



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT OFFICE OF PLANNING & ZONING

Tab Number: 7

Public Hearings: Planning & Zoning Board (PZB): June 4, 2025
Board of County Commissioners (BCC): July 1, 2025

Case No. and Project Name: PZ2024-329, Oswalt Clermont

Applicant: Franciscus Bombeeck, Burgland Investments, LLC.

Owner: Thomas R. Dixon and Carol Dixon Patterson, as Co-Trustees of the Muriel S. Blanton Revocable Living Trust

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 9.44 +/- acres from Rural Transition to Planned Unit Development FLUC and amend associated Comprehensive Plan Policies to incorporate the proposed development program for Oswalt Clermont, a residential subdivision.

Staff Determination: Staff finds the application request consistent with the Comprehensive Plan and the Land Use Regulations.

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 9.44 +/- Gross Acres

Location: West of Oswalt Road and north of Grand Hills Boulevard, in the unincorporated Clermont area

Alternate Key Numbers: 1114870

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

Proposed Future Land Use: Planned Unit Development FLUC (Attachment "B")

Current Zoning Districts: Urban Residential District (R-6) (Attachment "C")

Flood Zone: "X"

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

Overlay District: N/A

Rural Protection Area: N/A

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural Transition	Urban Residential (R-6)	Residential	Single-Family Dwelling Units
South	Rural Transition	Urban Residential (R-6)	Residential	Single-Family Dwelling Units
East	Rural Transition	Urban Residential (R-6)	Residential / Right-of-Way	Single-Family Dwelling Units east of Oswalt Road
West	Rural Transition	Urban Residential (R-6)	Residential	Single-Family Dwelling Units

Staff Analysis

The Comprehensive Plan Amendment application seeks to change the future land use designation on approximately 9.44 +/- gross acres as depicted on the Survey (Attachment “D”). The subject parcel, identified by Alternate Key Number 1114870, is zoned Urban Residential (R-6) District and designated with a Rural Transition Future Land Use Category (FLUC). The subject parcel is generally located west of Oswalt Road and north of Grand Hills Boulevard, in the unincorporated Clermont area of Lake County. The subject parcel is currently vacant and undeveloped. The subject parcel is located within the Clermont JPA.

The requested action proposes a Small-Scale Future Land Use Amendment on a total of 9.44 +/- gross acres from Rural Transition to a Planned Unit Development to facilitate the proposed development for Oswalt Clermont, a 21-lot residential subdivision as indicated in the Applicant’s Justification Narrative (Attachment “E”).

The Conceptual Plan (Attachment “D”) depicts the proposed twenty-one (21) residential lot subdivision that emphasizes a typical lot size of 84-feet by 120-feet. The proposed subdivision also includes 10-foot landscape buffers, 35% open space, 65% impervious surface ratio per lot. Ingress and Egress is a single entrance from Oswalt Road.

Table 1. Existing and Proposed Development Standards.

	Future Land Use Category	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Rural Transition	1 d.u. / 5 net acres 1 d.u. / 3 net acres* 1 d.u. / 1 net acre*	N/A	0.30	30%* - 50%*	40 Feet
Proposed	PUD	2.22 d.u. / net acre	2.2 dwelling units per net acre (21 d/u.)	0.65	35% (25% min. required)	40 Feet

*The base density for the Rural Transition FLUC is one dwelling unit per 5 net acres. If developed as a Rural Clustered Subdivision, the density can be increased to one dwelling unit per 3 net acres with 35% open space or one dwelling unit per one acre with 50% open space.

The subject property is located within the Clermont JPA and the application was provided to the City of Clermont on January 8, 2025, for a determination of consistency with their regulations. The City of Clermont provided comments, and all comments have been addressed through the revision process.

The Applicant provided a Justification Narrative for the Small-Scale Future Land Use Amendment request as shown on Attachment “E”.

--Staff Analysis--

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

Consistency:

The **Future Land Use Element** seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County’s natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The Small-Scale Land Use Amendment is consistent with Comprehensive Plan Policy I-7.14.1, which requires that all applicants demonstrate that the proposed amendment is compatible with the surrounding area in regard to density, intensity, and proposed uses. Table 2 depicts the Adjacent and Surrounding Subdivision and density, which proves that the proposal is consistent with the surrounding development.

Table 2. Adjacent and Surrounding Subdivisions

Project Name	Gross / Net Acres	Unit Count	Gross / Net Density	Min. Lot Size	Municipality
Hills of Lake Louisa	26.12 Gross Acres	51 DUs	Gross: 1.95 DU/AC	13,950 sq ft	Lake
Hills of Lake Louisa Ph II III	56.24 Gross Acres	110 Dus	Gross: 2.93 DU/AC	13,950 sq ft	Lake
Louisa Woods	12.60 Gross Acres	10 DUs	Gross: 0.79 DU/AC	21,780 sq ft	Lake
Vista Grande Phase I	72.79 Gross Acres	154 DUs	Gross: 2.11 DU/AC	9,000 sq ft	Lake
Vista Grande Phase II	24.95 Gross Acres	35 DUs	Gross: 1.40 DU/AC	9,000 sq ft	Lake
Vista Grande Phase III	15.17 Gross Acres	43 DUs	Gross: 2.68 DU/AC	9,000 sq ft	Lake

The Small-Scale Land Use Amendment is consistent with Comprehensive Plan Policy I-7.8.1 entitled Requirements for Planned Unit Developments, which states that an application for a PUD shall be accompanied by a conceptual site plan depicting important features including but not limited to the location of major roads, structures, and required open space. Approval of a PUD shall require that development occur substantially as depicted on the proposed conceptual site plan.

The Small-Scale Land Use Amendment is consistent with Comprehensive Plan Policy I-7.14.2 entitled Time Frame of Planned Unit Developments (PUD), which states that an approved PUD land use designation shall be considered for reversion to its former designation if development on the site has not commenced within three (3) years following the date of the land use amendment. The PUD rezoning ordinance will include an expiration clause indicating that physical development shall commence within three (3) years from the date of Ordinance approval.

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The proposed development will not be issued a final development order by the County unless there is sufficient capacity of public facilities to meet the standards for levels of service for the existing population and for proposed development. The proposed amendment is consistent with the Capital Improvements Element.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County’s natural resources. All sensitive resources will be addressed through the development review process.

New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR). Any required State permitting or mitigation will be obtained before development can commence. The proposed amendment is consistent with the Conservation Element.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The City of Clermont partnered with Lake County to guide the Oswalt Clermont project through the review process. On January 8, 2025, the City of Clermont provided comments regarding the project. As a Joint Planning Area and Interlocal Coordination initiative the city was provided the amendment/revisions to review the proposed development and land uses, where all comments were addressed. The proposed amendment is consistent with the Intergovernmental Coordination Element.

The **Parks and Recreation Element** is intended to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. Public parks and recreation facilities in the nearby area include the City of Clermont Waterfront Park, Palatlahaka Recreation Park, Park Palatlahaka Playground, and Crooked River Preserve all with ample space and located within six to ten miles of the subject property. The Office of Parks & Trails reviewed this rezone request and had no comments. The proposed amendment is consistent with the Parks and Recreation Element

The **Transportation Element** is intended to emphasize the more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenities. The concept plan depicts 25.9% of the subject property to be dedicated as open space. Traffic exemption was submitted and approved. The proposed amendment is consistent with the Transportation Element.

The **Public Facilities Element** is intended to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The development 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. Sunshine Water Services provided documentation (Attachment "F") indicating that potable water services are available on Oswalt Road. The Applicant shall install a regional/sub-regional sanitary sewer system, unless exempted by the Board of County Commissioners consistent with Comprehensive Plan Policy IX-3.1.2. The proposed amendment is consistent with the Public Facilities Element.

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

Pursuant to the Planned Development District (LDR Section 4.03.00) this district is allowed in all Land Classifications. Planned Unit Developments are to allow for a means for land to be used more effectively, and for utilization of smaller networks of utilities and roads. This proposal is a small scale (21 lot) residential Planned Unit Development.

The survey is consistent with LDR Section 14.02.00 entitled Comprehensive Plan Amendments, which contains standards for review of proposed Future Land Use Amendments. A rezoning request has also been submitted.

The amendment request is consistent with LDR Section 4.03.01 entitled Purpose and Intent, which states that Planned Unit Developments shall be allowed in all Land Use classifications.

The amendment and conceptual plan are consistent with LDR Section 4.03.03 entitled General Site Development Standards, which states that site development standards are established for PUDs to ensure adequate levels of light, air, and density to maintain and promote functional compatibility of uses, to promote safe and efficient circulation of pedestrian and vehicular traffic, to provide orderly phasing of development. The ordinance contains specific conditions to promote protection of natural resources, and protect the health, safety, and general welfare of the public.

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

The subdivision proposes twenty-one (21) single family residential lots consistent with the surrounding uses, existing

density and development within the area. See Table 2 above for surrounding development activity.

D. Whether there have been changed conditions that justify an amendment.

The proposed amendment introduces housing to accommodate different segments of Lake County's growing facility as indicated in the Applicant's Justification Narrative (Attachment "E").

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

Future development on the subject parcel 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 Sewer

Sunshine Water Services provided documentation (Attachment "F") indicating that potable water services are available on Oswalt Road. In addition, Sunshine Water Services indicated that the services are subject to the execution of a mutually acceptable agreement between the Owner and the Utility. The request is consistent with Comprehensive Plan Policy IX-2.2.2 entitled Mandatory Center Water Connection, which states new development within the Urban Future Land Use Series to connect to a public water system, when available.

The Applicant shall, however, install a regional/sub-regional sanitary sewer system, unless exempted by the Board of County Commissioners consistent with Comprehensive Plan Policy IX-3.1.2.

Schools

The proposed development program is subject to school concurrency review prior to final development order approval.

Parks

The proposed Comprehensive Plan amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

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

Public Safety

Lake County Fire Station #109 is located at 11630 Lakeshore Drive 2.16 miles from the subject parcel and will provide advanced life support should an emergency on the property demand this services. Fire protection water supply and emergency access will be addressed during the site plan review process, should the land use amendment request be approved by the Board.

Transportation Concurrency

Transportation exemption was received and approved.

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

All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR). An environmental

assessment will be submitted with the Preliminary Plat 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.

The Applicant provided an Environmental Report. The report and study were reviewed by staff. The information provided in the reports identified potential habitat for Gopher Tortoises and the project site falls within the Florida Sand Skink Consultation Area for the United States Fish and Wildlife Service (USFWS). Staff concluded that the reports are in conformance with the Comprehensive Plan.

New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended.

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

In their Justification Narrative (Attachment "E"), the Applicant provided the following statement: *"The Property is current zoned R-6 and is undeveloped. Any development of this Property as a market rate single-family development would increase the site's and surrounding property's values."*

H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed amendment would not disrupt the existing orderly and logical development pattern of the area as the subject parcel is surrounded by existing subdivisions at the same or greater density as the proposed development.

I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The request is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in the above sections.

The Applicant has indicated that this amendment will facilitate development of housing as stated in the Justification Narrative (Attachment "E").

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.

The proposed Comprehensive Plan Amendment application was submitted concurrent with a site-specific proposed rezoning to Planned Unit Development being presented under a separate cover.

Attachment "A" – Current Future Land Use Map

CURRENT FUTURE LAND USE

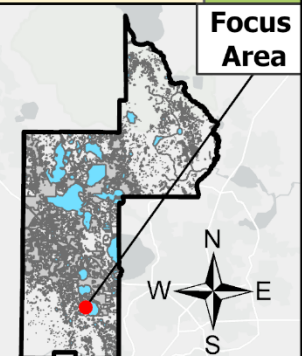


FLU

 Rural Transition  Green Swamp Rural

NAME: **OSWALT PROPERTY**
CASE NUMBER: **FLU-PZ2024-329**
LOCATION (S-T-R): **13-23-25**
REQUEST: **RURAL TRANSITION TO PUD**

DISTRICT: **1**



Attachment “B” – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE

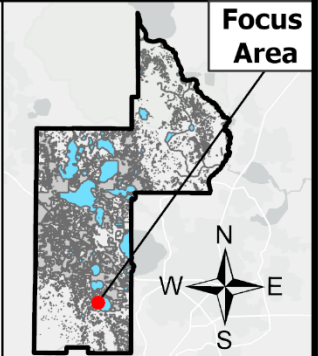


FLU

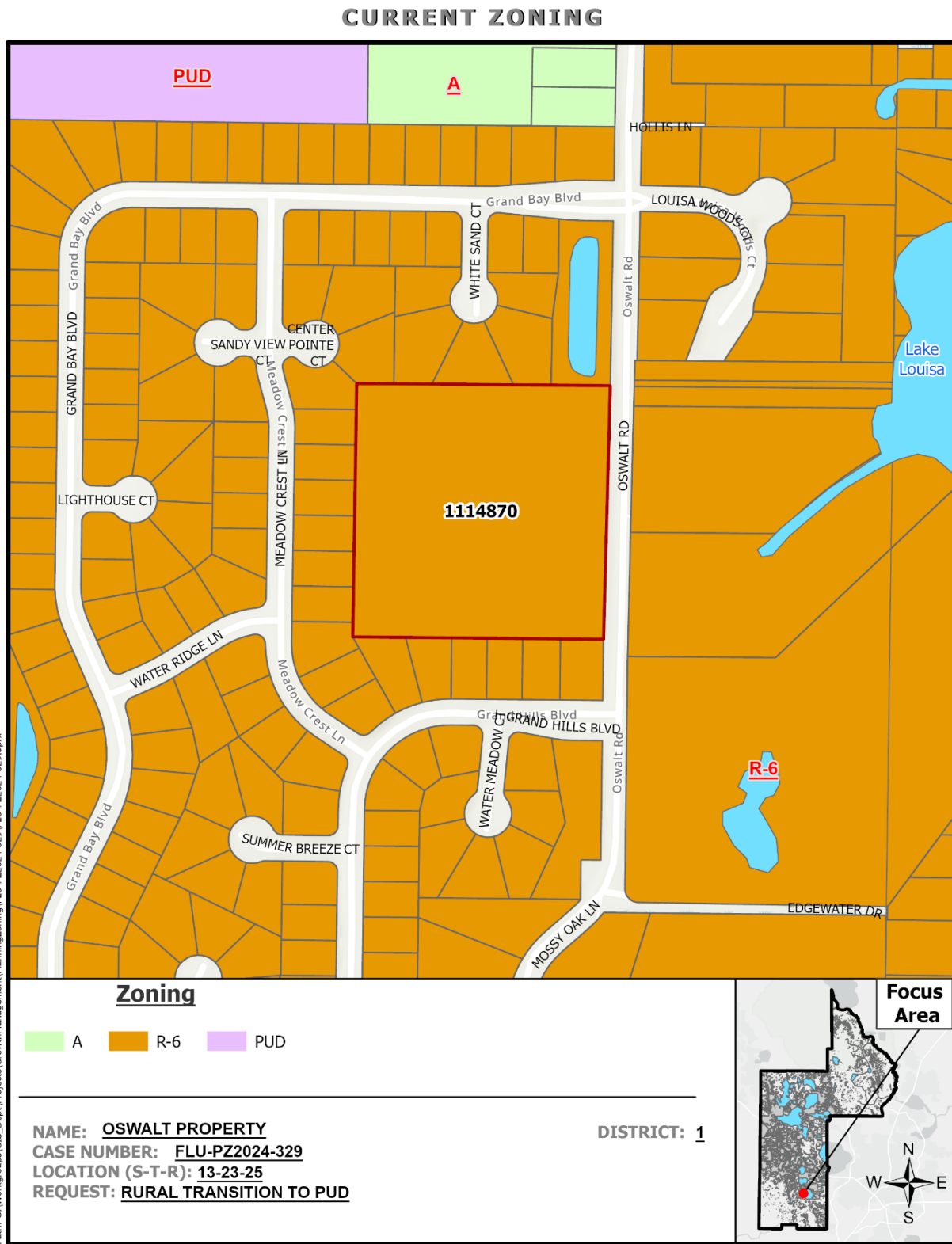
- Rural Transition
- PUD
- Green Swamp Rural

NAME: OSWALT PROPERTY
CASE NUMBER: FLU-PZ2024-329
LOCATION (S-T-R): 13-23-25
REQUEST: RURAL TRANSITION TO PUD

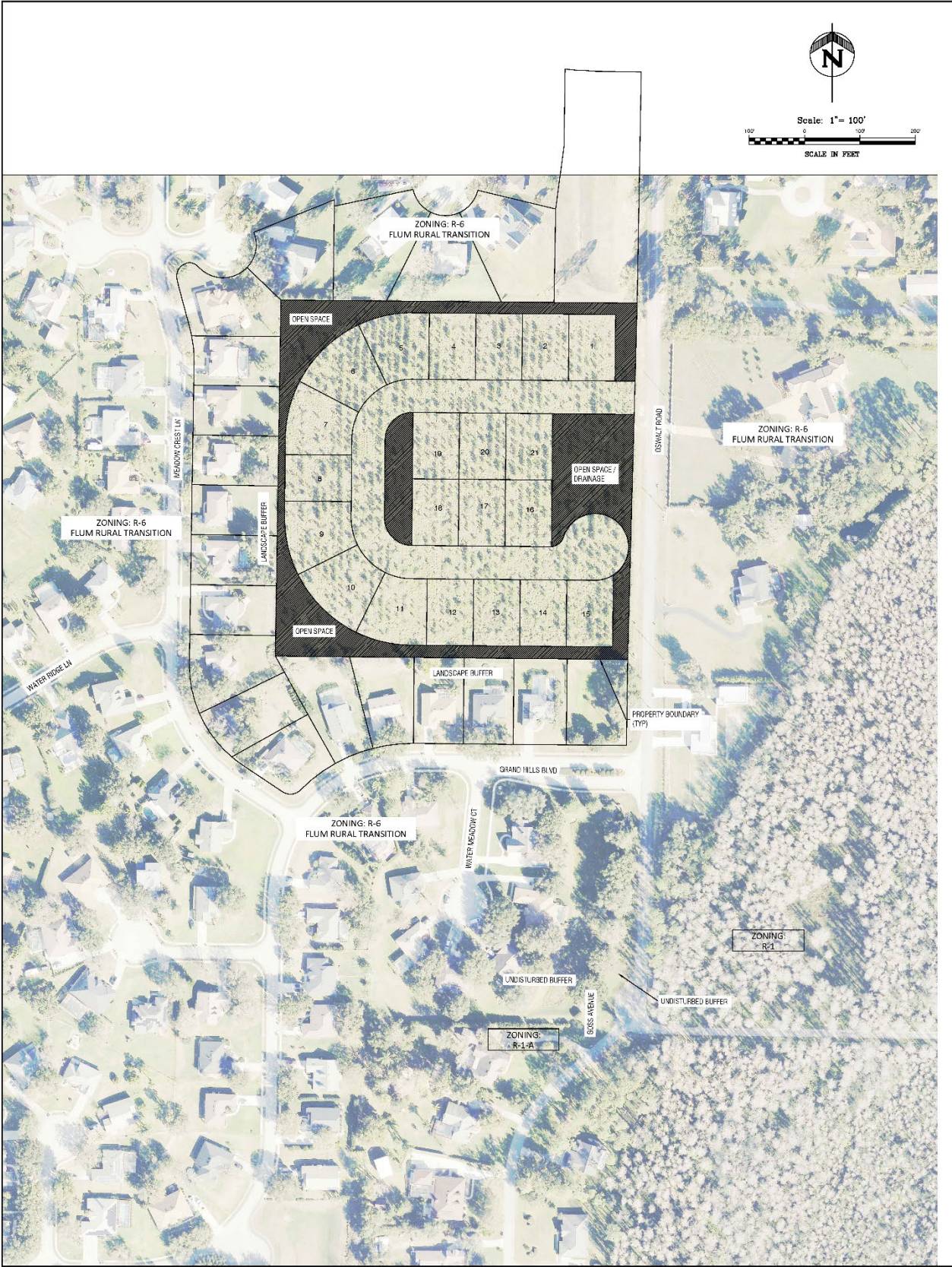
DISTRICT: 1

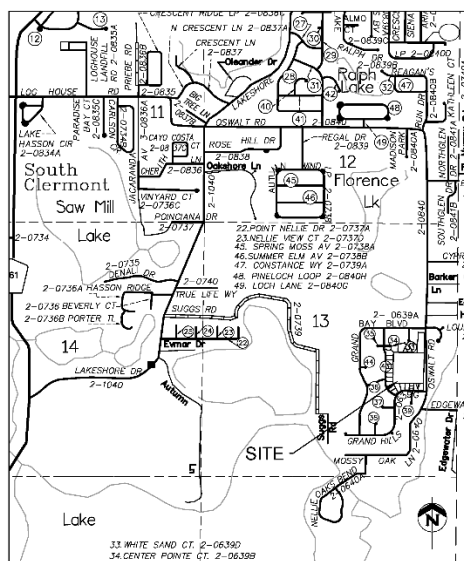


Attachment "C" – Current Zoning Map



Attachment “D” – Concept Plan (Page 1 of 2)



[illegible]

OSWALT ROAD

PUD
PLAN

Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 333860

DATE:	DECEMBER 2024
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	P56992.001
FILE NAME:	OSWALT.PUD

Sheet 1

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813

Attachment “E” – Applicant’s Justification Narrative (Page 1 of 2)

Rezoning Justification Statement

Oswalt Clermont

- a. Whether the rezoning is in conflict with any applicable provisions of the Land Development Code.
The Project has been designed in compliance with the County’s LDRs.
- b. How the application is consistent with all elements of the Comprehensive Plan.
There are multiple Comprehensive Plan policies satisfied by this request, including but not limited to:
 - *Goal 1-1/Policy 1-1.1.4: Ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas.-* The Project is compatible with the surrounding developments, including the densities of such developments.
 - *Policy 1-7.8.1: The application for a PUD shall be accompanied by a conceptual site plan depicting important features including but not limited to the location of major roads, structures, and required open space. Approval of a PUD shall require that development occur substantially as depicted on the proposed conceptual site plan.-* A conceptual site plan as required is included with the submittal and has been designed in compliance with the County’s LDRs.
- c. How the proposed rezoning is inconsistent with existing and proposed land uses.
The proposed change of FLU from Rural Transition to PUD, with a PUD rezoning ordinance limiting the site to a maximum development density of 2.1 DU/A or 21 units total, accommodates site specific development that is compatible with and similar to existing development adjacent to and in the general vicinity of the subject the Property. The subject Property is currently zoned R-6. The subject Property is surrounded by existing R-6 zoned lands and development where immediately adjacent subdivisions are built out with similar design standards as proposed by the developer. The current entitlements have created an enclave that is inconsistent with the surrounding development density and intensity. The proposed change of the FLU and Zoning to PUD, with a maximum density of 21 units, resolves this inconsistency. The proposed development is compatible with the surrounding area’s density and intensity of development and use.
- d. A statement describing any changed conditions that would justify the rezoning.
As noted above, the Property is compatible and consistent with the development patterns in the area. The Property has incompatible FLU and zoning designations and it appears such FLU designation was placed on the site after other nearby developments had been built out under the R-6 zoning designation. The request is for a compatible development with those surrounding properties that still retain their R-6 zoning, but the project is requesting a lower density than what is currently permitted under its R-6 zoning.
- e. Description of how 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.
The rezoning would not result in any burdens on public services.

Attachment “E” – Applicant’s Justification Narrative (Page 1 of 2)

- f. Any impacts the rezoning application would affect the natural environment.
The Property has no known environmentally sensitive features or wetlands on site.
- g. Whether, and the extent to which, the proposed rezoning would affect the property values in the area.
The Property is currently zoned R-6 and is undeveloped. Any development of this Property as a market rate single-family development would increase the site’s and surrounding property’s values.
- h. How the proposed rezoning would result in an orderly and logical development pattern.
As described above, the surrounding area is by and large developed with similar subdivisions, and the proposed Project is compatible with the character of such area.
- i. How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.
The Project is not in conflict with the public interest as it constitutes a logical infill development on a project site with R-6 zoning, but an incompatible FLU designation. The application provides for a correction of the existing entitlements to create consistency and compatibility with the built out surrounding environment and applicable County policies.
- j. Any other matters that may be deemed appropriate by the Lake County Planning and Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

The applicant is happy to address any other matters the County sees fit.

Attachment "F" – Utility Availability Letter



200 Weathersfield Avenue
Altamonte Spring, Florida
United States 32714

T 866.842.8432

www.sunshinewater.com

May 13, 2024

Mr. Jason Lee
Burgland Capital
1810 W. Kennedy Boulevard, Suite 232
Tampa, FL 33606

RE: Oswalt Road Concept Development
Alt Key 1114870
Potable Water Service

Dear Mr. Lee:

Please allow this letter to serve as verification that the above referenced parcel is located within the Sunshine Water Services Company FPSC certificated service area for the provision of potable water service. Sunshine Water Services Company is ready and willing to provide such services to your project subject to the execution of a mutually acceptable agreement between the Owner and the Utility.

Should you have any questions, I can be reached directly by calling 321.972.0360 or via email at bryan.gongre@sunshinewater.com.

Sincerely,
SUNSHINE WATER SERVICES COMPNAY

A handwritten signature in dark ink that reads "Bryan K. Gongre". The signature is written in a cursive, flowing style.

Bryan K. Gongre
Vice President, Operations

ORDINANCE 2025 – ____

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 TO CHANGE THE FUTURE LAND USE CATEGORY ON APPROXIMATELY 9.44 +/-
4 ACRES FROM RURAL TRANSITION FUTURE LAND USE CATEGORY TO PLANNED UNIT
5 DEVELOPMENT FUTURE LAND USE CATEGORY, LOCATED WEST OF OSWALT ROAD AND
6 NORTH OF GRAND HILLS BOULEVARD, IN THE CLERMONT AREA OF UNINCORPORATED LAKE
7 COUNTY, IDENTIFIED AS ALTERNATE KEY NUMBER 1114870, AND LEGALLY DESCRIBED IN
8 EXHIBIT "A;" PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11),
9 FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
10 DATE.

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 25th 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 23rd day of July 2010, the State of Florida Department of Community Affairs,
20 now known as the Florida Department of Commerce, published a Notice of Intent finding the Lake County
21 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

22 WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of
23 Comprehensive Plan Amendments; and

24 WHEREAS, on the 4th day of June 2025, this Ordinance was heard at a public hearing before the
25 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

26 WHEREAS, on the 1st day of July 2025, this Ordinance was heard at a public hearing before the
27 Lake County Board of County Commissioners for approval to adopt; and

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

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

32 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive
33 Plan Future Land Use Map is hereby amended to change the Future Land Use Category for the subject
34 properties, described in Exhibit "A" attached hereto, and incorporated in this Ordinance, from Rural Transition
35 to Planned Unit Development Future Land Use Category.

36 **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive
37 Plan, Policy I-7.14.4 entitled 'Planned Unit Development Land Use Category' shall be amended to read
38 as follows:

Policy I-7.14.4 Planned Unit Development Land Use Category

The following land use table details the development program, including the maximum densities and intensities, for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name / Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-72
FLU-19-07-2	Evergreen Estates	Wellness Way 1	Residential [Two (2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020-65
FLU-21-01-1	Holiday Travel Park	Urban Low and Urban Medium	995 Temporary RV spaces, 112 mobile home sites and associated facilities	2021-38
FLU-21-03-5	Wildwoods Campground	Rural	84 RV spaces, Three (3) dwelling units and accessory uses	2021-40
FLU-21-08-5	Expert Investments	Rural Transition	10 dwelling units	2022-29
FLU-22-06-5	Illinois-Crown	Rural	Residential [2 single family dwelling units with accessory structures]	2022-32
FLU-21-05-3	Drake Pointe	Rural Transition	Residential [535 dwelling units and 46% open space] with associated amenities	2022-49
FLU-22-04-4	Mount Dora Groves South	Regional Office	Residential [783 dwelling units with associated recreational facilities], Commercial [150,000-square feet], and 25% open space.	2022-56
FLU-22-01-4	Atlantic Housing	Urban High	Residential [175 dwelling units and 20% open space]	2023-01
FLU-22-14-4	Haines Creek RV Village	Rural Transition	RV Park [159 mobile home, park model and RV lots, associated facilities], Commercial [15,000 square feet, and 25% open space.	2023-26

FLU-23-35-4	Lake Norris/CR 44A Properties	Wekiva River Protection Area A-1-20 Receiving Area	Residential [Two (2) single family dwelling units] and Commercial [one story free standing commercial building]	2023-56
FLU-23-29-1	Golden Eagle Mixed-Use	Urban Low Density	138,520 square feet of self-storage	2023-72
PZ2023-253	Hillcrest PUD	Mt. Plymouth Sorrento Main Street and Mt. Plymouth Sorrento Neighborhood	Residential [1,725 dwelling units], commercial [350,000 square feet] and 35% open space	2024-24
FLU-23-18-4	Sorrento Pines Expansion PUD	Public Facilities and Infrastructure	Residential [328 dwelling units], and 50% open space]	2024-26
PZ2023-290	Mount Dora North PUD	Regional Office and Rural Transition	Low Density Residential: 87 Single-Family Dwelling Units, Moderate Density Residential: 2,549 Dwelling Units, Mixed-Use /Employment: 606 Dwelling Units and 2,199,780 square feet and 35% open space.	2025-11
PZ2023-291	Mount Dora South PUD	Regional Office and Mt. Plymouth Sorrento Neighborhood	Low Density Residential: 314 Single-Family Dwelling Units, Moderate Density Residential: 190 Dwelling Units, Industrial / Employment: 10,393,416 square feet, 35% open space for residential and 20% open space for industrial.	2025-13
<u>PZ-2024-329</u>	<u>Oswalt Clermont</u>	<u>Rural Transition</u>	Residential [21 dwelling units], and 35% open space]	<u>2025-XX</u>

1 **Section 3. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and
2 163.3184, Florida Statutes.

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

10 **Section 5. Effective Date.** The effective date of this plan amendment, if the amendment is not
11 timely challenged, shall be no less than 31 days after the state land planning agency notifies the local
12 government that the plan amendment package is complete; however, the Effective Date shall be the date
13 the Ordinance is recorded in the public records' of Lake County, Florida, at the applicant's expense. If
14 timely challenged, this amendment shall become effective on the date the state land planning agency,
15 or the Administration Commission enters a final order determining this adopted amendment to be in
16 compliance. No development orders, development permits, or land uses dependent on this amendment
17 may be issued or commence before it has become effective. If a final order of noncompliance is issued
18 by the Administration Commission, this amendment may nevertheless be made effective by adoption of
19 a resolution affirming its effective status, a copy of which resolution shall be sent to the state land
20 planning agency.

21 ENACTED this ____ day of _____, 2025.

22
23 FILED with the Secretary of State _____, 2025.

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25
26 **BOARD OF COUNTY COMMISSIONERS**
27 **LAKE COUNTY, FLORIDA**

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31 _____
32 Leslie Campione, Chairman

33 **ATTEST:**

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35 _____
36 Gary J. Cooney, Clerk
37 Board of County Commissioners of
38 Lake County, Florida

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40 Approved as to form and legality:

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42 _____
43 Melanie Marsh, County Attorney

Exhibit “A” – Legal Description

Parcel No. 1 (Parcel ID #0122246400-039-00000 and Alt Key# 1114870):

Tract 39 in Groveland Farms in Section 13, Township 23 South, Range 25 East, Lake County, Florida,
according to the plat thereof as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake
County, Florida.