



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): May 7, 2025  
Board of County Commissioners (BCC): June 3, 2025

Case No. and Project Name: PZ2024-235 Summer Bay PUD Amendment

Applicant(s): John Adams

Owner(s): Crown Diversified Industries Corporation

Requested Action: Amend Planned Unit Development (PUD) Ordinance #2016-58 to authorize an increase of 29 additional hotel/motel suites within the Summer Bay Resort Development of Regional Impact (DRI) by the conversion of land use from apartments to hotel rooms.

Staff Determination: Staff finds the rezoning amendment consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Leslie Regan

PZB Recommendation:

### **Subject Property Information**

Size: 68.29 +/- acres

Location: Northeast corner of US 192 and US 27 in the unincorporated Lake County area

Alternate Key No.: 3952581

Future Land Use: Summer Bay (Attachment "A")

Current Zoning District: Summer Bay Planned Development District by Ordinance #2016-58 (Attachment "B")

JPA/ISBA: N/A

Overlay/Rural Protection Area: N/A

### **Adjacent Property Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Cagan Crossings and Urban Medium	Planned Development	Multi-types of residential	Single Family, Duplexes, and Multi-Family uses.
South	Polk County, Florida	Polk County, Florida	Highway	Polk County south of US Highway 192
East	Orange County, Florida	Orange County, Florida	Orange County, Florida	Orange County, Florida

Direction	Future Land Use	Zoning	Existing Use	Comments
West	Green Swamp Ridge	Planned Development (PUD) and Neighborhood Commercial (C-1)	Residential	High Grove Subdivision and

**- Summary of Analysis -**

The subject 68.29 +/- acres are identified by Alternate Key Number 3952581. The Applicant has submitted an amendment request to Planned Use Development (PUD) Ordinance #2016-58 and seeks approval to convert apartment units to hotel/motel units as allowed for in the Summer Bay Resort Development of Regional Impact (DRI) Ordinance 2016-56, Exhibit C1.. The number allotted for apartments will be lowered to 2,004 from 2,040 and the hotel allowance raise from 250 to 279, a difference of 29 hotel rooms.

The subject parcel is zoned as Summer Bay Planned Development is designated with the Summer Bay Future Land Use Category (FLUC) by the 2030 Comprehensive (Comp) Plan. A site plan for developmental review will be required if the request for the Planned Unit Development amendment is approved. The intent of Comprehensive Plan Policy I-1.3.13 entitled Summer Bay FLUC is solely of the uses, densities, and intensities on the properties located within the Summer Bay DRI, approved by the Summer Bay DRI.

**Table 1. Approved Land Conversion Table**

Land Uses (Convert From)	Land Uses (Convert To)								
	Hotel (Rooms)	Apartments (DU)	Timshare (DU)	Medical Office (KSF)	Shopping Center (KSF)	Hospital (beds)	Emergency Room (KSF)	Mini-Warehouse (Acres)	Assisted Living (Beds)
Hotel (Rooms)		1.2308	3.0717	0.2182	0.2182	0.4225	0.1905	0.2250	2.7273
Apartments (DU)	0.8125		2.4957	0.1773	0.1773	0.3433	0.1548	0.1828	2.2159
Timshare (DU)	0.3256	0.4007		0.0710	0.0710	0.1376	0.0620	0.0733	0.8879
Medical Office (KSF)	4.5833	5.6410	14.0785		1.0000	1.9366	0.8730	1.0313	12.5000
Shopping Center (KSF)	3.7292	4.5897	11.4548	0.8136		1.5757	0.7103	0.8391	10.1705
Hospital (Beds)	2.3667	2.9128	7.2696	0.5164	0.5164		0.4508	0.5325	6.4545
Emergency Room (KSF)	5.2500	6.4615	16.1263	1.1455	1.1455	2.2183		1.1813	14.3182
Mini-Warehouse (Acres)	4.4444	5.4701	13.6519	0.9697	0.9697	1.8779	0.8466		12.1212
Assisted Living (Beds)	0.3667	0.4513	1.1263	0.0800	0.0800	0.1549	0.0698	0.0825	

The request is consistent with the Summer Bay Planned Unit Development and Summer Bay Future Lane Use Category (FLUC).

The Applicant provided a Project Narrative for the amendment as shown on Attachment "D".

**- Staff Analysis -**

LDR Section 14.05.03 (Standards for Review)

**A. Whether the rezoning is in conflict with any applicable provisions of the Code (Land Development Regulations).**

The application seeks a to amend the Planned Use Development by converting apartment units to hotel units as permitted by the DRI.

The proposed amendment is consistent with both the Future Land Use Plan and the Planned Unit Development regulations that govern the subject property.

New development will be required to meet all criteria specified in the LDR, as amended.

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

The request is consistent with all elements of the Comprehensive Plan, as the amendment allows for a flexible use of land that meets current needs while adhering to established guidelines.

The request is consistent with the Comprehensive Plan Policy I-1.3.13 entitled Summer Bay FLUC.

New development will be required to meet all criteria specified in the Comprehensive Plan.

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

The proposed amendment is consistent with the Summer Bay FLUC, Comprehensive Plan and LDR, as amended and as stated in Sections A and B above.

The Applicant provided the statement below to demonstrate compatibility with the character of the neighborhood:

*"The proposed rezoning is consistent with the existing and proposed land uses within the PUD. The Revised Land Use Table, as detailed in "Exhibit C," governs the changes, which are further subject to the Trip Equivalency Matrix Table."*

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

The proposed amendment is consistent with the Summer Bay FLUC, which is intended solely of the uses, densities and intensities as stated in the Summer Bay DRI.

The proposed amendment is consistent with the Comprehensive Plan and LDR as stated in Sections A and B above.

The Applicant provided the statement below to demonstrate compatibility with the character of the neighborhood:

*"The amendment is justified by the evolving economic conditions and market demand for increased hotel accommodations, which necessitate the conversion of apartment units to hotel rooms."*

**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

Southlake Utilities provided documentation (Attachment "E") indicating their company has capacity to service the proposed Echo Suites Hotel with water and wastewater. However, their company does not have re-use water available.

Schools

The proposed request is not anticipated to adversely impact school capacities or levels of service.

Parks

The proposed request is not anticipated to adversely impact park capacities or levels of service.

Public Safety

Lake County Fire Station #112 is located +/-1.4 miles from the subject property and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process, should the conditional use permit be approved by the Board.

Solid Waste

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

Transportation Concurrency

Transportation had no comments as the proposed change does not change the DRI capacity.

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

**natural environment.**

An environmental assessment will be submitted with site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting, or mitigation will be obtained before development can commence. All sensitive resources will be addressed through the development review process.

To further mitigate any adverse impacts on neighboring properties, should the rezoning be approved a noise study in accordance with LDR Section 9.09.00 will be required at the time of development application review.

New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

The Applicant states the proposed changes are permitted with the PUD Ordinance and no adverse impact on the natural environment is expected.

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

In their Project Narrative (Attachment "D"), the Applicant states that "The rezoning will likely result in an increase in property values in the area due to the enhanced utility and attractiveness of the property as a hotel, which will contribute positively to the local economy."

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

The Applicant stated in the Project Narrative (Attachment "D") that, *"The proposed rezoning will support an orderly and logical development pattern within the PUD, as it aligns with the Revised Land Use Table and the Trip Equivalency Matrix Table."*

**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 proposed amendment is consistent with the Summer Bay FLUC, which is intended solely of the uses, densities and intensities as stated in the Summer Bay DRI.

The proposed amendment is consistent with the Comprehensive Plan and LDR as stated in Sections A and B above.

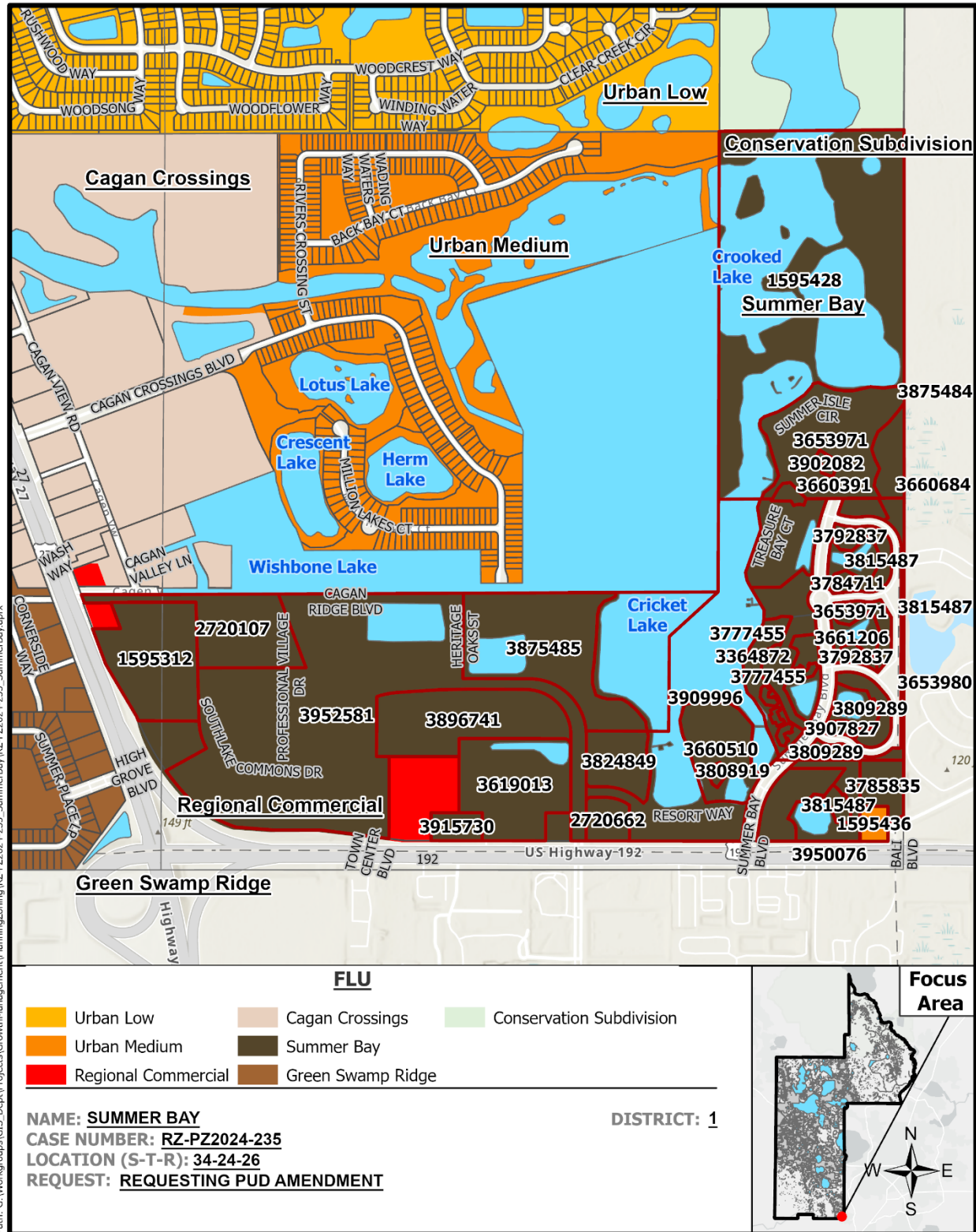
The proposed amendment is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

**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.**

NA

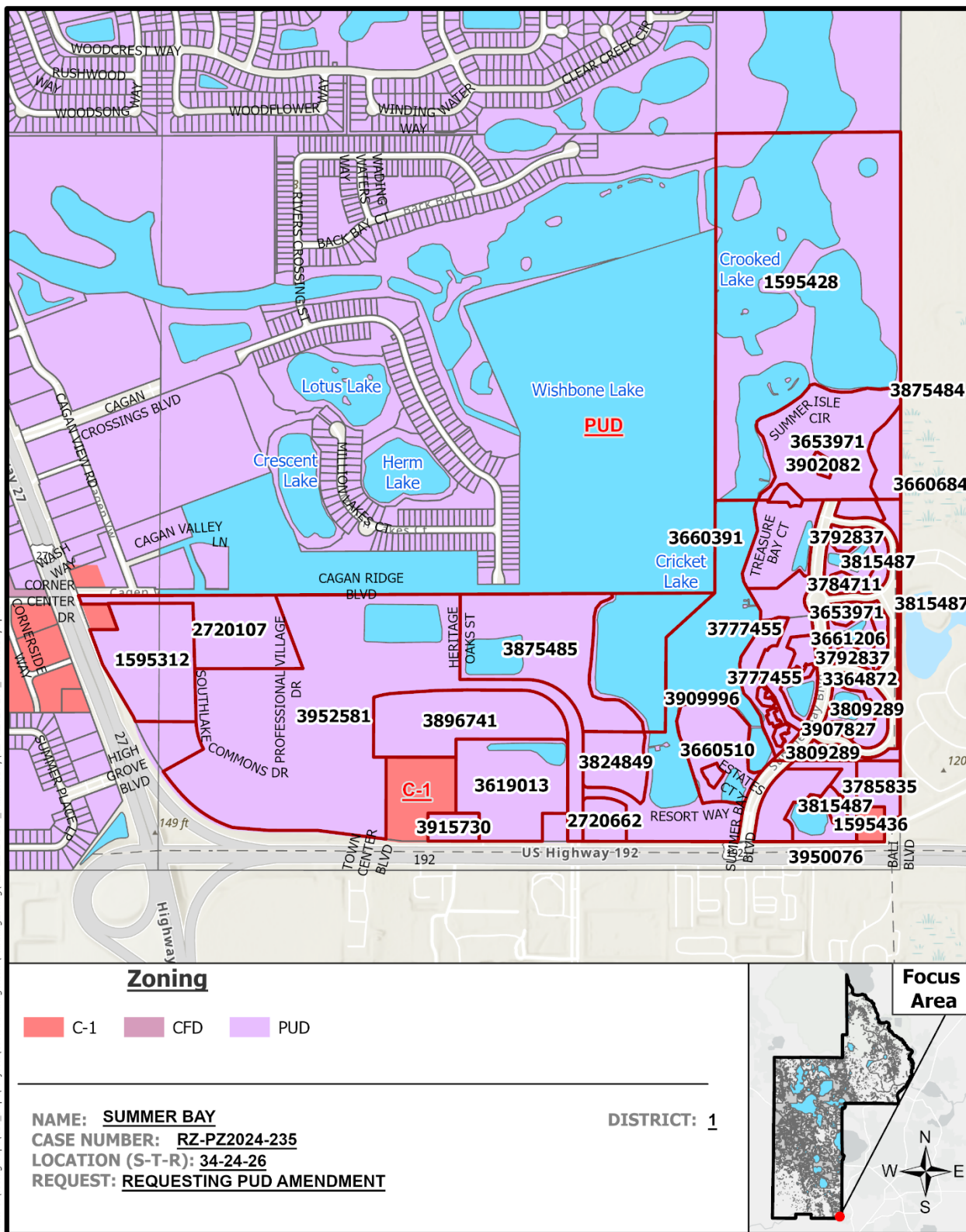
# Attachment "A" – Future Land Use Map

## CURRENT FUTURE LAND USE



## Attachment “B” – Zoning District Map

## CURRENT ZONING





## Attachment “C”, Concept Plan



# Attachment “D”, Project Narrative

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## Project Narrative

### Project Overview:

The proposed amendment seeks to convert existing apartment units into hotel rooms within the Planned Unit Development (PUD) as detailed in "Exhibit C1" - "Land Use Conversion Table." The goal of this amendment is to increase the number of hotel rooms by 29, utilizing the existing apartment units. The proposed changes align with the provisions outlined in the existing PUD Ordinance, specifically under the Revised Land Use Table and the Trip Equivalency Matrix Table.

### Existing and Proposed Operations/Activities:

The existing operations on the property consist of residential apartment units. The proposed activity involves the conversion of these units into hotel rooms, enhancing the property's utility by increasing its accommodation capacity to meet the growing demand for hotel services in the area.

The development, known as Summer Bay, currently encompasses 2,040 dwelling units, including 1,500 timeshare units, 204 apartment units, and up to 300 assisted living units. Additionally, it includes 400,000 square feet of retail/services space with 1,400 parking spaces, 279 hotel/motel rooms, a 150-bed hospital with a 20,000-square-foot emergency center, 50,220 square feet of existing administrative office space, 180,000 square feet of medical/professional offices, 3.0 acres of mini-warehouse space (with 1.5 acres limited to internal use for guests of the development), and 25 acres of recreational/open space, all on 308 acres. These elements constitute the mixed-use development as described on the Revised Master Plan of Development attached as "Exhibit B" and the Revised Land Use Table on "Exhibit C."

### Justification for Rezoning:

This rezoning is justified by the current market conditions, which indicate a higher demand for hotel accommodations compared to residential apartments. The conversion will better align the property's use with the evolving economic and development trends in the region, providing a more viable and beneficial use of the space.

### Need for Rezoning:

The need for the proposed rezoning arises from the necessity to adapt the property to better serve the community and the local economy. By converting the apartment units into hotel rooms, the property will cater to a growing sector and contribute to the area's development, offering enhanced services to residents and visitors alike.

### Standards Compliance:

#### a. Conflict with Land Development Code:

The proposed rezoning does not conflict with any applicable provisions of the Land Development Code. The changes are allowed under the existing PUD Ordinance.



The application is consistent with all elements of the Comprehensive Plan, as the amendment allows for a flexible use of land that meets current needs while adhering to established guidelines.

c. Inconsistency with Existing and Proposed Land Uses:

The proposed rezoning is consistent with the existing and proposed land uses within the PUD. The Revised Land Use Table, as detailed in "Exhibit C," governs the changes, which are further subject to the Trip Equivalency Matrix Table.

d. Changed Conditions Justifying Rezoning:

The amendment is justified by the evolving economic conditions and market demand for increased hotel accommodations, which necessitate the conversion of apartment units to hotel rooms.

e. Impact on Public Facilities:

The proposed rezoning will not exceed the capacity of public facilities. The changes are allowed within the PUD Ordinance, and any impact on public facilities, such as police, roads, sewage, water supply, and emergency services, will be managed within the existing infrastructure and provisions outlined in "Exhibit C" and "Exhibit C-1."

f. Impact on the Natural Environment:

The proposed changes are permitted within the PUD Ordinance, and no adverse impact on the natural environment is anticipated.

g. Effect on Property Values:

The rezoning will likely result in an increase in property values in the area due to the enhanced utility and attractiveness of the property as a hotel, which will contribute positively to the local economy.

h. Orderly and Logical Development Pattern:

The proposed rezoning will support an orderly and logical development pattern within the PUD, as it aligns with the Revised Land Use Table and the Trip Equivalency Matrix Table.

i. Conflict with Public Interest:

The proposed rezoning would not be in conflict with the public interest and is in harmony with the purpose and intent of these regulations.

## Exhibit “E” Utility Letter



16554 Cagan Crossings Boulevard, Suite 2  
Clermont, Florida 34714  
Phone No. (352) 394-8898 Fax No. (352) 394-8894

August 19, 2024

Ms. Susan Madden  
Kimley-Horn  
200 South Orange Ave. Suite 600  
Orlando, FL 32801

Re: Request for Availability of Service for Echo Suites Hotel

Dear Ms. Madden:

Pursuant to your request, please be advised the proposed development site is within Southlake Utilities, Inc. Certificated Service Area, and Southlake Utilities, Inc. has water and wastewater plant capacity available to provide service to the site. Re-Use water is not available currently.

Construction plans and permits must be submitted to the utility and regulatory agencies and approved prior to construction.

Easements are required where utility facilities are located outside of state and/or county dedicated right-of way.

It is the obligation of the utility to provide service to an applicant, however only under the terms of a properly executed Developers Agreement along with payment of all appropriate charges and fees.

If you need additional information, please call me at (352) 636-8072.

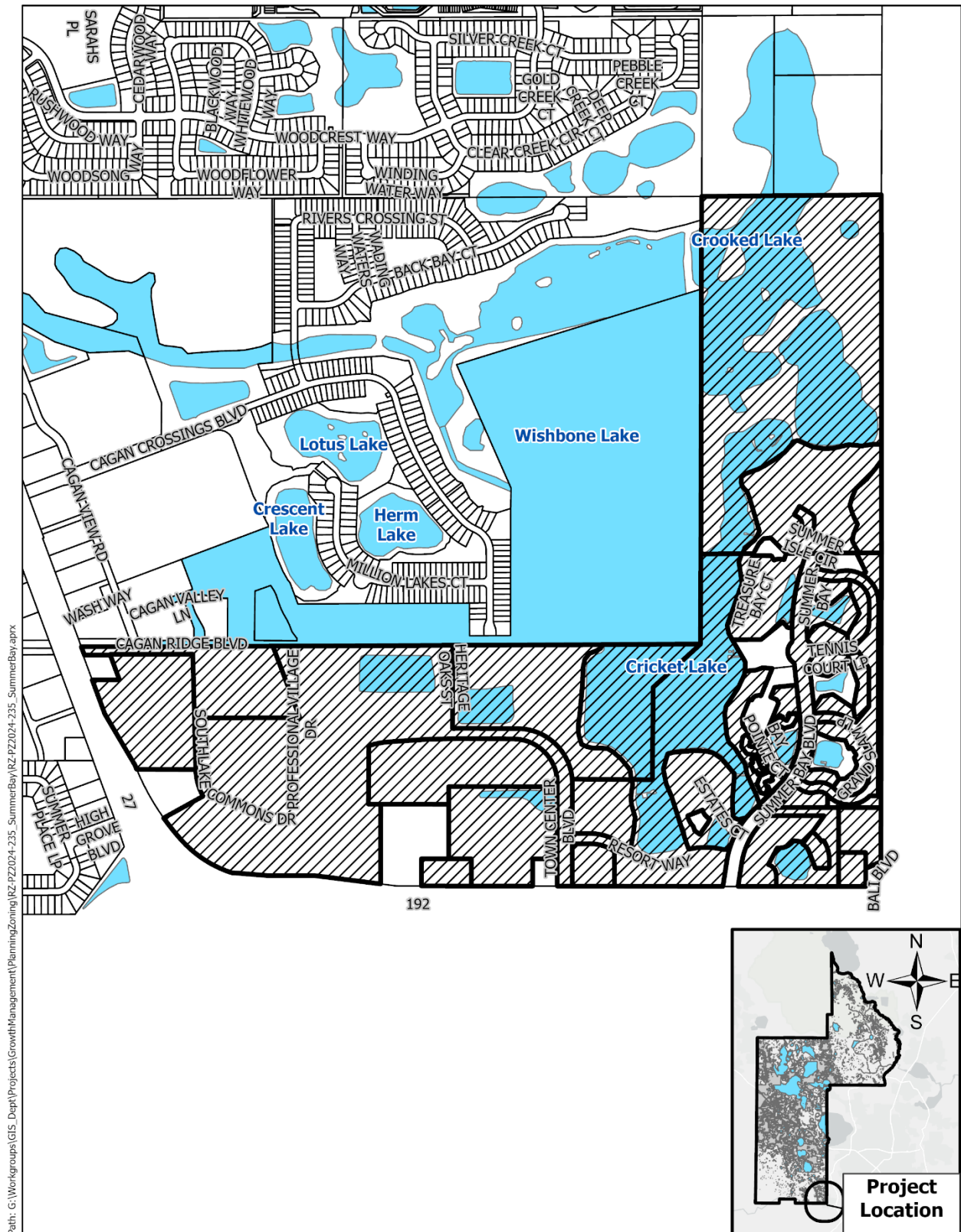
Sincerely,

*Randall Corbin*

Randall W. Corbin  
Manager

Copy: Michael Demer  
Chris Bravo  
Echo Suites Hotel Project File

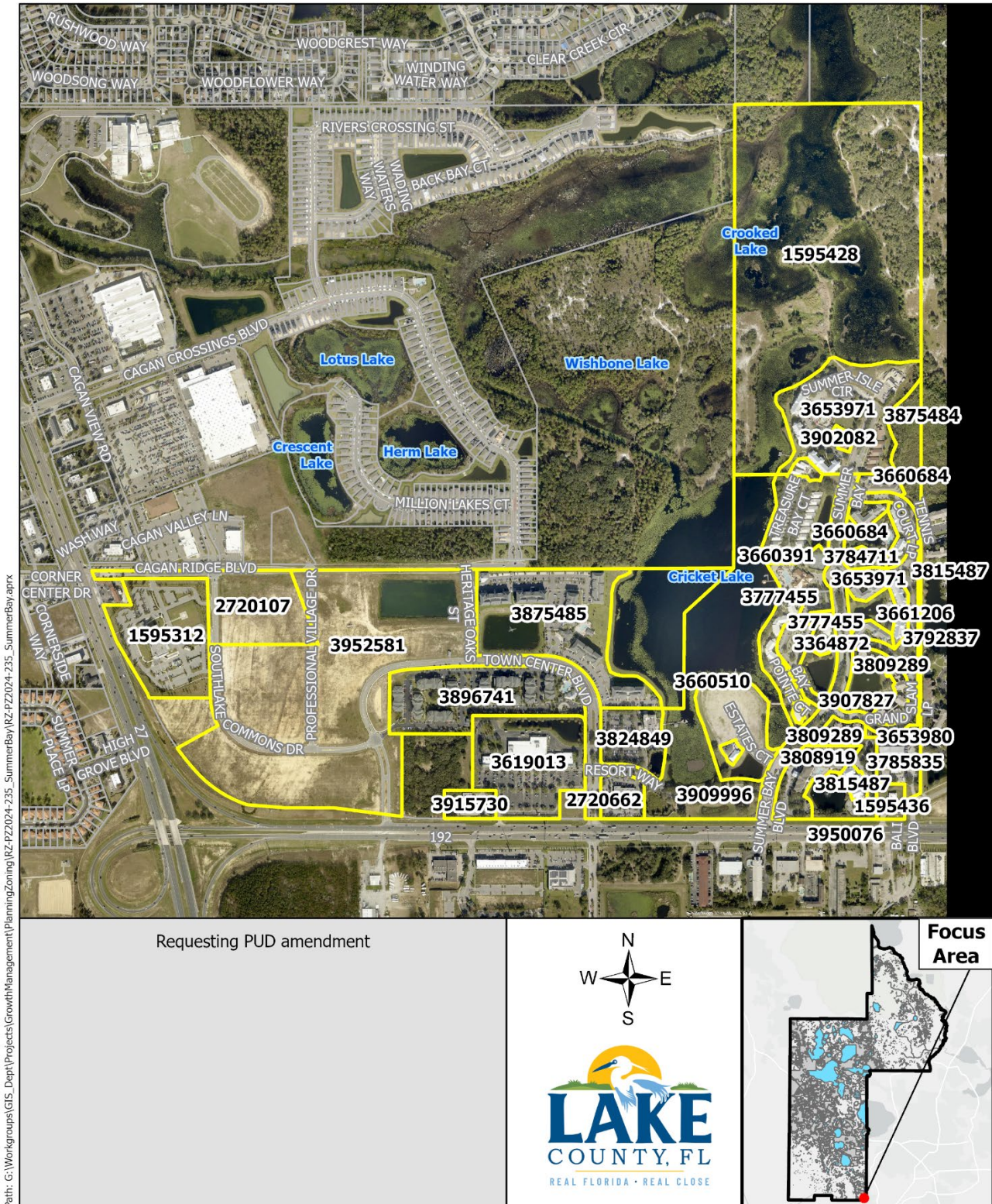
## Map of Subject Property





## Aerial Map of Subject Property

**RZ-PZ2024-235**  
**Summer Bay**





**Ordinance 2025-\_\_\_\_**  
**Summer Bay Resort Development of Regional Impact (DRI)**  
**Planned Unit Development (PUD) Amendment**

**AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AMEND PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE #2016-58 TO AUTHORIZE AN INCREASE OF 29 ADDITIONAL HOTEL/MOTEL SUITES WITHIN THE SUMMER BAY RESORT DEVELOPMENT OF REGIONAL IMPACT (DRI) FOR PROPERTY IDENTIFIED BY ALTERNATE KEY NUMBERS 3952581, 1595312, 1595428, 3875484, 3902082, 3653971, 3660391, 3660684, 3815487, 3784711, 3661206, 3792837, 3777455, 3364872, 3907827, 3653980, 3809289, 3785835, 1595436, 3950076, 3808919, 3660510, 2720662, 3824849, 3909996, 3875485, 3619013, 3915730, 3896741, AND 2720107, LOCATED IN SECTIONS 25, 35 AND 36, TOWNSHIP 24 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, John Adams (the "Applicant") submitted a rezoning application on behalf of Crown Diversified Industries Corp. (the "Owner"), to amend Planned Unit Development (PUD) Ordinance #2016-58 to authorize an increase of 29 additional hotel/motel suites within the Summer Bay Resort Development of Regional Impact (DRI); and

**WHEREAS**, the Summer Bay Resort Development of Regional Impact (DRI) subject property consisting of approximately 351.82 acres, generally located North of U.S. Highway 192, east of U.S. Highway 27, and west of Orange County, and situated within Sections 25, 35, and 36, Township 24 South, Range 26 East, as described in Exhibit "A"; and

**WHEREAS**, the name of the development was BRAMALEA and the original developer was Rainbow, N.V./Bramalea; and

**WHEREAS**, on August 14, 1984, Rainbow, N.V./Bramalea, previously referred to as the Developer, filed a Development of Regional Impact Application for Development Approval with the Lake County Board of County Commissioners, herein sometimes referred to as Lake County, in accordance with Section 380.06, Florida Statutes, on real property located in Lake County, Florida, as described on "Exhibit A" attached hereto and by this reference incorporated into this Amended and Restated Development Order (the "Property"), totaling 308 acres more or less; and

**WHEREAS**, the Development was originally approved pursuant to the Development Order, Bramalea - Development of Regional Impact, Lake County, Florida, approved on August 14, 1984 and recorded in OR Book 819, Page 1959, Public Records of Lake County, Florida; hereinafter referred to as the "Original Development Order"; and

**WHEREAS**, the original Development Order was amended pursuant to Amended Development Order, Bramalea-Development of Regional Impact, Lake County, Florida, approved on December 4, 1984, recorded in OR Book 827, Page 615, Public Record of Lake County, Florida, hereinafter referred to as the "Amended Development Order"; and

**WHEREAS**, on January 23, 1990, the Board of County Commissioners of Lake County, Florida approved Ordinance #6-90 for a preliminary development plan for a Planned Unit Development on the property located at the SE boundary of Lake County at its intersection of US 27 and SR 192; and

**WHEREAS**, the "Amended Development Order" was amended and approved on March 23, 1999, recorded in OR Book 1710, Page 685, Public Record of Lake County, Florida, hereinafter referred to as the "Amended and Restated Development Order"; and

**WHEREAS**, on June 26, 2007, the Board of County Commissioners of Lake County, Florida approved Ordinance #2007-29, Summer Bay, PH#28-07-2, recorded in OR Book 03528, Pages 1489 - 1544 for a preliminary development plan for a revised Planned Unit Development and revised DRI, hereinafter referred to as the "Amended and Restated Planned Unit Development Ordinance for the Summer Bay DRI"; and

1       **WHEREAS**, on December 16, 2013, the developer submitted a Notification of Proposed Change to an  
2 approved Development of Regional Impact to amend the “Amended and Restated Planned Unit Development  
3 Ordinance For the Summer Bay DRI” as described herein; and

4       **WHEREAS**, on August 23, 2016, the Board of County Commissioners of Lake County, Florida approved  
5 Ordinance #2016-42, for a revised DRI, hereinafter referred to as the “Amended and Restated Development Order”;  
6 and

7       **WHEREAS**, John Adams, RJWA, Inc. (the “Applicant”), on behalf of Crown Diversified Industries  
8 Corp., (the “Owner”) has made a request to amend the Summer Bay Planned Unit Development (PUD); and

9       **WHEREAS**, this petition will reflect the changes made in the latest amended and restated  
10 development order for the Summer Bay DRI DO; and

11       **WHEREAS**, the Lake County Planning and Zoning Board did on the 7th day of May 2025, review  
12 Petition PZ2024-235; after giving Notice of Hearing on petition for a change in the use of land, including  
13 notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida,  
14 on the 3rd day of June 2025; and

15       **WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of  
16 the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from  
17 the public and surrounding property owners at a public hearing duly advertised; and

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

20       **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,  
21 Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they  
22 pertain to the above subject property, subject to the following terms:

23       **Section 1.** Terms: The County Manager or designee shall amend the Lake County Zoning Map to Planned  
24 Unit Development (PUD) for the property described in Exhibit “A”. The uses of the property will  
25 be limited to those uses specified in this Ordinance and generally consistent with the Concept  
26 Plan as shown in Exhibit “B”, of this Ordinance. To the extent where there are conflicts between  
27 the Concept Plan and this Ordinance shall take precedence. This ordinance shall rescind and  
28 replace PUD Ordinance 2016-58.

29       **A. Permitted Land Uses.**

30           1. Residential: 2,004 apartments and/or timeshare residential units (including up to 300 assisted  
31 living units and ~~240~~ 204 apartments).

32                   a. Minimum living area shall be six hundred (600) square feet.

33                   b. No minimum lot area or frontage shall be required if there are no subdivision  
34 lots. If subdivision lots are created, these lots shall have a minimum width of  
35 sixty (60) feet measured along property line or lines contiguous to a street.

36           2. Commercial:

37                   a. ~~250~~279 hotel/motel suites.

38                   b. 1,250,000 square feet commercial-retail and services

39                   c. 150 bed hospital with a 20,000 square feet emergency center with helipad

40                   d. 180,000 square feet of medical/professional offices

- e. 3.0 acres of Mini-Warehouse (1.5 acres will be limited to internal use for guests of the development)

3. Other Uses:

- a. 50,220 square feet of office space for administrative and management office space for the development.
- b. Infrastructure elements, ancillary recreational facilities.

Accessory uses directly associated with the above uses may be approved by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the Board of County Commissioners.

The Development shall be generally consistent with the Master Plan, attached as Exhibit B.

**B. Recreation and Open Space.**

1. There shall be a total of twenty-five (25) acres, more or less, committed to Recreation and Open Space uses, excluding water bodies.
2. All recreational uses proposed will be internal to the Development for the benefit of its residents and guests and subject to local approval. Recreational uses anticipated for the Development include, but are not limited to pools, spas, tennis courts, lawn sports, and exercise trails.
3. Decking for recreational structures may overhang the water.
4. Lake County will not be responsible for the maintenance of any recreational structure area.
5. The Developer shall be responsible for establishing an appropriate entity to pay the cost of maintaining recreational facilities.

**C. Setbacks.**

1. All commercial, institutional and mini-warehouse structures shall maintain a fifty (50) foot setback from all roads right of ways.
2. Minimum distance between residential buildings shall be a minimum of fifteen (15) feet or five (5) feet times the sum of the floors for both buildings.
3. No buildings shall be closer than twenty-five (25) feet to the perimeter of the Project.
4. Development shall be setback a minimum of fifty (50) feet from the jurisdictional wetland line with the exception of Water dependent activities including uses and structure such as docks, platforms, and pile-supported walkways or similar structures.

**D. Development Requirements:**

1. Maximum building height shall be six (6) stories for residential units, and two (2) stories or fifty (50) feet in height for all other construction.
2. Parking requirements shall be required pursuant to the Lake County Land Development Regulations (LDR), as amended.
3. All other development requirements shall be in accordance with the Summer Bay DRI Development Order, Comprehensive Plan, and LDR, as amended.

**E. Landscaping, Buffering, and Screening:**

1. Buffers shall be provided in locations shown on the attached PUD Concept Plan. The type, height, and materials used shall be specified on subsequent site plans which will address development parcel submitted for Approval.
2. Twenty-five (25) foot buffer to be established and maintained along the property line of the DRI land area.
3. Wetland buffers shall be subject to the Buffer Agreement issued by the St. Johns River Water Management District as recorded in the Public Records of Lake County, Book 02144 Pages 1306 – 1317 inclusive.
4. To minimize dependence on groundwater irrigation and to promote retention of wildlife habitat, Xeriscape principles of landscaping using native vegetation and irrigation programs that are in balance with landscape demands shall be utilized to the extent practicable in common areas and conservation areas and other eligible areas.
5. The Development shall utilize ultra-low volume water use plumbing fixtures and for non-residential areas, water faucets that are self-closing or metered or other water conserving devices; and/or methods that meet the criteria outlined in the water conservation plan of the public water supply permit issued to the service provider by the SJRWMD.
6. All new development within the Summer Bay Development will require landscaping in accordance with the Land Development Regulations, as amended.

**F. Environmental and Floodplain Requirements.**

1. All future development shall be required to submit an environmental assessment to identify potential negative impacts to wetlands, habitat, wildlife corridors, flora and fauna.
2. Any future redevelopment shall demonstrate required mitigation to minimize potential adverse impacts to wetlands, habitat, wildlife corridors, flora and fauna, surface water and groundwater resources.
3. A conservation easement must be recorded on all for wetland areas. The use of the wetlands shall be limited to passive recreation uses as defined by the Comprehensive Plan, as amended.
4. Except as otherwise allowable by this Ordinance or any applicable permit consistent with the Amended and Restated Development Order, all site development activities shall minimize adverse harmful effects to wildlife species classified as endangered, threatened or a species of special concern by either the state or federal government in contravention of applicable state or federal laws. Should such species be determined to be residing on, or be otherwise significantly dependent upon the project site, the Applicant shall cease all activities which might negatively affect that individual or population and immediately notify Lake County, the Florida Fish and Wildlife Conservation Commission, and the United States Fish and Wildlife Service. The Developer shall provide proper protection, to the satisfaction of all with jurisdictional agencies.
5. All on-site wetlands to be preserved will be flagged or otherwise clearly marked prior to the initiation of construction. These markers shall remain for the duration of construction.
6. Stormwater facilities are to be built as early in the construction phase as possible to ensure the treatment of stormwater runoff.

**G. Noise:** Compliance shall be in accordance with the LDR, as amended.



**H. Commercial Design Standards:** All future development shall demonstrate commercial design compliance in accordance with the Land Development Regulations, as amended.

**I. Transportation Improvements & Access Management.**

1. The following transportation improvements shall be accomplished by the completion of each phase.

Phase 2:

- a. Right and left turning lanes, as required by FDOT, at each of the external Development entrances.
- b. Monitoring of any external Development entrances to the project and signalization of said entrance, when warranted.
- c. The following state and regionally significant intersections are projected to be both significantly impacted by traffic from the Summer Bay DRI and to operate below the adopted level of service standard. Mitigation must be in place prior to the Summer Bay PUD entering Phase 2.

2. The Developer shall provide funds for all necessary signalization within the Development and on US 192 and US 27 (as required to support the Development).

Phase 2 Intersections	Improvement(s)
US 27 at CR 474	Add EB Right Turn Lane
US 27 at Cagan Crossings Blvd	Signal Re-timing
US 27 at Polo Park Blvd	Signal Re-timing
US 192 at Town Center Blvd	Add EB Left Turn Lane Add SB Left Turn Lane NB/SB Re-striping
US 192 at Avalon Rd/Westside Blvd	Add EB Left Turn Lane
US 192 at SR 429 Ramps	Signal Re-timing

3. The Developer shall provide funds for all necessary signalization within the Development and on US 192 and US 27 (as required to support the Development).
4. Direct ingress and egress to retail/service uses shall be from interior roadways only and not from US 192 and US 27. The Developer shall be required to provide reasonable access into the Development to that 5-acre out parcel abutting on US Highway 192 if and only if the owner of said out parcel is legally deprived of its current existing access to US Highway 192. Notwithstanding the above, the Developer shall provide a fifty (50) foot wide access point to said out parcel along the east right-of-way line of the Developer's western most entrance road which intersects with US Highway 192.
5. The developer will construct sidewalks within all right-of-way within the development.

- 1           6. If the roads within the Summer Bay development are made public and maintenance is  
2           transferred to the county, with the approval and acceptance by the County, the roads shall be  
3           brought up to county standards by the developer.
- 4           7. Roads connections to Cagan Crossings Development and the Horton Property must be paved  
5           to the property lines. The Developer will be required to coordinate with the adjacent property  
6           owners in the road alignment.
- 7           8. All access management shall be in accordance with the Comprehensive Plan and Land  
8           Development Regulations, as amended.
- 9           9. Sidewalks.
  - 10           a. Sidewalks will be required along US 27 and US 192 along the Summer Bay development  
11           with connections to the internal sidewalks and roads. Sidewalks along US 27 and US 192  
12           at a minimum shall be installed along each parcel frontage as it is developed.
  - 13           b. The Developer will construct sidewalks within all rights-of-way within the development.
  - 14           c. All development within the Summer Bay PUD will be required to provide pedestrian  
15           connectivity to the internal roadways within the development.
  - 16           d. Overall pedestrian connectivity will be addressed with each construction plan phase of the  
17           Summer Bay development.
- 18       **J. Stormwater Management:** The stormwater management system shall be designed in accordance  
19       with all applicable Lake County and St. Johns River Water Management District (SJRWMD)  
20       requirements as amended.
- 21       **K. Schools.** School Concurrency shall be met before final plat and/or site plan approval in accordance  
22       with the Comprehensive Plan and LDR, as amended.
- 23       **L. Lighting:** Exterior lighting shall be in accordance with the LDR, as amended, and consistent with  
24       Dark-Sky Principles.
- 25       **M. Signage.**
  - 26           1. Signage for the hotel shall be allowed along the US 192 Summer Bay commercial parcels. The  
27           sign shall be placed within 200 feet of the Summer Bay entrance closest to the Orange County  
28           Line. The sign shall not exceed 8 feet in height and shall not exceed 60 square feet of copy area  
29           per face.
  - 30           2. All other signs will be developed in accordance with the LDR, as amended.
- 31       **N. Fire Protection and Emergency Services Access.** Please note that water supplies for fire  
32       protection, as well as fire department access for the additional retail/commercial structures, shall  
33       comply with the standards detailed in the Lake County Land Development Regulations and the  
34       Florida Fire Prevention Code.
- 35       **O. Concurrency Management Requirements.** Any development shall comply with the Lake County  
36       Concurrency Management System, as amended.
- 37       **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

1 After establishment of the facilities as provided herein, the aforementioned property shall only be used for  
2 the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Board  
3 of County Commissioners.

4       **A.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,  
5 move, convert, or demolish any building structure, add other uses, or alter the land in any  
6 manner within the boundaries of the above described land without first obtaining the  
7 necessary approvals in accordance with the Lake County Code, as amended, and obtaining  
8 the permits required from the other appropriate governmental agencies.

9       **B.** This Ordinance shall inure to the benefit of and shall constitute a covenant running with the  
10 land and the terms, conditions, and provisions hereof, and shall be binding upon the present  
11 Owner and any successor and shall be subject to each and every condition herein set out.

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

18       **D.** Action by the Lake County Code Enforcement Special Master. The Lake County Code  
19 Enforcement Special Master shall have authority to enforce the terms and conditions set  
20 forth in this ordinance and to recommend that the ordinance be revoked.

21 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or  
22 unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect  
23 the validity of the remaining portions of this Ordinance.

24 **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send  
25 a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with  
26 Section 125.66, Florida Statutes.

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

**ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**FILED** with the Secretary of State \_\_\_\_\_, 2025.

**EFFECTIVE** \_\_\_\_\_, 2025.

**BOARD OF COUNTY COMMISSIONERS**

**LAKE COUNTY, FLORIDA**

\_\_\_\_\_  
**LESLIE CAMPIONE, CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**GARY COONEY, CLERK OF THE  
BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**MELANIE MARSH, COUNTY ATTORNEY**



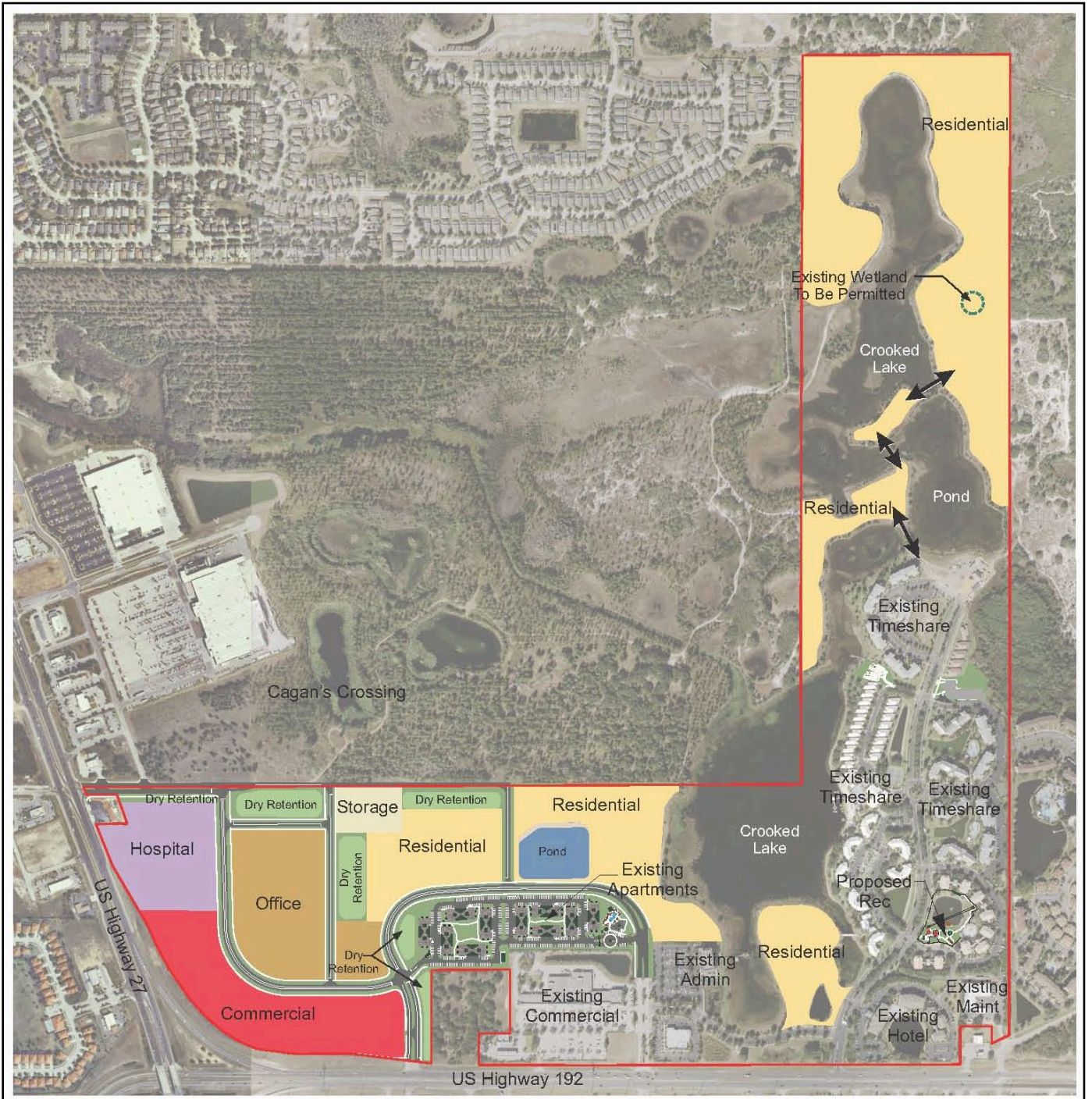
**Exhibit "A" – Legal Description**

A PORTION OF SECTIONS 25, 35, AND 36, Township 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION 36 RUN N 00° 11' 19" W, 384.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE RUN N 00°11'19" W, 2267.10 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE CONTINUE ALONG SAID EAST LINE RUN N 00°19' 00" W, 2628.48 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFOREMENTIONED SECTION 25, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION 25 RUN N 00°04'10" E, 1320.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 RUN S 89°26'35" W, 1325.28 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; RUNS 00°05'10" E, 1324.91 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 36; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36 RUN S 00°13'46" E, 2625.67 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE ALONG THE WEST LINE OF THE E 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 36 RUN S 00°09'33" E 661.48 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID WEST LINE RUN ALONG SAID NORTH LINE S 89°27'27" W, 1326.52 FEET TO THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, RUN S 89°27'11" W, 2650.77 FEET TO THE NORTHWEST CORNER OF THE SOUTH 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 RUN S 89°36'52" W, 579.12 FEET TO A POINT OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27; THENCE DEPARTING SAID NORTH LINE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE S 20°36'04" E, 5.56 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN N 89°36'52" E, 200.00 FEET; THENCE RUN S 20°36'04" E, 195.00 FEET; THENCE RUN S 89°36'52" W, 200.00 FEET TO A POINT OF THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S 20°36'04" E, 267.11 FEET; THENCE RUN S 30°52'29" E, 436.78 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1799.98 FEET, A CENTRAL ANGLE OF 20°59'07" AND A CHORD BEING OF S 32°14'40" E; THENCE ALONG THE ARC OF SAID CURVE. RUN 659.26 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 844.93 FEET, A CENTRAL ANGLE OF 29°32'54" AND A CHORD BEARING OF S 57°31'30" E; THENCE ALONG THE ARC OF SAID CURVE RUN 435.74 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 192; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID NORTH RIGHT OF WAY LINE RUN S 85°46'28" E, 261.89 FEET; THENCE RUN N 89°46'05" E, 349.01 FEET; THENCE RUN S 83°06'25" E, 488.78 FEET TO A POINT; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN 00°13'55" N, 585.62 FEET; THENCE RUN N 89°46'05" E, 500.00 FEET; THENCE RUN S 00°13'55" E, 400.00 FEET; THENCE RUN S 89°46'05" W, 200.00 FEET; THENCE RUN S 00°13'55" E, 200.00 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 192; THENCE ALONG SAID NORTH RIGHT OF WAY LINE RUN N 89°46'05" E, 3064.86 FEET TO A POINT; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N 00°13'55" W, 250.00 FEET; THENCE RUN N 89°46'05" E, 200.00 FEET; THENCE RUN S 00°13'55" E, 117.16 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2814.93 FEET. A CENTRAL ANGLE OF 02°29'29" AND A CHORD BEARING OF N 64°54'29" E; THENCE ALONG THE ARC OF SAID CURVE RUN 122.40 FEET TO THE POINT OF BEGINNING. CONTAINING 351 .82 ACRES, MORE OR LESS.

1

## Exhibit "B" – Master Plan



2