MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
November 1, 2017

The Lake County Planning and Zoning Board met on Wednesday, November 1, 2017, in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for rezoning requests.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, November 21, 2017 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:
Kathryn McKeoby, Secretary                      District 1
Laura Jones Smith                                District 2
Lawrence “Larry” King                            District 3
Rick Gonzalez                                    District 4
Jeff Myers                                       District 5
Sandy Gamble                                     School Board Representative
Kasey Kesselring                                 At-Large Representative

Members Not Present:
Donald Heaton                                    Ex-Officio Non-Voting Military

Staff Present:
Tim McClendon, Office of Planning & Zoning Manager
Steve Greene, AICP, Chief Planner, Office of Planning & Zoning
Michele Janiszewski, Chief Planner, Office of Planning & Zoning
Janie Barron, Planner, Office of Planning & Zoning
Donna Bohrer, Office Associate, Office of Planning & Zoning
Melanie Marsh, County Attorney
Matthew Moats, Assistant County Attorney
Robert Chandler, Executive Director of Agency of Economic Prosperity
Angela Harrold, Deputy Clerk, Board Support

Chairman Rick Gonzalez called the meeting to order at 9:00 a.m. and noted that a quorum was present. He led the Pledge of Allegiance.

AGENDA UPDATES

Mr. Steve Greene, Chief Planner, Office of Planning and Zoning Division, noted that the cases had been duly advertised as shown on the monitor. He stated that under Other Business there would be discussion regarding the 2018 Planning and Zoning Board meeting dates. He reported that there had been new development conditions submitted for Tab 4, Cemex
Development Agreement and he also reported that an updated ordinance had been distributed for Tab 2, Rezoning Case RZ-17-17-1, Clermont 99 Rezoning.

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Other Business

Adjournment

MINUTES

MOTION by Kasey Kesselring, SECONDED by Larry King to APPROVE the Minutes of October 4, 2017 of the Lake County Planning and Zoning Board meeting, as submitted.
FOR: Gonzalez, Jones Smith, McKeepy, King, Myers, Gamble and Kesselring

AGAINST: None

MOTION CARRIED: 7-0

PUBLIC COMMENT

No one wished to address the board at this time.

CONSENT AGENDA

Mr. Larry King clarified with staff that the applicant for Tab 1, Cagan Crossing NOPC, 7th Amendment, was requesting the conversion of 88 market units, which are regular dwelling units containing no deed restrictions, to 270 age-restricted dwelling units. He confirmed with staff that the conversion to 270 units would have the same trip generation as the current 88 units. Regarding Tab 2, Clermont 99 Rezoning, he asked how many other vacancies there were within the shopping center to be rezoned, as the applicant proposed that a section be used for a school, and he wondered if the school would be a charter or public school.

Mr. Greene replied that the application did not require the number of vacancies within the shopping center and the school would be a charter school.

At this time the Chairman pulled Tab 3 and 4 from the Consent Agenda and placed them on the Regular Agenda for further discussion due to a number of questions raised by the Board.

Mr. King confirmed that the acreage noted in Tab 5 did not contain wetlands and asked if staff had knowledge of the price range of the homes that would be built and from where the utilities would be provided.

Mr. Greene responded that the price range for the homes was not part of the application so he was unable to answer that query and he clarified that an assessment of the acreage would be completed. He noted that connection to a central utility service was required.

Ms. Laura Jones Smith pointed out that the City of Clermont had submitted a letter confirming they had capacity to provide utility services.

Mr. Myers pointed out that in Tab 5, staff analysis indicated that there would not be an impact to any services except for the road system, which was at a 143 percent capacity. He wondered if staff consulted with Public Works regarding the road system impact prior to recommending approval of the application.

Mr. Greene replied that during the development review process, the applicant would be required to submit a traffic study and demonstrate how adverse impacts to the road would be
mitigated. He added that the ordinance proposed with the application laid out traffic conditions that the applicant would have to adhere to.

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MOTION by Sandy Gamble, SECONDED by Kasey Kesselring to APPROVE Tabs 1, 2, 5 and 6 on the Consent Agenda.

FOR: Gonzalez, Jones Smith, McKeeby, King, Myers, Gamble and Kesselring

AGAINST: None

MOTION CARRIED: 7-0

REGULAR AGENDA

Tab 7 – FERTILIZER ORDINANCE AMENDMENT – ORDINANCE 2017-XX

Ms. Mary Hamilton, Environmental Services Division Manager, Public Works Department, explained that the ordinance amendment was the result of a review by the Keep Lake Beautiful (KLB) Committee. She stated that the revised ordinance incorporated the recommendations made by KLB. She reviewed that due to an adoption deadline of July 1, 2017, a State modeled ordinance had previously been before the Board for approval March 2017. She explained that this adoption was required because Lake County is within two Sprins Basin Management Action Plan (BMAP) jurisdictions, which are the Wekiva and the Silver Springs Springsheds and BMAPs. She noted that there were 34 counties within the state that had already adopted the ordinance. She further explained that on April 18, 2017, the Lake County Board of County Commissioners (BCC) adopted Ordinance 2017-17, which was the state modeled ordinance to meet the legislative requirements, and was developed through the Florida Department of Environmental Protection (DEP), the Association of Landscape Architects, and other environmental groups. She listed that the general requirements for the original ordinance were a 10 foot setback from water bodies, no application during heavy rains, fertilizer must be applied in accordance with manufacturer labeling, and fertilizer must be removed from paved surfaces. She reported that when BCC approved the original ordinance they did so with the direction to staff to have KLB review and make recommendations to enhance the ordinance. The BCC also gave a seven month timeframe for this review to be completed. The KLB recommendations were scheduled to be heard by the BCC on November 7, 2017 and if
the BCC chose to move forward with the recommendations, the public hearing would be held November 21, 2017.

Ms. Hamilton explained that during the review months, meetings were held with KLB and surrounding jurisdiction comparisons were discussed. There were comments provided by citizens and environmental groups, Lake Soil and Water Conservation District board members, Lake County Water Authority staff, Dr. Laurie Trenholm from the University of Florida, Ms. Anamarie Rivera of the Pinellas County Environmental Management and Ms. Erica Marie Santella, a representative from TruGreen Lawn Care. She stated that on September 25, 2017, the KLB Committee recommendations were finalized and they were to add a seasonal ban of phosphorous and nitrogen, to increase the water body application setbacks to 15 feet and to add a 50 percent slow release nitrogen content requirement.

Mr. Nick McCray, Stormwater Project Manager, Environmental Services Division of the Public Works Department, explained that the seasonal ban of the application of phosphorous and nitrogen during the summer months started each year on June 1 and continued through September 30. He commented that this would address increased runoff potential in the rainy season. He pointed out that this recommendation was consistent with Volusia and Seminole County Ordinances and that 44 percent of the counties with a fertilizer ordinance had a seasonal ban. He reported that increasing the application setback for from 10 feet to 15 feet provided an additional buffer for fertilizer runoff; however, he noted that there was an exception for cutoff shields, which did not require an increased setback. He pointed out that this recommendation was consistent with Volusia and Seminole County Ordinances and that 18 percent of the counties with a fertilizer ordinance had increased setbacks. He stated that the addition of the 50 percent slow release requirement was intended to address the nitrogen leaching potential. He added that it would increase again to 65 percent in 2020. He noted that this recommendation was consistent with Volusia and Seminole County Ordinances and that 44 percent of the counties with a fertilizer ordinance had a slow release requirement. He reviewed the KLB recommendations again and noted that the ordinance would be considered by the BCC on November 21, 2017.

Mr. King asked what areas in the county the ordinance would apply to and who would enforce the ordinance.

Mr. McCray replied that it would be residential, unincorporated areas and would not apply to citrus groves as they adhere to a Citrus Best Management Practice (BMP) program.

Ms. Hamilton responded that Lake County Code Enforcement would be the department enforcing the ordinance.

The Chairman opened the public hearing.

Ms. Susan Fetter, a Lake Soil and Water Conservation District board member, expressed her support for the ordinance amendments and encouraged the Board to approve the changes.
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Mr. Ron Hart, a representative from the Lake County Water Authority (LCWA,) expressed the LCWA support of the ordinance amendment and noted that LCWA approved a letter to be sent to the BCC expressing this support.

Mr. Myers asked if there were Code Enforcement officers trained in this area of expertise and was funding available to add resources if needed.

Ms. Hamilton replied that currently that was not trained staff in place and at that time there were not funds in place to provide the training needed.

Mr. Gamble remarked that Code Enforcement would only investigate a code violation if one was reported.

Mr. Myers opined that approving the ordinance would be putting laws and regulations in place with no monitoring.

Mr. King wondered how the public would be notified of the ordinance.

Ms. Hamilton stated that the public had been notified through the County website, a staff member met with over 130 Homeowner Associations (HOA) to provide them information and there was active outreach in the community.

Mr. Gamble asked if the retail businesses in the county were being addressed.

Ms. Hamilton responded that Commissioner Leslie Campione and several of the Keep Lake Beautiful members had spoken to local retail stores and it was being addressed through the corporate offices. She also noted that many of the retail stores were within city limits where ordinances were not currently in place for this so staff was working to reach out to the cities to discuss it.

Mr. Myers felt like many hours had been spent to come up with the regulations but there was no forethought as to how they would be governed and regulated. He encouraged the County staff to determine how those regulations could be monitored.

Ms. Smith asked what effort the County was making to push this ordinance to the municipalities, where the largest number of commercial home sites were located, because she hoped that the cities would join in adopting the ordinance. She also pointed out that, as more cities adopted the ordinance, some of the weight off would be taken off of the County Code Enforcement because violations would fall in the jurisdiction of the cities’ code enforcement departments.

Ms. Hamilton replied that County staff had some conversations with cities and the DEP had also reached out to engage in the conversation with the cities. She pointed out that the same July 1 deadline applied to all.
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MOTION by Laura Jones Smith, SECONDED by Katherine McKeeby to APPROVE Tab 7, Ordinance 2017-XX, to amend Lake County Code, Appendix E, Land Development Regulations, Chapter VI, Section 6.13.00 entitled “Fertilizer Use.”

FOR: Gonzalez, Jones Smith, McKeeby, King, Gamble, and Kesselring

AGAINST: Myers

MOTION CARRIED: 6-1

Tabs 2 and 3 – CEMEX SAND MINE/DEVELOPMENT AGREEMENT

Mr. Tim McClendon, Office of Planning and Zoning Manager, stated that case number MCUP-17-03-2 was an application submitted for the Cemex Four Corners Sand Mine and Cemex Development Agreement. The applicant was seeking approval of a Mining Conditional Use Permit (MCUP) for a sand mine to supply construction aggregate materials. He noted that the property was approximately 1200 acres in size, of which 600 acres would be mined, and the location was 1 mile southeast from US Highway 27 and Schofield Road. He pointed out that the Future Land Use (FLU) of the property was designated as rural and the current zoning was agricultural. He presented the concept map of the mine. He reviewed staff analysis and noted that the projected life span of the mine was 20 years. He reported that there were specific conditions that had been added to the development agreement, which included that excavation and processing of mine materials would take place 24 hours a day and seven days a week up until the first construction of an office, retail or residential development within a half of a mile of the mine, at which point the hours would change. There would be a minimum of a 100 foot buffer around all sides of the property. He stated that staff found that the proposed MCUP was consistent with the Comprehensive Plan and Land Development Regulations. The staff’s requested action was for the Board to make a finding of consistency with the Comprehensive Plan and Land Development Regulations and to recommend that the BCC approve case number MCUP-17-03-2 for a sand mine, with the conditions as specified in the proposed ordinance.

Mr. Gonzalez clarified that the applicant would make all road improvements on Schofield with no financial cap on the project cost and the improvements to the road must be finished prior to moving sand out for delivery.

Ms. Smith recalled that previously the right of way to make the road improvements was not going to be available and she wondered if that had changed.

Mr. McClendon explained that with the new development agreement conditions that issue had been resolved.

Mr. Gamble asked if there had been advertisement of the public hearing for the application.
Mr. McClendon responded that it had been advertised in the newspaper as well as notification to adjacent property owners and signs were posted in several locations.

Mr. Myers pointed out that in the development agreement, impact fees were not being charged to the applicant; however, it stated that the applicant would pay the County 0.037 cents per ton of materials annually. He wondered what the total revenue would be generated with that rate for the road system.

Mr. Kesselring asked if there was any further direction given regarding the traffic direction as there had been misinformation regarding which direction the truck traffic would flow and he asked what the estimated trips per day was.

Mr. McClendon responded that the applicant would address the revenue generated annually as well as the number of trips per day. He added that currently the truck traffic would be on Schofield Road until an agreement could be worked out with Orange County to access the property to the east.

Ms. Mc Keeby asked what the impact would be on Schofield Road if the agreement was not approved by Orange County.

Mr. McClendon replied that all of the truck traffic would go down Schofield Road and head out on to US Highway 27.

Ms. Smith recalled that in previous public hearings there had been a number of area residents present in opposition and she asked if that had been resolved.

Mr. McClendon replied that with the development agreement those issues had been resolved.

Mr. Roger Sims, an attorney with Holland and Knight, LLP, stated that he was there as a representative for the applicant and was able to answer any questions.

Mr. Myers asked what the projected revenue was for the rate of 0.037 cents per ton of material that would be paid to the County annually for the maintenance of Schofield Road and for other road resources.

Mr. Sims responded that the projected annual revenue would be approximately $56,000.

Mr. King asked when the sand mine would initiated and if the applicant owned other sand mines in the county.

Mr. Simms responded that the sand mine would begin shipping sand once approved by the Lake County and once Schofield Road had been paved from the mine entrance to US Highway 27. He stated that there was one other sand mine facility within Lake County and it was located on County Road 474.
Mr. Kesslering asked what the estimated number of trips the trucks would make daily and if there were any restrictions on the direction of the traffic as there was not currently an agreement in place with Orange County.

Mr. Sims responded that the estimated trips per day was 320 and after Schofield Road was improved, the traffic would proceed from the mine entrance west on the road to US Highway 27. He pointed out that no traffic would be able to go east until the agreement with Orange County was in place. He clarified that the road improvements on Schofield Road needed to be made within 30 months per the development agreement currently in place.

Mr. Kesselring asked where the proceeds from the annual revenue would be allocated.

Ms. Melanie Marsh, County Attorney, responded that proceeds would go back into the road network but the details were still under discussion in the County. She reported that the applicant determined and offered the revenue amount.

Mr. Sims clarified that the applicant decided to remove the cap on the amount funding it would be contributing and they were committed to rebuilding Schofield Road at the full cost from US Highway 27 to the Orange County line.

Mr. Myers asked if the Lake County Engineer would be designing the road to handle the 320 daily trips.

Mr. Sims responded that the County Engineer would be approving the plan.

Ms. Smith inquired if the County had determined whether $56,000 annually was adequate to maintain the road over the 20 years the sand mine was in use. She wondered if after 20 years of heavy truck traffic, if the road would need to be redone.

Mr. Bill White, Engineering Division, Public Works Department, stated that Public Works staff had not assessed what the maintenance cost would be at that time but after 20 years it should be expected that the road would need to be resurfaced.

Ms. Smith pointed out that the money was not be specifically allocated for Schofield Road and she opined that it did not seem like a large enough amount of money for 320 daily trips.

Mr. Sims clarified that the length of the road was 5 miles and there would be a 4-lane segment for seven-tenth of a mile coming off of US Highway 27 down Schofield Road to the south. He stated that section of the road would be engineered and prepared for 4-lanes and the applicant would pave the first two lanes. That was the negotiated agreement with landowners.

Mr. Gamble asked what the average time frame when roads need to be replaced.

Mr. White responded that he would need to research that for an accurate answer but he understood the best case scenario to be every 15 to 20 years.
Ms. Smith pointed out that over the 20 years the sand mine was open the projected revenue would be $1.12 million and she did not think that would be sufficient to resurface the road in 20 years and that the County would have to pay the cost.

Mr. Gamble wondered if there would be any other materials being transported on Schofield Road after the construction was completed.

Mr. Sims responded that prior to the mine opening there would be materials transported during the construction of the road and then of the sand mine, including a berm that would be built in Phase I, but there would be no commercial sand shipments on the road during the construction time.

Mr. Kurt Garber, an attorney with Fishback Dominick, stated that he represented the adjacent landowners and read their names for the record: Catherine E. Ross Groves, Inc., Clonts Groves, Inc., Cra-Mar Groves, Inc., South Lake Crossings I, LLC, South Lake Crossings II, LLC, South Lake Crossings III, LLC, and South Lake Crossings IV, LLC. He confirmed with staff that the agenda item had been amended to add the additional settlement and based upon that settlement his clients supported the applicants’ efforts.

Mr. Robert Chandler, Executive Director of the Lake County Agency for Economic Prosperity, pointed out that Schofield Road would ultimately need to be built regardless of the sand mine use. He added that the cost associated with the road would be incurred by the County no matter if the applicant had submitted a proposal.

Ms. Smith stated that the impact to the road was different compared from a residential development versus 320 transport trucks using the road every day. She did not feel that the applicant was going above and beyond what would be expected from any developer and this applicant’s use of the road would be harsher and because of that, she opined that the maintenance amount submitted by the applicant should be reevaluated.

Mr. Kesselring commented that building products were needed in the county because there was a lot of economic development happening throughout the area and those construction developments would be in need of sand. He stated that the struggle was to make sure it was done responsibly. He remarked that the County would need to be able to fund the road being built regardless and that the applicant investing $15 million on a five mile section of road was not a small gesture and should be recognized. He stated that he did believe the long term maintenance of the road was a concern; however, he felt that once the transportation infrastructure was in place, the area would lead to distinct advantages for more immediate economic development. He asked how the 0.037 cents was negotiated.

Ms. Marsh responded that it was not requested by the County but that the applicant proposed that amount without prompting.
Mr. Myers suggested that a maintenance agreement with the applicant be put in place for Schofield Road during the time the mine is in use.

**MOTION by Kasey Kesselring, SECONDED by Sandy Gamble to APPROVE Tabs 3 and 4, approving the Mining Conditional Use Permit Case No. MCUP-17-03-2 for the Cemex Four Corners Sand Mine and approving the Cemex Development Agreement.**

FOR: Gonzalez, King, Gamble, Myers and Kesselring

AGAINST: Smith, Mc Keeby

**MOTION CARRIED:** 5-2

**OTHER BUSINESS**

**PLANNING AND ZONING 2018 MEETING SCHEDULE**

Mr. Greene confirmed potential 2018 meeting schedule dates with the Board and noted that the schedule would be officially approved at the following Planning and Zoning Board Meeting, which would be taking place on November 29, 2017.

Ms. Mc Keeby requested that a moment of silence be added to the start of the meetings following the Pledge of Allegiance. The consensus of the Board was to begin doing so.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:04 a.m.

Respectfully submitted,

[Signatures]

Angela Harrold  
Clerk, Board Support

Rick Gonzalez  
Chairman
NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., public hearing on Wednesday, November 1, 2017, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following petitions. Recommendations of the Lake County Planning & Zoning Board regarding these petitions will be transmitted to the Lake County Board of County Commissioners at a 9:00 a.m. public hearing, or sooner thereafter, on Tuesday November 21, 2017, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL.

All interested citizens are welcome to attend the public hearing and review the petitions in the Planning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9720, 48 hours in advance of the scheduled meeting.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by Board, they will need a record of the proceedings and they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. One or more County Commissioners and one or more members of different committees/boards may attend and may participate in discussions on any of the committee/board meetings noticed. All oral and written communications between Planning & Zoning Board members and the public concerning a case are prohibited by Florida Law unless made at the public hearing on the case.

AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS, AND PROVIDING FOR AN EFFECTIVE DATE

PUBLIC HEARING NO.: NPCP-17-01-1, Cagan NPCP, 7th Amendment
REQUESTED ACTION: Amend the approved Development Order for the Cagan Crossings Florida Quality Development (FQD) Development of Regional Impact (DRI) to exchange a maximum of 88 multi-family dwelling units in Phase IIa for a maximum of 270 elderly age restricted units.
GENERAL LOCATION: South Lake County area, East and West of US Hwy 27, north of Summer Bay Resort DRI
AND
PUBLIC HEARING NO.: RZ-17-17-1, Clermont 99 Rezoning
REQUESTED ACTION: Amend Zoning Ordinance 2007-52 to allow school on the subject property.
GENERAL LOCATION: Clermont area, 1100 US Hwy 27
AND
PUBLIC HEARING NO.: MCLP-17-03-2, Demex Four Corners Sand Mine
REQUESTED ACTION: Approve a Mining Conditional Use Permit for a sand mine operation on the property.
GENERAL LOCATION: Clermont area, approximately 1 mile southeast from US Hwy 27/Schofield Road intersection.

Road intersection. AND
PUBLIC HEARING NO.: RZ-17-02-2, Interlachen-Langley PUD
REQUESTED ACTION: Rezone approximately 32.91 acres from Rural Residential (R-1) to Planned Unit Development (PUD) for a 35 lot subdivision within the proposed Green Swamp Interlachen Future Land Use Category.
GENERAL LOCATION: Clermont area, 1150 Lake Louisa Road
AND
PUBLIC HEARING NO.: RZ-17-03-1, Vista Vision CP Rezoning
REQUESTED ACTION: Establish a Planned Commercial (CP) zoning district on approximately 2.5 acres to allow Rural Support Uses.
GENERAL LOCATION: Groveland/Howey-in-the-Hills area, intersection of SR 19 and CR 495
OFFICE OF PLANNING & ZONING
315 WEST MAIN STREET
TAVARES, FL 32778
(352) 343-9641
Ad No: 10069407
October 20, 2017

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 20 day of October, A.D., 2017.

Joanne French
Notary Public

(Print, Type or Stamp Name of Notary Public)

AD# 10069407
Affidavit of Publication

DAILY COMMERCIAL

Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomley

who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

Public Hearing

was published in said newspaper in the issues of:

OCT 20, 2017

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commision or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 20th day of Oct., A.D., 2017.

Joanne French
Notary Public

(Print, Type or Stamp Name of Notary Public)

AD# 10069447
NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AND MAP AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to Adopt the following ordinance.

ORDINANCE 2017-XX
FLU-17-02-2
Green Swamp Interchange Future Land Use Category

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING TABLE 5.2.2 ENTITLED "FUTURE LAND USE CATEGORIES TABLE" TO INCLUDE THE GREEN SWAMP INTERCHANGE FUTURE LAND USE CATEGORY; AMENDING COMPREHENSIVE PLAN POLICY 1-4.2.1 ENTITLED "LIMITATIONS OF DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN" TO INCLUDE THE GREEN SWAMP INTERCHANGE FUTURE LAND USE CATEGORY WITHIN THE GREEN SWAMP FUTURE LAND USE SERIES; ADOPTING POLICY 1-4.2.5 ENTITLED "GREEN SWAMP INTERCHANGE FUTURE LAND USE CATEGORY" AMENDING THE FUTURE LAND USE MAP FROM GREEN SWAMP RURAL TO GREEN SWAMP INTERCHANGE FUTURE LAND USE CATEGORY FOR THE 2.57 ACRE PROPERTY LOCATED SOUTH OF THE INTERSECTION OF HAMMOCK RIDGE ROAD AND LAKE SHORE DRIVE IN SOUTH LAKE COUNTY, AS DESCRIBED IN SECTION 4 BELOW; PROVIDED FOR PUBLICATION AS REQUIRED BY SECTION 163.3164(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the ordinance will be held on November 21, 2017 before the Board of County Commissioners for Adoption at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan and 2030 Comprehensive Plan Future Land Use Map and the staff report for the proposed amendment shall be available for review at the Office of Planning and Zoning, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 296, Florida Statutes, Section 296.0105, if any person desires to appear any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will receive a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-3960 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Office of Planning and Zoning
352-343-5061

AD# 2017-02-2

Sworn to and subscribed before me this 13th day of November, 2017

JOANNE FRENCH
Notary Public - State of Florida
Commission # FF 227695
My Comm. Expires May 4, 2019
Bonded through National Notary Assn.

(Print, Type or Stamp Name of Notary Public)
NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AND MAP AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to Adopt the following ordinance.

ORDINANCE 2017-XX
FLU-17-02-2
Green Swamp Interim Future Land Use Category

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING TABLE FLD-2 ENTITLED ‘FUTURE LAND USE CATEGORIES TABLE’ TO INCLUDE THE GREEN SWAMP INTERIM FUTURE LAND USE CATEGORY, AMENDING COMPREHENSIVE PLAN POLICY 4.2.1 ENTITLED ‘LIMITATIONS OF DEVELOPMENT WITHIN THE GREEN SWAMP AREA’ APPROPRIATE СATEGORY TO INCLUDE THE GREEN SWAMP INTERIM FUTURE LAND USE CATEGORY WITHIN THE GREEN SWAMP FUTURE LAND USE SERIES, ADOPTING POLICY 4.2.5 ENTITLED ‘GREEN SWAMP INTERIM FUTURE LAND USE CATEGORY’, AMENDING THE FUTURE LAND USE MAP FROM GREEN SWAMP RURAL TO GREEN SWAMP INTERIM FUTURE LAND USE CATEGORY FOR THE 0.99 PROPERTY LOCATED SOUTH OF THE INTERSECTION OF HAMPTON RIDGE ROAD AND LAKESHORE DRIVE IN SOUTH LAKE COUNTY, AS DESCRIBED IN EXHIBIT A BELOW, PROMULGATED FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES, PROVIDING FOR颁布ABILITY AND PROMULGATING FOR AN EFFECTIVE DATE.

Public hearing on the ordinance will be held on November 23, 2017 before the Board of County Commissioners for Adoption at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Board Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan and 2030 Comprehensive Plan Future Land Use Map and the staff report for the proposed amendment shall be available for review at the Office of Planning and Zoning, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person desires to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 345-4700 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Office of Planning & Zoning
322-353-8641
NOTICE OF PUBLIC HEARING ON
COMPREHENSIVE PLAN MAP AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to Adopt the following
ordinance.

ORDINANCE 2017-XX
FLU-17-01-1

Intersection of State Road 19 and County Road 455,
Northerly of Trout Lake

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;
AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE
MAP TO ADD A RURAL SUPPORT INTERSECTION AT THE INTERSECTION OF STATE ROAD 19 AND
COUNTY ROAD 455, WITHIN SECTION 11, TOWNSHIP 21 AND RANGE 26; AMENDING POLICY 1-1.4.7.1
ENTITLED "RURAL SUPPORT INTERSECTIONS" TO ALLOW A PARCEL DESCRIBED AS ALTERNATE
KEY NUMBER 1302825 TO BE INCLUDED IN ITS ENTIRETY WITHIN THE HOWEY-GRIOVENDAL RURAL
SUPPORT INTERSECTION, AND TO ADD THE HOWEY-GROVELAND RURAL SUPPORT INTERSECTION
TO TABLE FLU-1 - RURAL SUPPORT INTERSECTIONS; PROVIDED FOR PUBLICATION AS REQUIRED
BY SECTION 163.3194(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING
FOR AN EFFECTIVE DATE.

Public hearings on the ordinance will be held on November 21, 2017 before the Board of County
Commissioners for adoption at 9:00 a.m., or as soon thereafter, in the County Commission Chambers,
2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan and 2030 Comprehensive Plan
Future Land Use Map and their staff reports for the proposed amendments shall be available for review
at the Office of Planning and Zoning, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m.,
Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 138, Florida Statutes, Section 138.0105, if any person decides to
appeal any decision made by the Board of County Commissioners with respect to any matter considered
at this public hearing, he or she will need a record of the proceedings, and is advised that, for such
purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record
includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact
the Department of Facilities Development and Management at (352) 343-9780 at least 48 hours in
advance of the public hearing.

Lake County Board of County Commissioners
Office of Planning & Zoning
352-343-3841

Sworn to and subscribed before me this 13 day of November, 2017.


Joanne French
Notary Public

(Print, Type, or Stamp Name of Notary Public)

AD1 041549

(352) 343-9780 - November 11, 2017
NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN MAP AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to adopt the following ordinance.

ORDINANCE 2017-XX
FLU-17-01-1
Intersection of State Road 19 and County Road 455,
Northeast of Trout Lake

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP TO ADD A RURAL SUPPORT INTERSECTION AT THE INTERSECTION OF STATE ROAD 19 AND COUNTY ROAD 455, WITHIN SECTION 11, TOWNSHIP 21 AND RANGE 35S; AMENDING POLICY 1.4.7.1 ENTITLED "RURAL SUPPORT INTERSECTIONS" TO ALLOW A PARCEL DESCRIBED AS ALTERNATE KEY NUMBER 1302552 TO BE INCLUDED IN ITS ENTIRETY WITHIN THE HOWRY-ROGUELAND RURAL SUPPORT INTERSECTION; AND TO ADD THE HOWRY-ROGUELAND RURAL SUPPORT INTERSECTION TO TABLE FLUE 1 — RURAL SUPPORT INTERSECTIONS; PROVIDED FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(1), FLORIDA STATUTES, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the ordinance will be held on November 21, 2017 before the Board of County Commissioners for adoption at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 319 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan and 2030 Comprehensive Plan Future Land Use Map and the staff report for the proposed amendments shall be available for review at the Office of Planning and Zoning, 319 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person desires to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Office of Planning & Zoning
352-343-9641

□ PROOF O.K. BY: □ O.K. WITH CORRECTIONS BY:

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-DO41549 (100%)
ADVERTISER: LAKE COUNTY BOARD OF CDU
SALES PERSON: UF001
SIZE: 3X10
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 11/7/2017 9:57:11 AM
NEXT RUN DATE: 11/11/17
PROOF DUE: 11/10/17 12:59:55
Affidavit of Publication

DAILY COMMERCIAL

Leesburg, Lake County Florida

STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomly

who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

Public Hearing

was published in said newspaper in the issues of:

OCT 20, 2017

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 20 day of Oct, A.D., 2017.

Joanne French
Notary Public

(Print, Type or Stamp Name of Notary Public)

AD# 10069408