	A	A	A	A	A	A	A	A	A	A	A	*	*	B	B	B	D	D	D	A	A	B
RM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	C	C	C	D	D	D	A	B	B
C1	C	C	C	C	C	C	C	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
C2	C	C	C	C	C	C	C	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
CP	C	C	C	C	C	C	C	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
LM	D	D	D	D	D	D	D	D	D	D	D	D	D	D	B	B	B	B	B	B	B	D	B
HM	D	D	D	D	D	D	D	D	D	D	D	D	D	D	B	B	B	B	B	B	B	D	B

Deleted text is shown as ~~strikethrough~~. Proposed text is shown as underline.

Section 10. Amendment. Section 9.01.04, Lake County Code, Appendix E, Land Development Regulations, Figure 2, entitled Land Use Buffering Standards shall be amended to read as follows:

Insert graphic of Bufferyard E here

Section 11. Inclusion in Code. It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate word or phrase in order to accomplish such intentions.

Section 12. Severability. If any section, sentence, clause, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Ordinance.

Section 14. Effective Date. This ordinance shall become effective _____, 2007.

Enacted this _____ day of _____, 2007.

Filed with the Secretary of State _____, 2007.

Effective _____, 2007.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

James C. Watkins, Clerk of the
Board of County Commissioners
of Lake County, Florida

Welton Cadwell, Chairman
This _____ day of _____, 2007.

Approved as to form and legality:

Sanford A. Minkoff
County Attorney