



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): December 7, 2022
Board of County Commissioners (BCC): January 3, 2023

Case No. and Project Name: RZ-21-41-1, Savanna Reserve

Applicant: Steven C. Trowbridge, Esquire

Owner: Eagle Eye Investments of Florida, Inc.

Requested Action: Rezone approximately 179.29 +/- acres from Planned Unit Development by Ordinance #2018-19 to Agriculture (A).

Staff Determination: Staff finds the rezoning amendment to be consistent with the LDR and Comprehensive Plan

Case Manager: Janie Barrón, Chief Planner

PZB Recommendation:

Subject Property Information

Size: 179.29 +/- gross acres (111.36 +/- net acres)

Location: West of County Road 561 and north and south of Ruby Lee Road in the Clermont Area

Alternate Key No.: 1704707, 1587816, 1587808, 1587794, 1507529, 1111811, and 3456068

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

Current Zoning District: Planned Unit Development (PUD) (Attachment "B")

Proposed Zoning District: Agriculture (A) (Attachment "B")

Flood Zones: "A" and "X"

Joint Planning Area / ISBA: Clermont Joint Planning Area (JPA)

Overlay Districts: Green Swamp Area of Critical State Concern (GSACSC)

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Green Swamp Rural Conservation	Medium Residential District (R-3)	Agriculture	Agriculturally Exempt Large Parcels
South	Green Swamp Rural Conservation	Agriculture (A), Rural Residential (R-1), and Medium Residential District (R-3)	Agriculture and single family residential	Adjacent to Ruby Lee Road
East	Urban Low	Medium Residential District (R-3)	Lake Clair Place Subdivision and Summit Lakes Subdivision	Adjacent County Road 561
West	Green Swamp Rural Conservation	Agriculture (A)	Unnamed lake	Adjacent to unnamed lake

Staff Analysis

The subject property, identified as Alternate Key Numbers 1704707, 1587816, 1587808, 1587794, 1507529, 1111811, and 3456068, consists of approximately 179.29 +/- gross acres (111.36 +/- net acres). The property is located west of County Road 561 and north and south of Ruby Lee Road, in the unincorporated Clermont area. The subject property is zoned Planned Unit Development (PUD) by Ordinance #2018-19 and designated with a Green Swamp Rural Future Land Use Category (FLUC). The property is also located within the Green Swamp Area of Critical State Concern (GSACSC) as established by Florida Administrative Code (FAC) and as defined within the 2030 Comprehensive Plan.

Pursuant to Ordinance #2018-19 (Attachment “C”) the parcel is allowed to be developed with a maximum of twenty-five (25) single-family dwelling units, agricultural uses and accessory uses. However, in discussion with the Applicant, the Agricultural uses listed in the ordinance were specific to Tract A and Tract B as indicated in the Conceptual Plan (Attachment “D”).

Table 1. Existing and Proposed Development Standards.						
	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Planned Unit Development (PUD)	25 dwelling units and agricultural uses	N/A	0.20	60%	40 Feet
Proposed	Agriculture (A)	N/A	1 dwelling units per 5 net acres and agricultural uses	0.10	N/A	40 Feet

Standards for Review (LDR Section 14.03.03)

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code.

The proposed request is consistent with Land Development Regulations (LDR) Table 3.01.03, Schedule of Permitted and Conditional Uses, which allows a plant nursery within the Agriculture (A) zoning district.

The proposed use is consistent with the purpose and intent of the Agriculture (A) zoning district in accordance with LDR Section 3.00.02(C).

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan.

The request is consistent with Comp Plan Policy I-1.2.8, which states that agricultural uses shall be recognized as a suitable use of property within all FLUCs.

The request is consistent with Comprehensive Plan Policy I-4.1.2, which states that the GSACSC is of statewide environmental value, and that Lake County shall emphasize passive parks, agriculture, and very low density rural residential development to protect the environment.

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

As previously stated, the Comp Plan Policy I-1.2.8 recognizes agricultural uses suitable within all FLUCs and Comprehensive Plan Policy I-4.1.2 that Lake County shall emphasize agriculture uses to protection the environment.

D. Whether there have been changed conditions that justify a rezoning;

The proposed agriculture uses are consistent with the uses of the adjoining parcels located along the southwestern, and western boundaries of the subject parcels are zoned Agriculture; the surrounding parcels are indicative of residential, and agriculture uses.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities.

Any future development of this property 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 Sewage

Central water will be provided by Lake Utility Services Inc and septic tank will be installed consistent with the Florida Department of Health Regulations, as amended. However, the proposed ordinance contains a condition that the parcel shall connect to central sewer when the service becomes available, in accordance with the Comprehensive Plan and LDR, as amended.

Schools

Lake County Schools reviewed the application and stated that residential projects of four (4) or more dwelling units are subject to school concurrency review. However, at this time the applicant is proposing to develop the subject parcels with agriculture uses.

Parks

The proposed rezoning is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

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

Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #27) is located less than 2 miles from the subject property.

Transportation Concurrency

The request is not anticipated to adversely impact the roadways standard Level of Service (LOS).

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

Should the rezoning be approved, an environmental statement from the property owner will be requested with the submittal of the future residential building permit. New development will be required to meet all criteria specified by the Comprehensive Plan, and LDR, as amended.

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

There is no information within the application that specifies impacts on property values.

H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.

The proposed request will not disrupt the existing orderly, logical development pattern in the area as the surrounding parcels are developed with agriculture uses and single-family dwelling units (residential uses).

I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

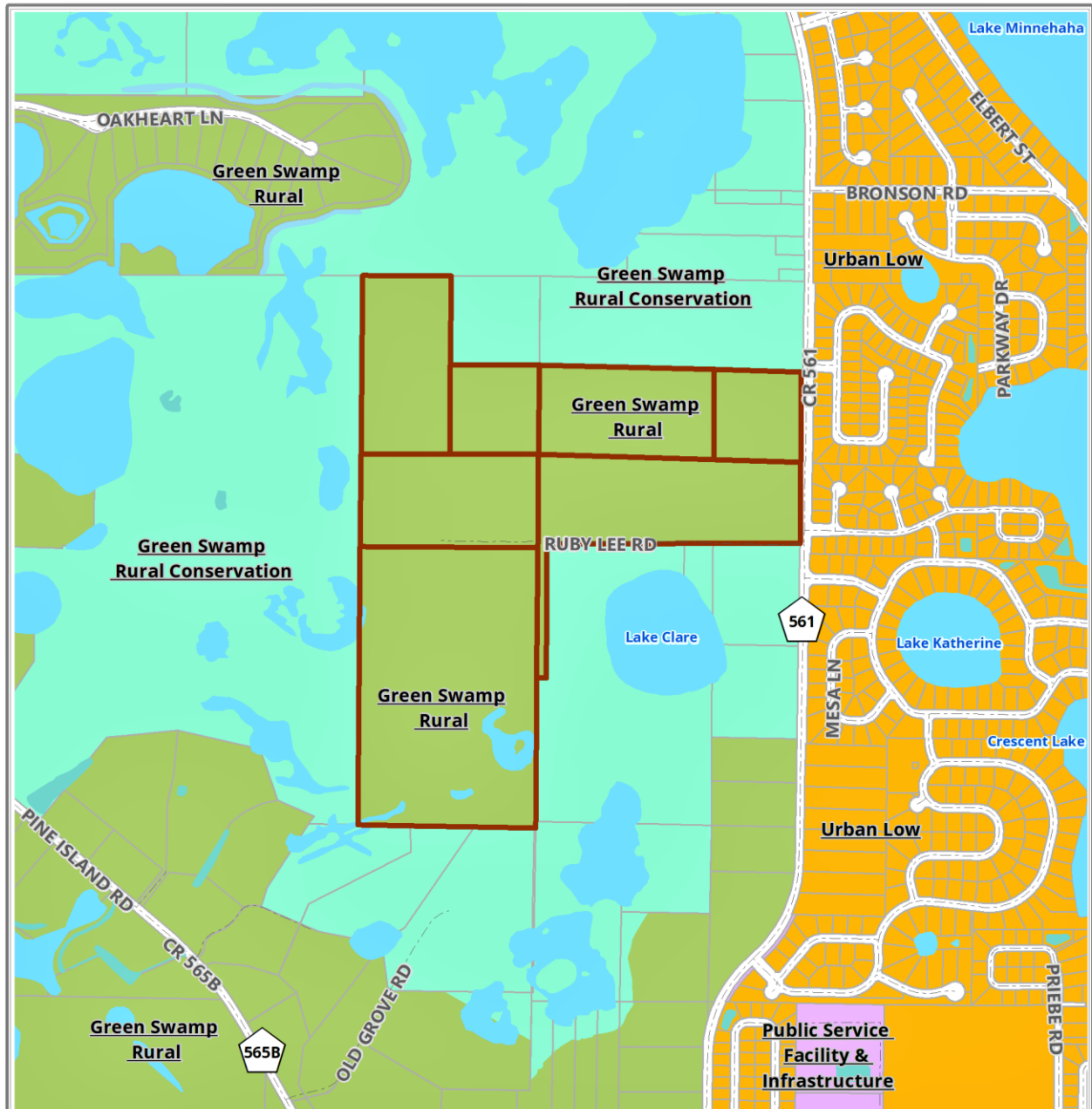
The request is in harmony with the general intent of the Comp Plan and LDR, as stated in Sections A through H above.

J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

None.

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE

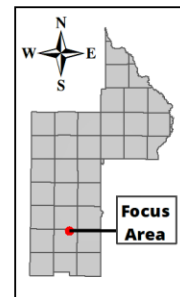


Future Land Use

- | | |
|--|--|
|  Urban Low |  Green Swamp Rural |
|  Public Service Facility Infrastructure |  Green Swamp Rural Conservation |

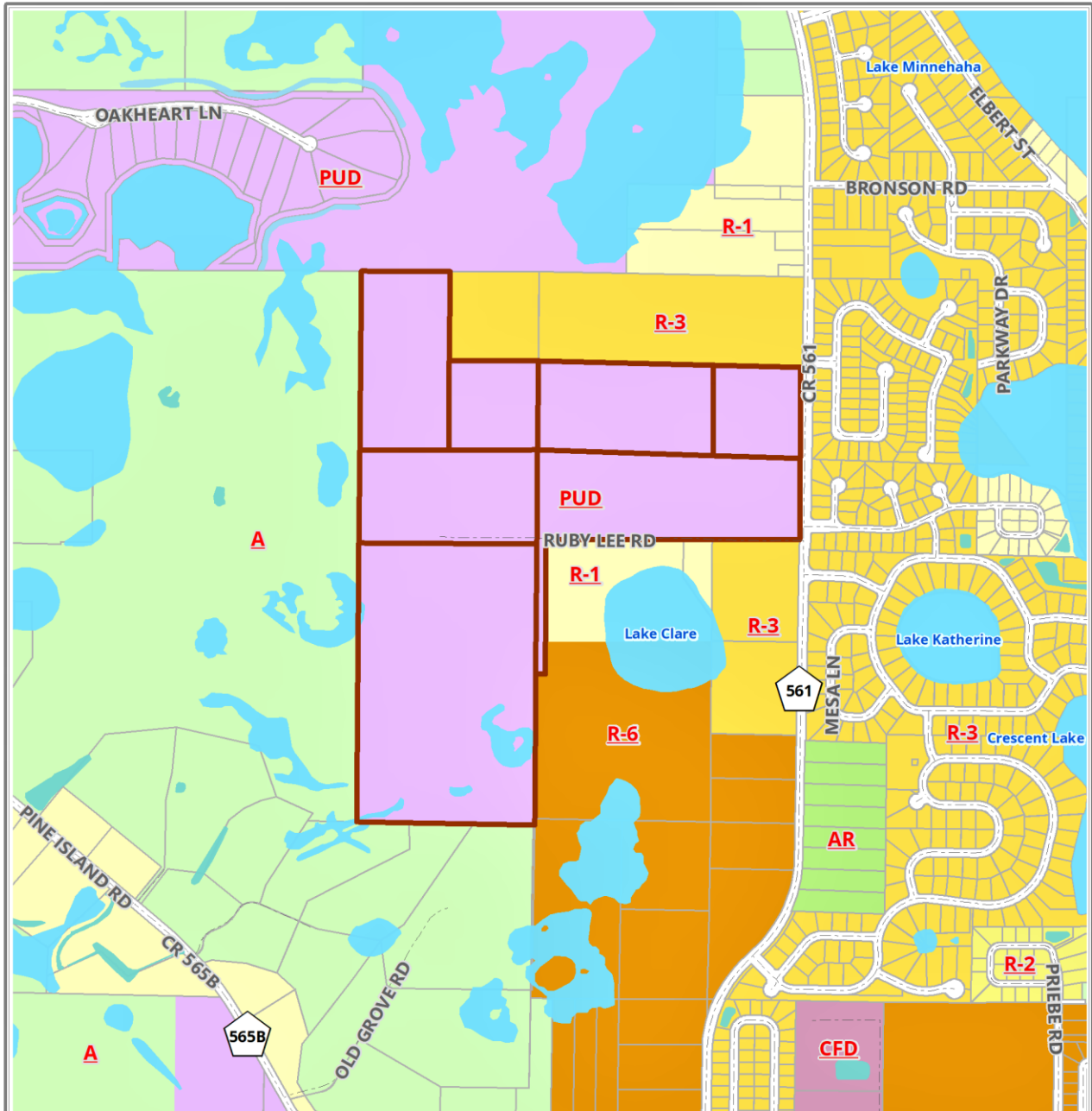
NAME: **SAVANNA RESERVE PROPERTY**
CASE NUMBER: **RZ-21-41-1**
LOCATION (S-T-R): **02, 03-23-25**
REQUEST: **PLANNED UNIT DEVELOPMENT (PUD) TO AGRICULTURE (A)**

DISTRICT: **1**



Attachment "B" – Zoning Map

CURRENT ZONING



Zoning Legend

A	R-1	R-3	CFD
AR	R-2	R-6	PUD

NAME: SAVANNA RESERVE PROPERTY
CASE NUMBER: RZ-21-41-1
LOCATION (S-T-R): 02, 03-23-25
REQUEST: PLANNED UNIT DEVELOPMENT (PUD) TO AGRICULTURE (A)

DISTRICT: 1



Attachment "C" – Ordinance #2018-19 (Page 1 of 8)

**PLANNING AND COMMUNITY DESIGN
315 WEST MAIN STREET
TAVARES FL 32778**



**INSTRUMENT #2018058029
OR BK 5111 PG 2250 - 2257 (8 PGS)
DATE: 5/18/2018 8:47:01 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$69.50**

**ORDINANCE 2018-19
SAVANNA RESERVE PUD
RZ-17-11-1**

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

WHEREAS, Jimmy D. Crawford, Esq. (the "Applicant") submitted a rezoning application on behalf of Eagle Eye Investments of Florida, Inc. (the "Owner"), to rezone property from Rural Residential (R-1) and Medium Residential District (R-3) to Planned Unit Development District (PUD) for a Single-Family Residential (SFR) development; and

WHEREAS, the subject property consists of approximately 179.29 +/- acres located west of County Road 561 and north and south of Ruby Lee Road in the Clermont area in Section 03, Township 23 South, Range 25 East, known as Alternate Key Number's 1704707, 1587816, 1587808, 1587794, 1507529, 1111811, and 3456068, and more particularly described in Exhibit "A"; and

WHEREAS, the property is located within the Green Swamp Rural Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM), in accordance with Ordinance 2018-XX; and

WHEREAS, the Lake County Planning and Zoning Board did on the 4th day of April, 2018 review Petition RZ-17-11-1; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 24th day of April, 2018; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

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

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to Planned Unit Development (PUD) for the property described in Exhibit A. The uses of the property will be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached as Exhibit "B". To the extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance will take precedence.

A. Permitted Land Uses.

1. A maximum of twenty-five (25) single-family dwelling units may be developed on the subject property.
 - a. Twenty-two (22) single-family dwelling units are permitted by Comprehensive Plan Policy I-4.2.3 Green Swamp Rural Future Land Use Category.

Attachment "C" – Ordinance #2018-19 (Page 3 of 8)

Ordinance 2018-19, Savanna Reserve PUD

- 1 4. Any setback not specified must be in accordance with the Lake County Land
2 Development Regulations, as amended.
- 3 **E. Parking Requirements.** Off-street parking must be provided in accordance with the Lake
4 County Land Development Regulations, as amended.
- 5 **F. Landscaping, Buffering, and Screening.** Existing vegetation located along the perimeter of
6 the PUD may be used to count towards the minimum perimeter landscaping requirement.
7 During the review of the development application for Preliminary Plat and landscape plan
8 approval the existing vegetation will be evaluated to determine consistency with the perimeter
9 landscape requirements, in accordance with the LDR, as amended. Any existing vegetation
10 that is used to count towards the perimeter landscaping requirements must be preserved in
11 perpetuity.
- 12
13 **G. Environmental Requirements.**
- 14
15 1. Prior to any future development, a current environmental assessment must be submitted
16 to identify potential negative impacts to wetlands, habitat, wildlife corridors, flora, and
17 fauna.
- 18
19 2. All wetlands within the property must be placed into a conservation easement that will run
20 in favor of, and be enforceable by, a homeowners' association, a public agency
21 acceptable to Lake County, or Lake County, at Lake County's discretion. The
22 conservation easement must require that all wetlands and wetland buffers be maintained
23 in their natural and unaltered state. Any such easement must allow access to water
24 dependent structures such as docks and walkways.
- 25
26 3. Upland buffers adjacent to wetlands must be included within the conservation easement.
- 27
28 **H. Noise.** Compliance must be in accordance with the Lake County Land Development
29 Regulations, as amended.
- 30
31 **I. Transportation.**
- 32 1. All access management will be in accordance with the Comprehensive Plan and Land
33 Development Regulations, as amended.
- 34 2. The development will be required to construct both left and right turn lanes on County
35 Road 561, a right turn taper in lieu of a right turn lane may be substituted if the intersection
36 sight distance, per Florida Greenbook, requirements are met.
- 37 3. A right-of-way/access easement will be required from County Road 561 to the existing
38 right-of-way for Ruby Red Road.
- 39 **J. Utilities.** The development will be serviced by central water and individual septic systems, in
40 accordance with the Comprehensive Plan and Land Development Regulations, as amended.
- 41

Attachment "C" – Ordinance #2018-19 (Page 4 of 8)

Ordinance 2018-19, Savanna Reserve PUD

- 1 **K. Stormwater Management.**
- 2 1. The stormwater management system must be designed in accordance with all applicable
- 3 Lake County and St. Johns River Water Management District requirements; as amended.
- 4 2. The Owner will be responsible for any flood studies required for developing the site and
- 5 comply with FEMA, Comprehensive Plan and Land Development Regulations, as
- 6 amended. Any development within the floodplain as identified on the FEMA maps will
- 7 require compensating storage.
- 8 **L. Floodplain Management.** The Owners will be responsible for any flood studies required for
- 9 developing the site and to comply with Federal Emergency Management Agency (FEMA)
- 10 regulations, the Comprehensive Plan, and the Lake County Land Development
- 11 Regulations. Any development within the floodplain as identified on the FEMA maps will require
- 12 compensating storage.
- 13 **M. Lighting.** Exterior lighting must be in accordance with the Lake County Land Development
- 14 Regulations, as amended, and consistent with Dark-Sky Principles.
- 15 **N. Signage.** All signage must be in accordance with the Lake County Land Development
- 16 Regulations, as amended.
- 17 **O. Concurrency Management Requirements.** Any development must comply with the Lake
- 18 County Concurrency Management System, as amended.
- 19 **P. Development Review and Approval.**
- 20 1. Prior to the issuance of any permits, the Owner shall submit a preliminary plat,
- 21 construction plans, and final plat generally consistent with the Conceptual Plan
- 22 attached as Exhibit "B" for review and approval in accordance with the Comprehensive
- 23 Plan and LDR, as amended.
- 24 2. PUD Expiration: Physical development must commence within three (3) years from the
- 25 date of this Ordinance approval. Failure to commence construction within three (3)
- 26 years of approval will cause the revocation of this ordinance, in accordance with the
- 27 Comprehensive Plan or superseding documents. Prior to expiration of the three (3) year
- 28 time frame, the Board of County Commissioners may grant, via a Public Hearing, one
- 29 (1) extension of the time frame for a maximum of two (2) years upon a showing that
- 30 reasonable efforts have been made towards securing the required approvals and
- 31 commencement of work.
- 32 **Section 2. Conditions.**
- 33 **A.** After establishment of the facilities as provided in this Ordinance, the property identified in
- 34 this Ordinance may only be used for the purposes identified in this Ordinance. Any other
- 35 proposed use must be specifically authorized by the Board of County Commissioners.
- 36 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,
- 37 move, convert, or demolish any building structure, add other uses, or alter the land in any

Attachment "C" – Ordinance #2018-19 (Page 5 of 8)

Ordinance 2018-19, Savanna Reserve PUD

1 manner within the boundaries of the above described land without first obtaining the
2 necessary approvals in accordance with the Lake County Code, as amended, and obtaining
3 the permits required from the other appropriate governmental agencies.

4 C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the
5 land and the terms, conditions, and provisions of this Ordinance, and will be binding upon
6 the present Owner and any successor, and will be subject to each and every condition in
7 this Ordinance.

8 D. The transfer of ownership or lease of any or all of the property described in this Ordinance
9 must include in the transfer or lease agreement, a provision that the purchaser or lessee is
10 made good and aware of the conditions established by this Ordinance and agrees to be
11 bound by these conditions. The purchaser or lessee may request a change from the existing
12 plans and conditions by following procedures contained in the Land Development
13 Regulations, as amended.

14 E. Action by the Lake County Code Enforcement Special Master. The Lake County Code
15 Enforcement Special Master will have authority to enforce the terms and conditions set forth
16 in this ordinance and to recommend that the ordinance be revoked.

17 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be
18 invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way
19 affect the validity of the remaining portions of this Ordinance.

20 **Section 4. Filing with the Department of State.** The clerk is hereby directed to send a copy of this
21 Ordinance to the Secretary of State for the State of Florida in accordance with Section
22 125.66, Florida Statutes.

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Attachment "C" – Ordinance #2018-19 (Page 6 of 8)

Ordinance 2018-19, Savanna Reserve PUD

1 Section 5. Effective Date. This Ordinance will become effective as provided by law.

2

3 ENACTED this 24th day of April, 2018.

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5 FILED with the Secretary of State May 3rd, 2018.

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7 EFFECTIVE April 24, 2018.

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BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

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TIMOTHY I. SULLIVAN, CHAIRMAN

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18 ATTEST:

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NEIL KELLY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


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27 APPROVED AS TO FORM AND LEGALITY

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MELANIE MARSH, COUNTY ATTORNEY

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Attachment "C" – Ordinance #2018-19 (Page 7 of 8)

Ordinance 2018-19, Savanna Reserve PUD

1 Exhibit "A" – Legal Description

2 Parcel 1:

3 The West 3/4 of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 2, Township 23 South, Range
4 25 East, Lake County, Florida, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
5 Commence at the Northwest corner of the SW 1/4 of Section 2, Township 23 South, Range 25 East, Lake
6 County, Florida; thence run South 01°57'50" West along the West boundary of the said SW 1/4 a distance
7 of 689.63 feet to the Northwest corner of the South 1/2 of the NW 1/4 of the said SW 1/4 and the POINT OF
8 BEGINNING; thence run South 86°49'53" East along the North boundary of the South 1/2 of the North 1/2
9 of the said SW 1/4 a distance of 1956.70 feet, more or less, to the West right of way line of Highway 561;
10 thence run North 02°20'47" East along said West right of way line a distance of 77.42 feet, thence run North
11 88°15'17" West, a distance of 1956.80 feet, more or less to the West boundary of the said SW 1/4; thence
12 run South 01°57'50" West along said West boundary a distance of 28.81 feet to the NW corner of the said
13 South 1/2 of the NW 1/4 of the SW 1/4 and the Point of Beginning. Subject to the right of way for Ruby Lee
14 Road and less right of way for Highway No. 561 and together with:

15 Begin at the Northwest corner of the South 3/4 of the West 1/2 of the SW 1/4, run South 01°57'50" West
16 975 feet; South 88°15'17" East 70 feet; North 01°57'50" East 973.26 feet to the North line of the South
17 1/2 of the NW 1/4 of the SW 1/4; thence continue North 01°57'50" East a distance of 30.55 feet; thence
18 North 88°15'17" West a distance of 70.00 feet to the West line of the said SW 1/4; thence South 01°57'50"
19 West along said West line a distance of 28.81 feet to the aforesaid Northwest corner of the South 3/4 of the
20 West 1/2 of the Southwest 1/4 and the point of beginning.

21 Parcel 2:

22 The West 3/4 of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 2, Township 23 South, Range
23 25 East, Lake County, Florida. Less and except the right of way for Highway No. 561.

24 Parcel 3:

25 The Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 23 South, Range 25
26 East, Lake County, Florida.

27 Parcel 4:

28 The West 1/2 of the SE 1/4 of the NE 1/4 of Section 3, Township 23 South, Range 25 East, Lake County,
29 Florida.

30 and

31 Parcel 5:

32 The East 1/2 of the Southeast 1/4 of Section 3, Township 23 South, Range 25 East, Lake County, Florida.

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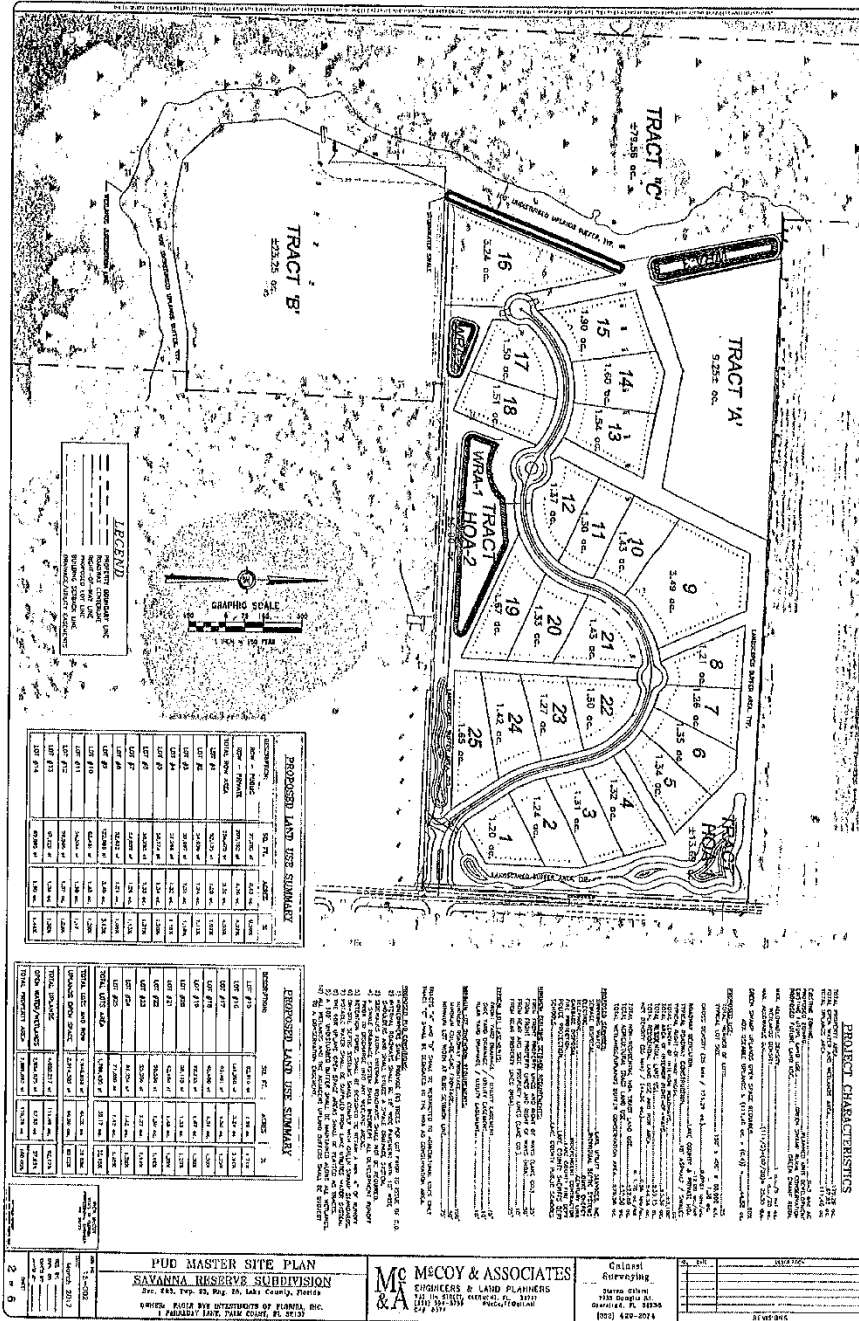
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Attachment "C" – Ordinance #2018-19 (Page 8 of 8)

Ordinance 2018-19, Savanna Reserve PUD

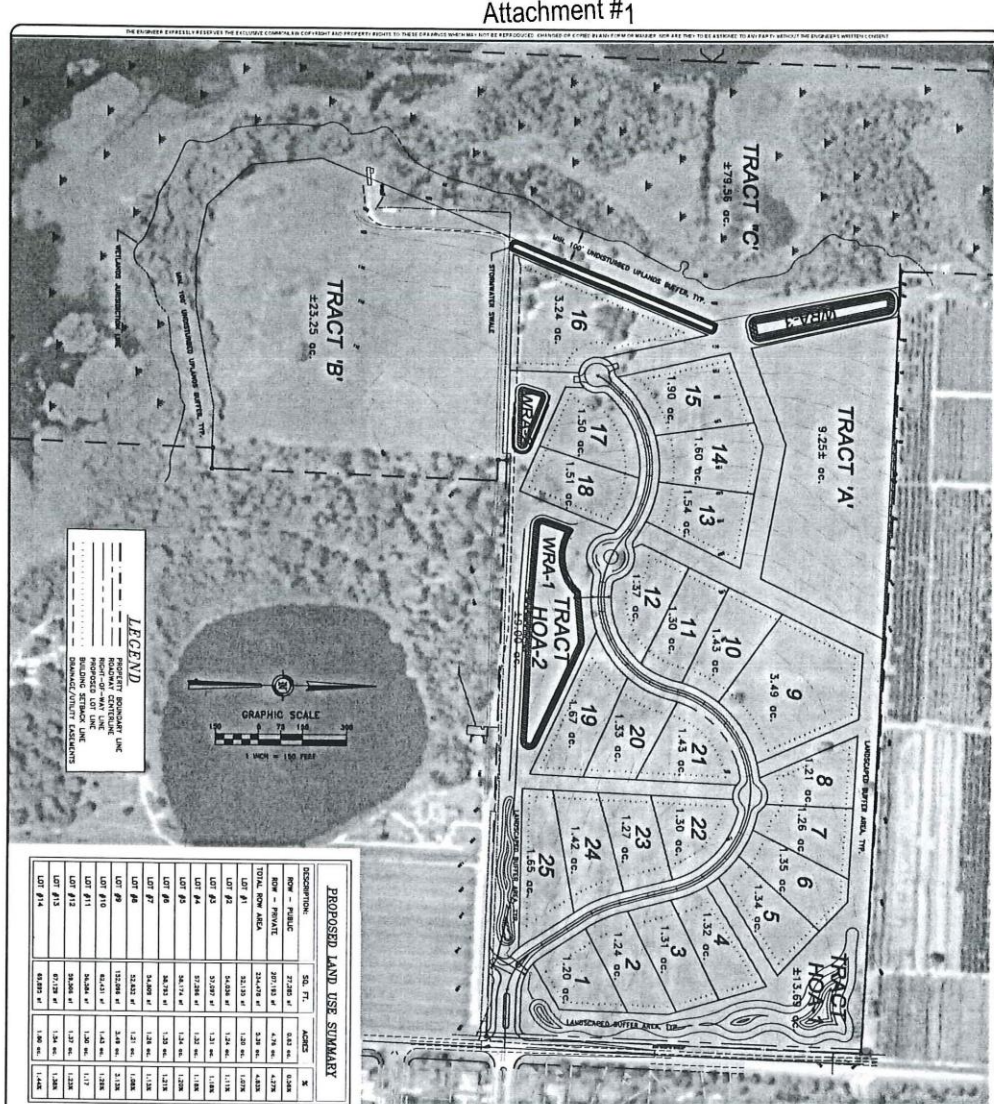
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Exhibit "B" – Conceptual Plan



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Attachment "D" - Conceptual Plan



Attachment #1

PROPOSED LAND USE SUMMARY				
DESCRIPTION	SQ. FT.	ACRES	%	
ROW - PUBLIC	37,720 sq. ft.	0.87 ac.	0.58%	
ROW - PRIVATE	201,733 sq. ft.	4.61 ac.	3.23%	
TOTAL ROW AREA	239,453 sq. ft.	5.48 ac.	3.81%	
LOT #1	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #2	64,208 sq. ft.	1.48 ac.	1.04%	
LOT #3	37,720 sq. ft.	0.87 ac.	0.61%	
LOT #4	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #5	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #6	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #7	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #8	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #9	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #10	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #11	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #12	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #13	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #14	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #15	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #16	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #17	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #18	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #19	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #20	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #21	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #22	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #23	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #24	26,230 sq. ft.	0.60 ac.	0.42%	
LOT #25	26,230 sq. ft.	0.60 ac.	0.42%	
TOTAL LOTS AND ROW	1,796,624 sq. ft.	40.88 ac.	100%	
UPLAND OPEN SPACE	341,260 sq. ft.	7.83 ac.	5.47%	
TOTAL UPLANDS	1,455,364 sq. ft.	33.05 ac.	44.53%	
COOL WATERWAYS	133,517 sq. ft.	3.05 ac.	0.22%	
TOTAL WATERSHED AREA	1,588,881 sq. ft.	36.10 ac.	24.75%	

PROPOSED LAND USE SUMMARY				
DESCRIPTION	SQ. FT.	ACRES	%	
LOT #16	1,576 sq. ft.	0.04 ac.	0.00%	
LOT #17	1,576 sq. ft.	0.04 ac.	0.00%	
LOT #18	1,576 sq. ft.	0.04 ac.	0.00%	
LOT #19	1,576 sq. ft.	0.04 ac.	0.00%	
LOT #20	1,576 sq. ft.	0.04 ac.	0.00%	
LOT #21	1,576 sq. ft.	0.04 ac.	0.00%	
LOT #22	1,576 sq. ft.	0.04 ac.	0.00%	
LOT #23	1,576 sq. ft.	0.04 ac.	0.00%	
LOT #24	1,576 sq. ft.	0.04 ac.	0.00%	
LOT #25	1,576 sq. ft.	0.04 ac.	0.00%	
TOTAL LOTS AND ROW	15,760 sq. ft.	0.36 ac.	0.00%	
UPLAND OPEN SPACE	341,260 sq. ft.	7.83 ac.	5.47%	
TOTAL UPLANDS	1,455,364 sq. ft.	33.05 ac.	44.53%	
COOL WATERWAYS	133,517 sq. ft.	3.05 ac.	0.22%	
TOTAL WATERSHED AREA	1,588,881 sq. ft.	36.10 ac.	24.75%	

PROJECT CHARACTERISTICS

TOTAL PROJECT AREA	7,128,000 sq. ft.
TOTAL UPLANDS AREA	1,455,364 sq. ft.
TOTAL WATERSHED AREA	1,588,881 sq. ft.
PROJECT CHARACTERISTICS	AWARD LUMP SUM CONTRACT
PROPOSED DEVELOPMENT	CONDENSED SUBDIVISION
PROPOSED ZONING DISTRICT	RZ-21
MAX. ALTERNATE HEIGHT	1 story
MAX. ALTERNATE COVER	15% (11.93/87.95) 25.5% (23.23/91.00)
PROPOSED LOT SIZES	1.20 to 3.49 ac.
PROPOSED NUMBER OF LOTS	25
PROPOSED NUMBER OF ROWS	1
PROPOSED ROW WIDTH	30 ft.
PROPOSED ROW DEPTH	120 ft.
PROPOSED ROW AREA	239,453 sq. ft.
PROPOSED ROW PERCENTAGE	3.36%
PROPOSED ROW WIDTH	30 ft.
PROPOSED ROW DEPTH	120 ft.
PROPOSED ROW AREA	239,453 sq. ft.
PROPOSED ROW PERCENTAGE	3.36%

PUD MASTER SITE PLAN
SAVANNA RESERVE SUBDIVISION

OWNER: EAGLE EYE INVESTMENTS OF FLORIDA, INC.
1 FAIRWAY LANE, PALM COAST, FL 32137

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
1321 S. BRICK CLEVENLY, FT. PALM BEACH, FL 33481
407.666.2740
WWW.MCCOYLANDPLANNERS.COM

Galassi Surveying
Steno Galassi
699 Douglas Rd.
Greenwood, FL 32708
(352) 469-0074

NO.	DATE	DESCRIPTION

Attachment "E" – Narrative Statement

Attachment "A" - Project Narrative

Currently the property is being used for cattle and Hay. Our plan is to also plant and grow Blueberries and possibly Strawberries on approximately 15-20 acres. We feel the change we are making to Agriculture would not conflict with Land Development Codes or any Comprehensive Plans, be more in harmony with the regulations of the Green Swamp and would fit in with the Rural setting of the area. There is plenty of High-Density Land Development in Clermont and South Lake County and our request for Agriculture Zoning in a Rural area is needed to balance out the Land use in our local community. The request for Agriculture requires little to no demand on public facilities compared to a housing development, and would not affect values of surrounding properties. This property is in an area that has a mix of large agriculture land with some residential land and the property values perform independently based on size and use.

1 **ORDINANCE 2023-__**

2 **Savanna Reserve**

3 **RZ-21-41-1**

4 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE**
5 **COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**

6 **WHEREAS**, Steven C. Trowbridge (the "Applicant"), submitted a rezoning application on behalf of Eagle
7 Eye Investments of Florida Inc (the "Owner"), to rezone approximately 179.29 +/- acres from Planned Unit
8 Development (PUD) by Ordinance #2018-19 to Agriculture (A) for agricultural uses; and

9 **WHEREAS**, the subject property consists of approximately 179.29 +/- gross acres (111.36 +/- net acres)
10 located west of County Road 561 and north and south of Ruby Lee Road in the unincorporated Clermont area,
11 Section 03, Township 23 South, Range 25 East, identified by Alternate Key Numbers 1704707, 1587816,
12 1587808, 1587794, 1507529, 1111811 and 3456068, and more particularly described in Exhibit "A" – Legal
13 Description; and

14 **WHEREAS**, the property is located within the Green Swamp Rural Future Land Use Category as shown
15 on the Lake County Comprehensive Plan Future Land Use Map (FLUM), in accordance with Ordinance #2018-
16 18; and

17 **WHEREAS**, the Board of County Commissioners of Lake County, Florida, on the 24th day of April 2018
18 approved PUD Ordinance #2018-19; and

19 **WHEREAS**, the Lake County Planning & Zoning Board did on the 7th day of December 2022 review
20 Petition RZ-21-41-1; after giving Notice of Hearing on petition for a change in the use of land, including notice
21 that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the
22 3rd day of January 2023; and

23 **WHEREAS**, the Board of County Commissioners has reviewed the recommended application and
24 ordinance, the recommendations of the Lake County Planning & Zoning Board and County staff, and comments,
25 favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised;
26 and

27 **WHEREAS**, upon review, certain terms pertaining to the development of the above-described property
28 have been duly approved.

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

31 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Agriculture
32 (A). Ordinance #2018-19 and all previously approved ordinances will be superseded and replaced
33 upon the adopt of this new ordinance.

34 **Section 2. Development Review and Approval:** Prior to the issuance of any permits, the owner will be
35 required to submit applications for and receive final development order approvals as provided in the
36 Lake County Comprehensive Plan and Land Development Regulations (LDR), as amended. The
37 applications for final development orders must meet all submittals and comply with all County codes
38 and ordinances, as amended.

39 **Section 3. Severability:** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or
40 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity
41 of the remaining portions of this Ordinance.

1 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this
2 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
3 Florida Statutes.

4 **Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

5
6 **ENACTED** this _____ day of _____, 2023.

7
8 **FILED** with the Secretary of State _____, 2023.

9
10 **EFFECTIVE** _____, 2023.

11
12
13 **BOARD OF COUNTY COMMISSIONERS**
14 **LAKE COUNTY, FLORIDA**

15
16
17 _____
18 _____, **Chairman**

19
20
21 **ATTEST:**

22
23
24 _____
25 **Gary J. Cooney, Clerk of the**
26 **Board of County Commissioners**
27 **Lake County, Florida**

28
29
30
31 **APPROVED AS TO FORM AND LEGALITY**

32
33
34 _____
35 **Melanie Marsh, County Attorney**

Exhibit "A" – Legal Description

1
2
3 N 1/2 OF NE 1/4 OF SE 1/4 ORB 4836 PG 980; and
4
5 S 3/4 OF E 1/2 OF SE 1/4 ORB 4836 PG 980; and
6
7 S 1/2 OF SW 1/4 OF NW 1/4 ORB 4836 PG 980; and
8
9 SW 1/4 OF SE 1/4 OF NW 1/4 ORB 4836 PG 980; and
10
11 S 1/2 OF E 1/2 OF SE 1/4 OF NE 1/4 ORB 4836 PG 980; and
12
13 W 3/4 OF N 1/2 OF N 1/2 OF SW 1/4--LESS FROM NW COR OF SW 1/4 RUN S 01DEG 57MIN 50SEC W
14 689.63 FT TO NW COR OF S 1/2 OF NW 1/4 OF SW 1/4 & POB, RUN S 86DEG 49MIN 53SEC E ALONG N
15 LINE OF S 1/2 OF N 1/2 OF SAID SW 1/4 A DIST OF 1956.70 FT TO W R/W LINE OF HWY 561, N 02DEG
16 20MIN 47SEC E ALONG SAID W R/W 77.42 FT, N 88DEG 15MIN 17SEC W 1956.80 FT TO W LINE OF SW
17 1/4, S 01DEG 57MIN 50SEC W 28.81 FT TO POB--BEG AT NW COR OF S 3/4 OF W 1/2 OF SW 1/4, RUN S
18 01-57-50 W 975 FT, S 88-15-17 E 70 FT, N 01-57-50 E 973.26 FT TO N LINE OF S 1/2 OF NW 1/4 OF SW 1/4,
19 CONT N 01-57-50 E 30.55 FT, N 88-15-17 W 70 FT TO W LINE OF SW 1/4, S 01-57-50 W 28.81 FT TO POB
20 ORB 4836 PG 980; and
21
22 W 1/2 OF SE 1/4 OF NE 1/4 ORB 4836 PG 980.