

**ORDINANCE 2022 – 43**  
**FLU-22-05-4**  
**Mount Dora Groves North**

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 FROM URBAN LOW DENSITY FUTURE LAND USE CATEGORY AND REGIONAL  
4 COMMERCIAL FUTURE LAND USE CATEGORY TO URBAN MEDIUM DENSITY FUTURE LAND  
5 USE CATEGORY FOR 23.76 ACRES LOCATED NORTH OF US HIGHWAY 441 AND SOUTH OF  
6 LOCH LEVEN IN THE MOUNT DORA AREA, IDENTIFIED AS ALTERNATE KEY NUMBERS 3884341  
7 AND 1445671, AND LEGALLY DESCRIBED IN SECTION 1 BELOW; PROVIDING FOR  
8 PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR  
9 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.  
10

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

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

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

19 **WHEREAS**, on the 23<sup>rd</sup> day of July 2010, the State of Florida Department of Community Affairs, now  
20 known as the Community Planning and Development Division of the Florida Department of Economic  
21 Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In  
22 Compliance" with Chapter 163, Florida Statutes; and

23 **WHEREAS**, on the 22<sup>nd</sup> day of September 2011, the Lake County 2030 Comprehensive Plan  
24 became effective and designated the property as part of the Regional Office Future Land Use Category; and

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

27 **WHEREAS**, on the 7<sup>th</sup> day of September 2022, this Ordinance was heard at a public hearing before  
28 the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

29 **WHEREAS**, on the 11<sup>th</sup> day of October 2022, this Ordinance was heard at a public hearing before  
30 the Lake County Board of County Commissioners for approval to adopt and transmit to the state planning  
31 agency and other reviewing agencies; and

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

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

36  
37 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan  
38 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,  
39 described in Exhibit "A" attached and incorporated in this Ordinance, from Urban Low Density and Regional  
40 Commercial Future Land Use Category to Urban Medium Density Future Land Use Category.

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

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

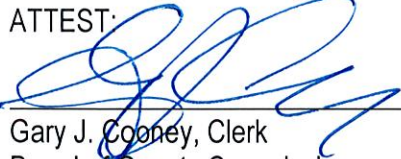
12  
13 **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely  
14 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan  
15 amendment package is complete. If timely challenged, this amendment shall become effective on the date  
16 the state land planning agency or the Administration Commission enters a final order determining this  
17 adopted amendment to be in compliance. No development orders, development permits, or land uses  
18 dependent on this amendment may be issued or commence before it has become effective. If a final order  
19 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made  
20 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to  
21 the state land planning agency.

22  
23 ENACTED this 11 day of October, 2022.


24  
25 FILED with the Secretary of State October 26<sup>th</sup>, 2022.

26  
27  
28 BOARD OF COUNTY COMMISSIONERS  
29 LAKE COUNTY, FLORIDA

30  
31  
32   
33 \_\_\_\_\_  
34 Sean M. Parks, Chairman

35  
36 ATTEST:   
37 \_\_\_\_\_  
38 Gary J. Cooney, Clerk  
39 Board of County Commissioners of  
40 Lake County, Florida



41  
42 Approved as to form and legality:  
43  
44   
45 \_\_\_\_\_  
46 Melanie Marsh, County Attorney

## Exhibit "A" – Legal Description

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3 PARCEL 6:

4  
5 NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27  
6 EAST, LYING NORTHEASTERLY OF US HWY 441.  
7

8 PARCEL 7:

9  
10 FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE  
11 NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY  
12 RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF  
13 WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH  
14 12°19'00" EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT  
15 ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID  
16 SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID  
17 SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST  
18 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN  
19 SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST  
20 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY  
21 EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT  
22 II PB 32 PG 42, THENCE SOUTH 42°36'45" EAST ALONG THE WESTERLY EXTENSION OF AND THE  
23 SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST  
24 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN  
25 WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2  
26 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE  
27 WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE  
28 NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID  
29 NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.  
30

31 LESS AND EXCEPT:

32  
33 FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN  
34 NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO  
35 THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG  
36 THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE  
37 NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG  
38 SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY  
39 LINE OF SAID STATE ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF  
40 EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE  
41 SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR  
42 THE POINT OF BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE  
43 NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH  
44 28°04'40" EAST 102.02 FEET, NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28  
45 FEET, SOUTH 89°31'13" EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY  
46 CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST  
47 LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH  
48 03°54'31" WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID  
49 SECTION 20, THENCE SOUTH 89°32'16" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4  
50 A DISTANCE OF 202.31 FEET TO THE POINT OF BEGINNING.  
51

52 THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 144.23  
53 ACRES MORE OR LESS.  
54



**FLORIDA DEPARTMENT of STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

October 26, 2022

Honorable Gary J. Cooney  
Clerk of the Circuit Court and Comptroller  
Lake County  
550 West Main Street  
P. O. Box 7800  
Tavares, Florida 32778-7800

Attention: Josh Pearson

Dear Gary Cooney:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lake County Ordinance No. 2022-43, which was filed in this office on October 26, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/rra