



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): August 6, 2025  
Board of County Commissioners (BCC): September 2, 2025

Case No. and Project Name: PZ2024-107, CR 448A Warehouse

Commission District: District 3 – Kirby Smith

Applicant(s): Selby G. Weeks, Klima Weeks Civil Engineering, Inc.

Owner(s): Inland Group, LLC.

Requested Action: Rezone approximately 12.06 +/- acres from Agriculture (A) District to Planned Industrial (MP) District to facilitate the development of a warehouse, office, truck shop, and truck yard.

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

Case Manager: Shari Holt, Planner II

PZB Recommendation:

### **Subject Property Information**

Size: 12.06 +/- acres

Location: 26034 County Road 448A, in the unincorporated Mount Dora area.

Alternate Key Nos.: 1441943

Future Land Use: Industrial (Attachment “A”)  
(A request to amend the Comprehensive Plan Future Land Use Map to Industrial FLUC is being presented under a separate application)

Current Zoning District: Agriculture (A) District (Attachment “B”)

Proposed Zoning District: Planned Industrial (MP) District (Attachment “C”)

Flood Zone: “AE” and “X”

JPA/ISBA: N/A

Overlay/Rural Protection Area: Lake Apopka Basin Overlay District (Attachment “D”)

**Adjacent Property Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Industrial	Planned Industrial (MP)	Wholesale, Warehouse, and Light Manufacturing	Greenco Recycling
South	Rural	Agriculture (A)	Residential	Single-Family Residence
East	Rural	Agriculture (A)	Agriculture	Agricultural Classification per Property Appraiser / Long and Scott Farms
West	Rural	Agriculture (A)	Agriculture and Right-of-Way	Agricultural Classification per Property Appraiser located west of County Road 448A

**- Summary of Analysis -**

The subject parcel is identified by Alternate Key Number 1441943 and contains approximately 12.06 +/- acres. The subject property is located at 26034 County Road 448A, in the unincorporated Mount Dora area. The subject parcel is zoned Agriculture (A) district and designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan (with a concurrent requested change to Industrial FLUC) and located within the Lake Apopka Basin Overlay District. The subject parcel has two (2) existing accessory structures that are proposed to be removed prior to development, as shown on the Boundary Survey (Attachment "E").

The Applicant seeks approval to rezone the subject parcels from Agriculture (A) District to Planned Industrial (MP) District to facilitate the development of a warehouse, office, truck shop, and truck yard.

The Concept Plan (Attachment "F") depicts a 40,000-sf warehouse, 8,000-sf truck shop, 2,000-sf office, and truck yard, with associated parking and infrastructure.

The Applicant provided a Project Narrative for the rezoning request as shown on Attachment "G".

**Table 1. Existing and Property Development Standards.**

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Agriculture (A) District	1DU/5AC	N/A	0.10	N/A	40
Proposed	Planned Industrial (MP) District	N/A	Warehouse, Office, Truck Shop, and Truck Yard with 1.0 FAR	0.80	0.45	75

– 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 rezoning request is consistent with LDR Section 3.00.02(X) entitled *Purpose and Intent of Districts*, which states that the purpose of the planned industrial district is to provide for any industrial land use currently available in any other industrial district and to provide for any industrial land use for which no provision is made elsewhere in these regulations. The intent of this zoning district is to establish "MP" districts individually under approved site plans, submitted either at the initial rezoning stage or prior to the actual development of the property, and conditions necessary to promote the general welfare and to secure economic and coordinated land use.

The rezoning request is consistent with LDR Table 3.00.03 entitled *Land Use – Zoning District Matrix*, which states that the Planned Industrial (MP) district is compatible with the proposed Industrial FLUC.

The rezoning request is consistent with LDR Section 6.15.03(A)(1) entitled *Permitted uses within the Lake Apoka Basin*, which states that rezoning of non-residential uses shall be limited to agricultural, CP (Planned Commercial) utilizing only those uses allowable under C-1 and C-2 zoning districts, MP (Planned Industrial District), and to CFD (Community Facility District) zoning districts.

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 rezoning request is consistent with the Future Land Use designation, in that the Applicant is also requesting to change the Future Land Use Category to Industrial FLUC.

The rezoning request and concurrent Future Land Use Map Amendment is consistent with Comprehensive Plan Policy I-1.2.2 entitled *Consistency between Future Land Use and Zoning*, which states that the maximum intensity for the proposed Industrial FLUC is 1.0, and the maximum Impervious Surface Ratio is 0.80.

The rezoning request is consistent with Comprehensive Plan Policy I-6.3.4 entitled *Permitted Uses within the Lake Apopka Basin Overlay District*, which states that light industry uses may be allowed within designated areas, provided that the specific activity will not contribute to the degradation of natural resources of the Lake Apopka Basin.

The Applicant provided an Ecological Site Assessment (Attachment "H"), dated June 29, 2023, which states:

"The entire uplands area of the site is classified as disturbed lands, and the on-site surface water was constructed in uplands and will not require mitigation or be required to demonstrate elimination or reduction of impacts; therefore, the site does not contain environmentally sensitive lands."

The rezoning request is consistent with Comprehensive Plan Policy I-6.3.6, entitled *Resource Protection Standards in the Lake Apopka Basin Overlay District*, which states that the County shall require Planned Development and clustering for any proposed development with the Lake Apopka Basin Overlay District to ensure the protection of natural resources.

The rezoning request is consistent with Comprehensive Plan Policy I-6.3.7, entitled *Wastewater Standards in the Lake Apopka Basin Overlay District*, which states that Advanced Wastewater Treatment shall be required for central wastewater systems. The Applicant's Project Narrative states that potable water will be provided by an onsite well and sanitary sewer will be provided by advanced Onsite Sewage Treatment Disposal System (OSTDS), with a master stormwater system that meets or exceeds the St. Johns River Water Management District (SJRWMD) Lake Apopka Basin requirements.

The rezoning request is consistent with Comprehensive Plan Policy I-7.13.5 entitled *Standards of Review for Amending the Future Land Use Map*, which requires that demonstration of any proposed Future Land Use Map amendment to the Urban Future Land Use Series from the Rural Future Land Use Series is contiguous to existing urban development in the Urban Future Land Use Series so as to discourage urban sprawl.

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 with existing and proposed land uses.**

The proposed rezoning request is consistent with the adjacent Planned Industrial (MP) parcel to the north. Additionally, the Applicant has proposed a change to the Future Land Use Category, to ensure consistency with the proposed development and both the Future Land Use Plan and the zoning.

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

The Applicant is proposing to rezone the subject parcel to facilitate the development of a warehouse, office, truck shop, and truck yard. The proposed use provides consistency with the adjacent Planned Industrial (MP) district to the north, and a transition between the adjacent Agriculture (A) parcels to the south and east.

**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

Potable water will be provided by an onsite well, and sanitary sewer will be provided by advanced OSTDS, with a master stormwater system that meets or exceeds the St. Johns River Water Management District (SJRWMD) Lake Apopka Basin requirements.

Further, according to Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, any new development in the Urban Land Use Series where density occurs at one unit per net acre or greater or wastewater discharge of the development is equal to or greater than 100,000 GPD, shall be required to connect to a regional system. However, a central system may be used on a temporary basis until a regional system becomes available. The temporary system must be staffed by a Florida licensed wastewater treatment plant operator in accordance with state regulation and code and must be planned, designed and constructed to serve as a nucleus of a future regional system, or can act as a lift station with minimal modification.

Schools

Lake County Schools reviewed the application and determined that the proposal is not subject to school concurrency review during the development process.

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #78, 16345 County Road 448, Mount Dora, is located less than two (2) miles from the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning request be approved by the Board.

### Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of CR 448A is “C” with capacity of 407 trips in the peak direction. Currently the impacted segment from CR 48 to CR 448 is operating at seventy six percent (76%) of its capacity in the PM peak direction. This project will be generating approximately seventeen (17) pm peak hour trips, in which eleven (11) trips will impact the peak hour direction increasing the v/c ratio to seventy eight percent (78%) with LOS of “C”.

A Request for Exemption from a full Tier 1 Traffic Impact Analysis was received. Exemption is approved as the project is *de minimis*.

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

The Ecological Site Assessment provided by Austin Ecological Consultants and dated June 29, 2023, states:

*“The site contains one approximate 0.41-acre other surface water (OSW) that was constructed in uplands. Accordingly, any proposed impacts to the OSW will not require mitigation or be required to demonstrate elimination and reduction of impacts. No state or federally listed species were discovered during the June 28, 2023, site visit. However, the site does contain suitable gopher tortoise habitat and a 100% survey will need to be completed prior to any construction activities.”*

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

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

There is no indication that the rezoning application will affect property values in the area.

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

The proposed use provides consistency with the adjacent Planned Industrial (MP) parcel to the north, and a transition between the adjacent Agriculture (A) parcels to the south and east.

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

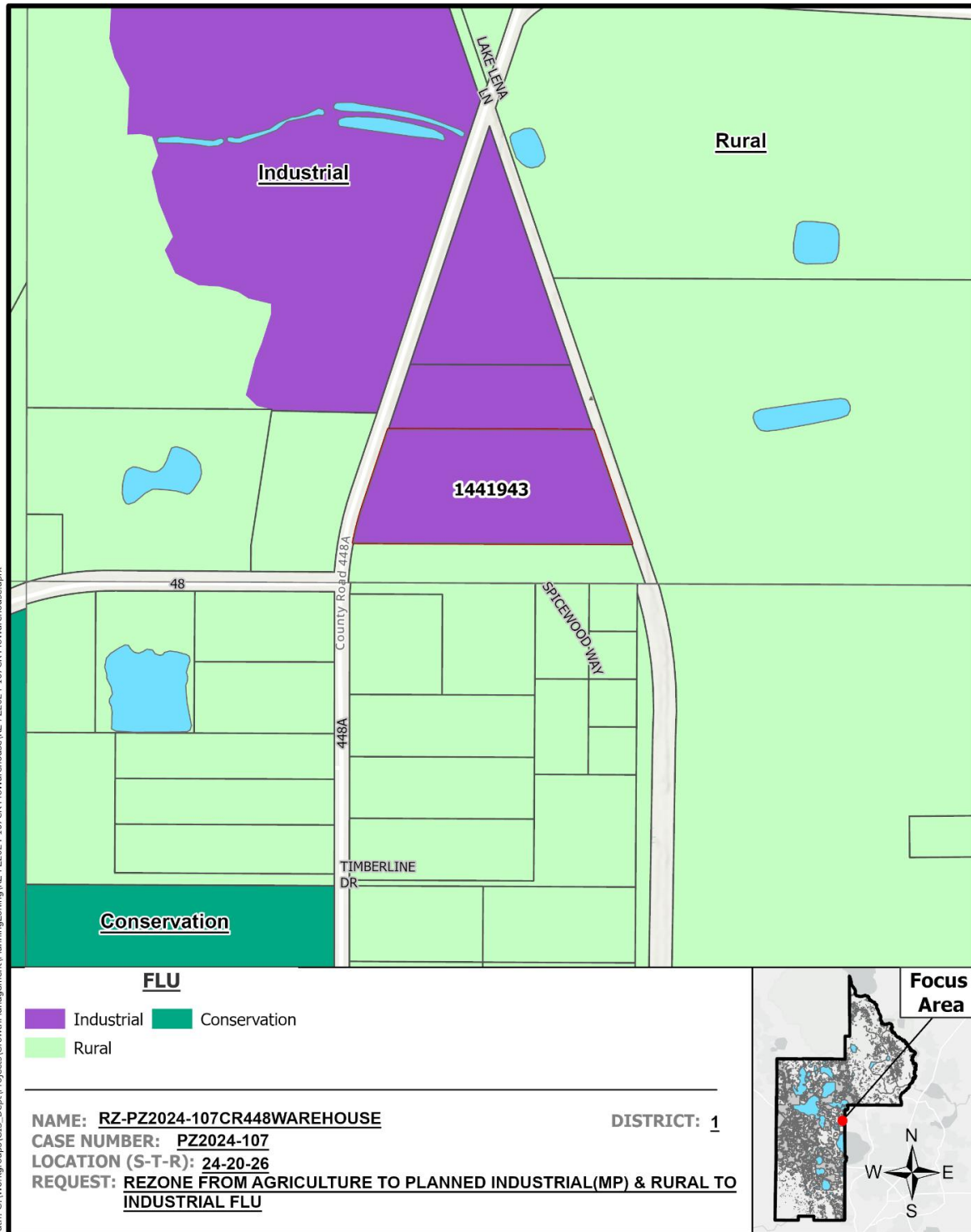
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

**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.**

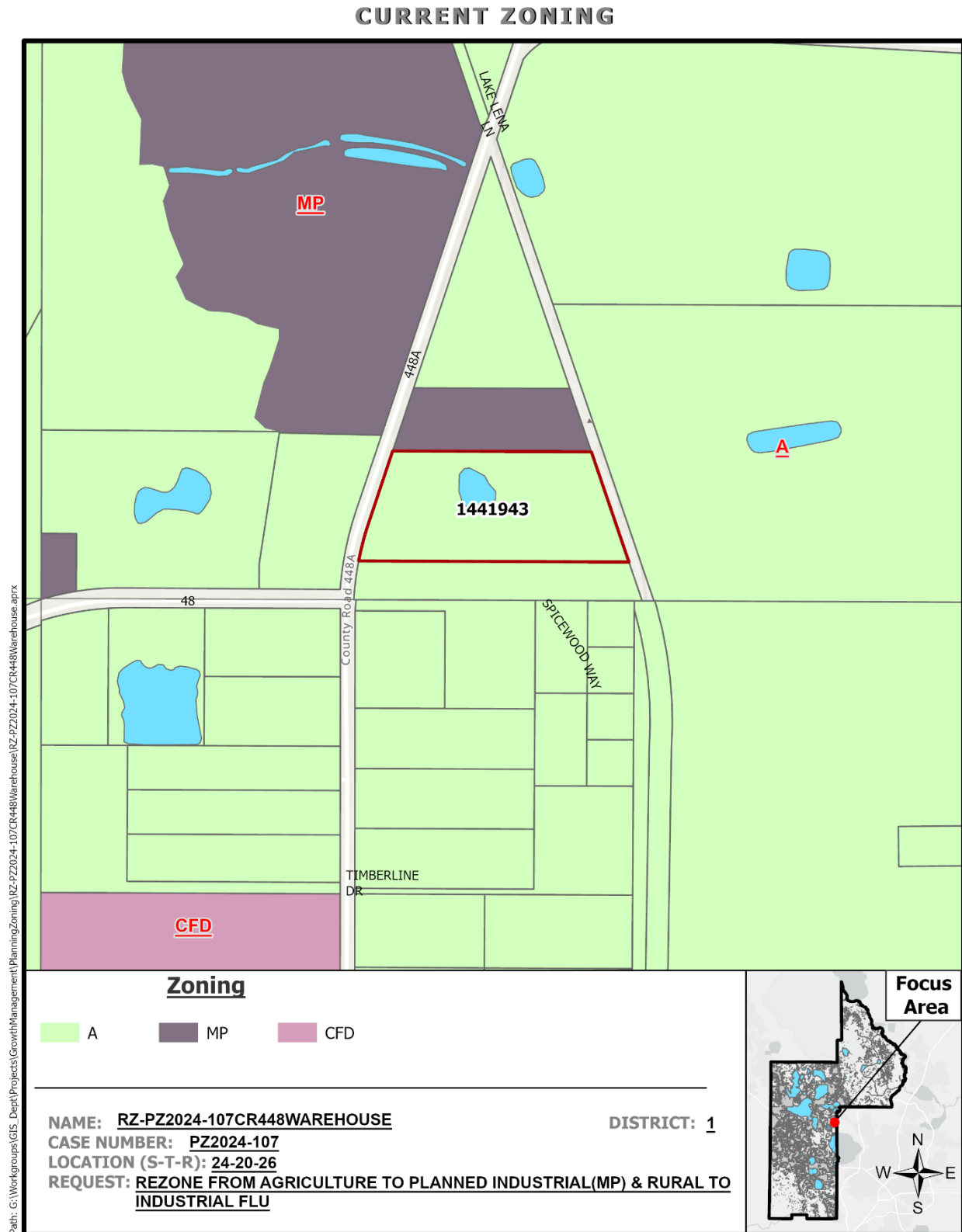
The proposed rezoning application was submitted concurrent with a proposed Comprehensive Plan Map Future Land Use Category to Industrial FLUC being presented under a separate cover.

# Attachment "A" – Future Land Use Map

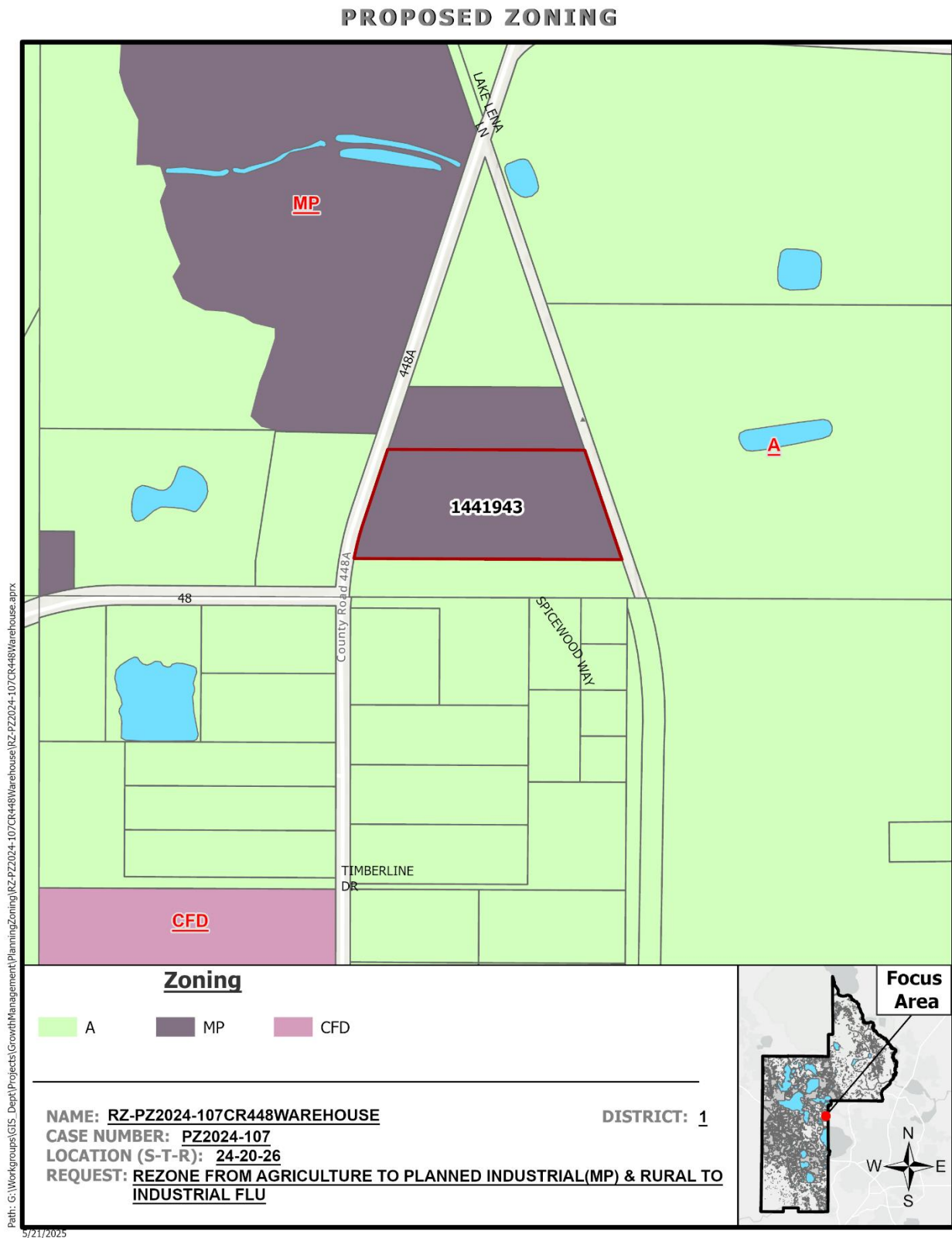
## PROPOSED FUTURE LAND USE



# Attachment “B” – Current Zoning District Map



# Attachment “C” – Proposed Zoning District Map



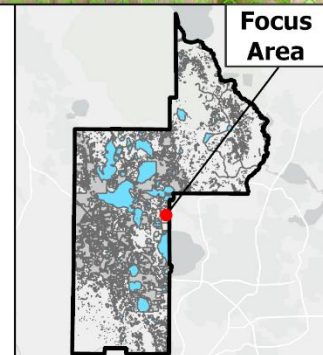


# Attachment “D” – Overlay District Map

PZ2024-107  
RZ-PZ2024-107CR448Warehouse



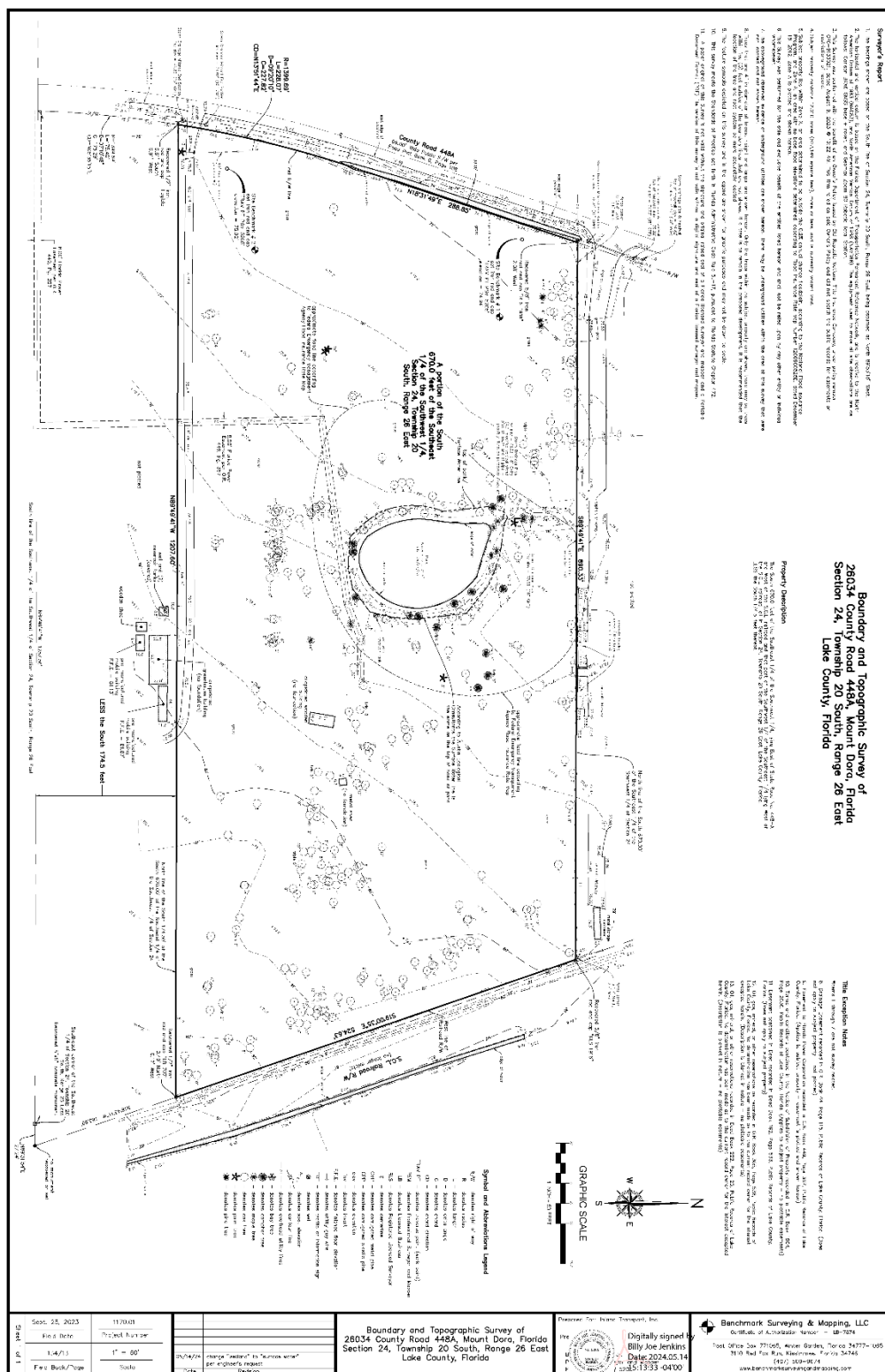
Rezone from Agriculture to Planned Industrial(MP) & Rural to Industrial FLU



Path: G:\Workgroups\GIS\_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2024-107CR448Warehouse\RZ-PZ2024-107CR448Warehouse.aprx

5/21/2025

## Attachment “E” – Boundary Survey

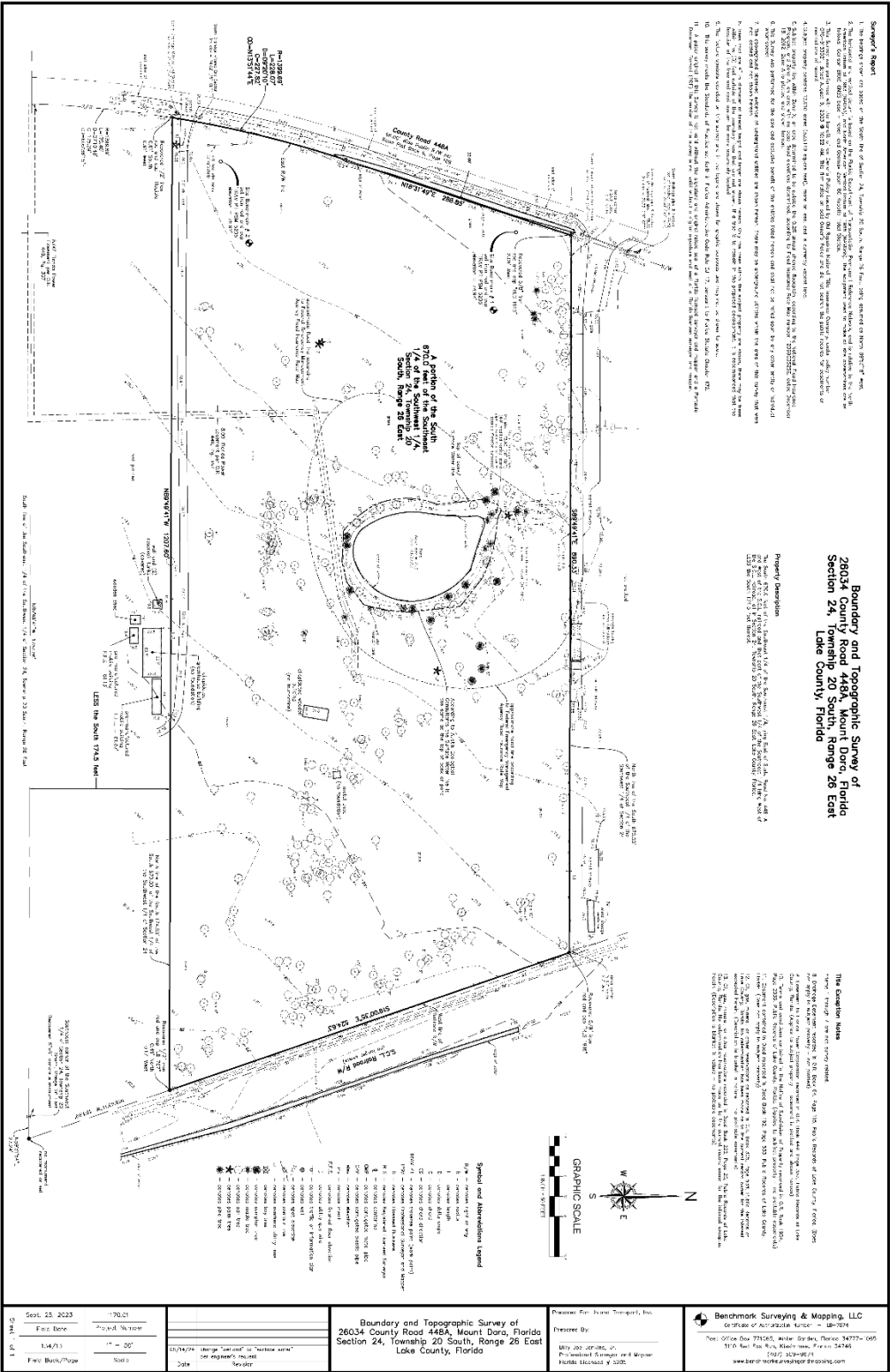




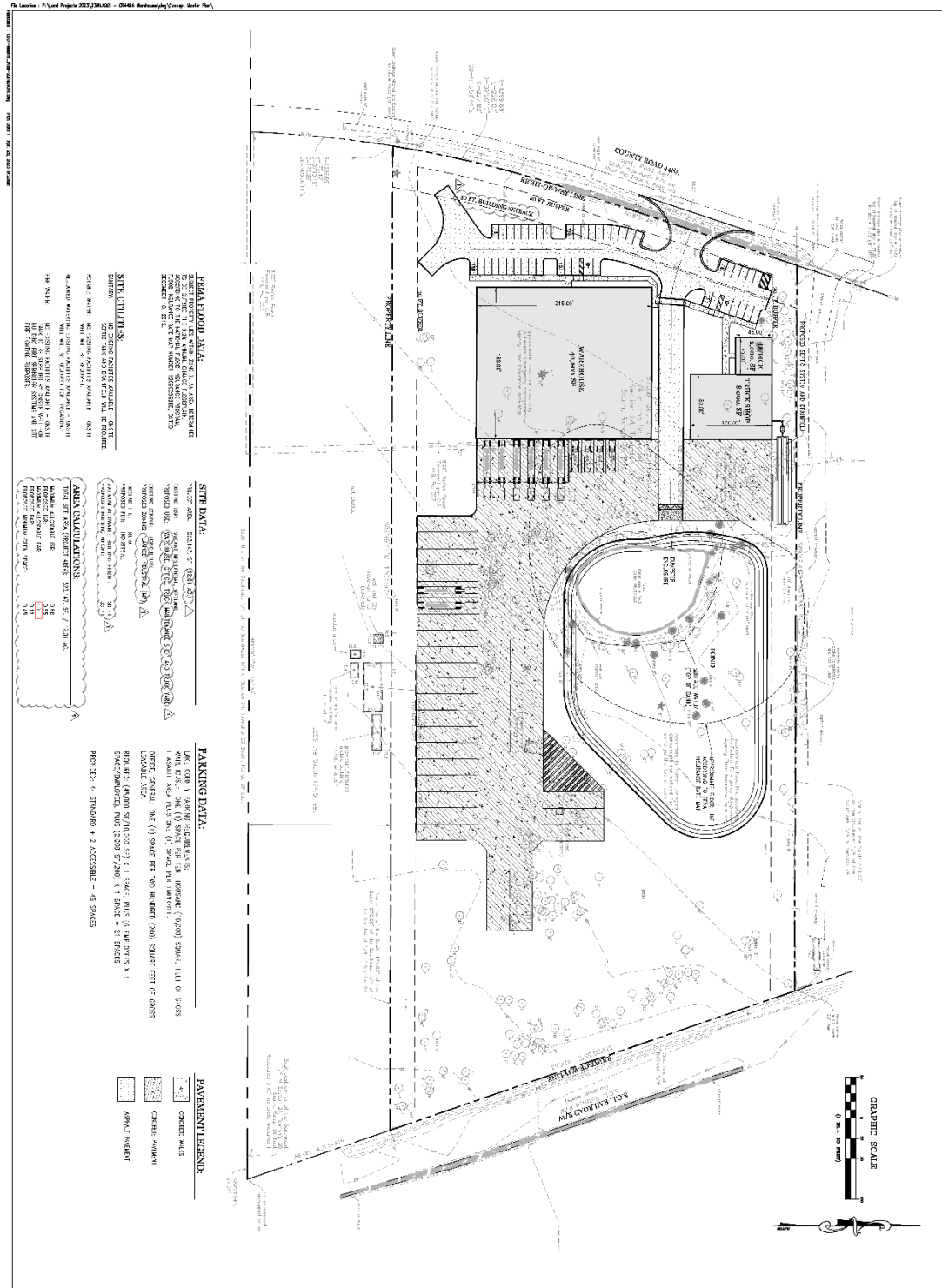
## Attachment “F” – Concept Plan (1 of 6)

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# Attachment “F” – Concept Plan (2 of 6)



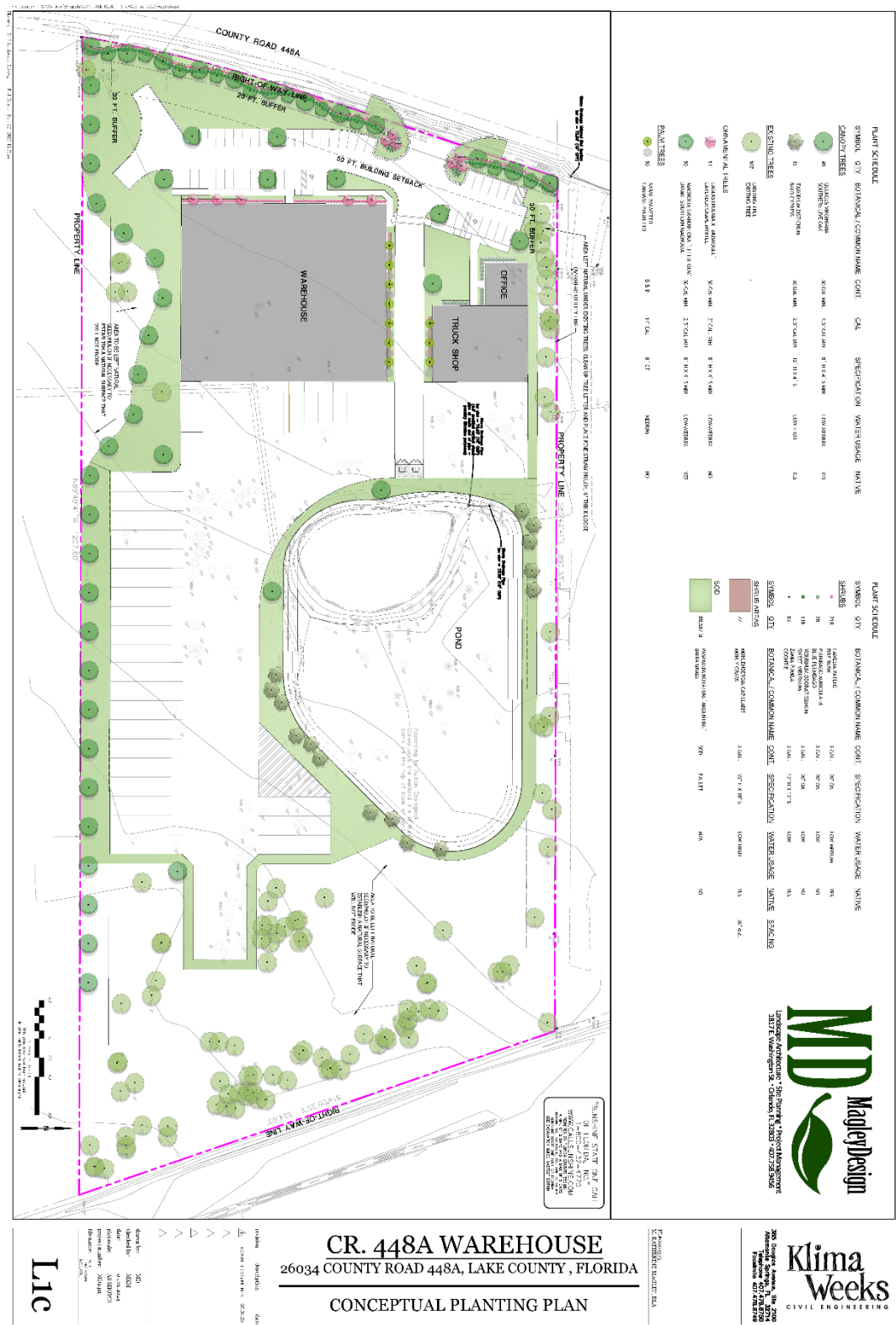
## Attachment “F” – Concept Plan (3 of 6)



## Attachment “F” – Concept Plan (4 of 6)



# Attachment “F” – Concept Plan (5 of 6)









# Attachment “G” – Project Narrative (1 of 4)

## Rezoning Justification Statement

In compliance with LDR Section 14.03.03, please answer the following questions in a separate word document:

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

The proposed development is consistent with the county's definition of industrial uses and the partial list of light industrial uses (warehouse, truck repair). In addition, no outdoor storage is proposed and truck parking (truck yard) is limited to areas buffered by the buildings. The MP zoning designation permits automotive repair (truck shop is a similar use), office, truck yard and warehouse. The truck shop will be used for minor repairs to the owner's trucks. Repairs will be performed within the proposed building and services will not be available to the public. All of the proposed uses fall under the commercial use list; therefore, the project will provide a buffering use from the higher intensity industrial use to the north.

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

It is our opinion that the proposed development is consistent with the comprehensive plan. The primary reasons for this conclusion follow:

1. The proposed amendment clusters industrial uses, being adjacent to existing industrial uses and future land use designated areas (Alt Keys 1441978, 1589479 and the portion of 3794003 bordering CR448A).
2. The project provides a transition from higher intensity development to better buffer uses to the south. The industrial developments to the north incorporate outdoor storage of materials, chain link fence with barbed wire at the entrance, standing seam metal buildings, structures with visible open storage, unimproved drives and parking and minimal landscape buffering from the county road and adjacent properties. This project proposes to provide:
  - Quality building design and materials.
  - Subtle building colors.
  - No outdoor storage of materials.
  - Integrated internal landscaping to soften building facades.
  - Landscape buffers adjacent to right-of-way and adjacent properties.
  - Consideration of existing site features: The existing manmade surface water will be incorporated into the master stormwater management system and existing floodplain volume will be preserved on-site.
3. The project is consistent with the Lake Apopka Overlay District because:

## Attachment “G” – Project Narrative (2 of 4)

- Light Industry is allowed.
  - An advanced treatment septic tank and drainfield system will be provided.
  - The master stormwater system will meet or exceed the St. Johns River Water Management District Lake Apopka Basin requirements.
  - The flood plain within the site is associated with a manmade “other surface water” that was constructed in uplands. It is almost entirely contained within the subject site and the proposed stormwater management system will be designed to provide on-site compensating storage such that there will be no impact to the available flood plain storage.
- C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.

The proposed development is consistent with the adjacent industrial use to the north and provides an incremental buffer for the agricultural use to the south via high quality buildings and enhanced landscaping. The property is bounded on the west and east by road right-of-way (CR448A) and railroad right-of-way (right-of-way remains but railroad infrastructure was removed); therefore, the agricultural properties to the west and east are buffered by rights-of-way and landscaping. In addition, the buildings are offset north toward the existing industrial use such that the effective south building setback is over 100-ft. The building and development are concentrated on the west side of the property, providing a greater than 680-ft building setback from the east property line, with pavement located more than 170-ft from the east property line.

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

Per the property appraiser, the commercial building on the industrial site to the north was constructed in 1974 and the balance of the adjoining properties and uses have been the same since at least 1995, the earliest clear aerial photography we reviewed. While conditions have not substantially changed, the industrial use in this area appears to have been in place for up to 50-years; therefore, this project is not proposing to introduce a new use to the area.

- 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.

Water and sanitary sewer services are not available to this property. Potable water will be provided by well. Fire water will be provided by drafting from the on-site surface water or by a fire tank fed from the well. Sanitary sewer will be provided by advanced OSTDS. Therefore, no public facilities are needed for water or wastewater. The nearest fire station (County Station 78) is approximately 2.7-miles and 4 minutes from the site. Per Policy II-1.1.4, the project will

## Attachment “G” – Project Narrative (3 of 4)

schedule one day per week garbage pickup and one day per week recycling pickup. The adjacent industrial facility already requires solid waste service; therefore, this project does not require new waste service to the area. Transportation levels of service will be evaluated during review based on correspondence with county staff. Per Policy VII-1.4.3, the parks and recreation facilities level of service is four (4) acres of park land per 1,000 people in unincorporated Lake County. As this project is not residential in nature it does not create additional demand on parks. This project (warehouse, office, truck maintenance shop and truck yard) will not have a large number of employees and will have negligible impact on the population; though it will create new jobs. Schools are not impacted by this project as it is not residential in nature.

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

Per the attached Ecological Site Assessment, the entire uplands area of the site is classified as disturbed lands and the on-site surface water was constructed in uplands and will not require mitigation or be required to demonstrate elimination or reduction of impacts; therefore, the site does not contain environmentally sensitive lands. In addition, enhanced stormwater management criteria will be applied because the site is in the Lake Apopka Basin, and an advanced septic tank and drainfield system will be used for wastewater disposal. Wastewater discharge from the site will be limited, as the majority of the proposed building area is storage (warehouse). An oil/water separator will be used to prevent introduction of contaminants from the truck maintenance building into the treatment system. The oil-water separator will be inspected and pumped if necessary (any oils removed will be taken to a permitted disposal facility) on a regular maintenance interval to keep the system functioning as designed. The site will be graded to follow existing drainage patterns and attenuate the design storm event such that pre-development conditions are maintained.

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

The proposed buildings and enhanced landscaping with considerate buffers will improve the overall visual appeal of the immediate area. The new investment in this area (as noted earlier, the area has not substantially changed since at least 1995) demonstrates economic growth and stability in the area. This can positively influence the perception of the area as a desirable place to live and work. Higher demand for properties typically follows quality development, leading to increased property values. The construction and operation of the new facility will create jobs, both directly and indirectly. This job creation injects money into the local economy, which can have a ripple effect on nearby residential property values.

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

As mentioned above, the proposed development is immediately adjacent to an existing industrial development that appears to have been in the neighborhood since the 1970's. The

## Attachment “G” – Project Narrative (4 of 4)

contiguous property north and west of the property to the north are in the Industrial future land use category; therefore, this project is consistent with adjoining property. As noted above, demands on public services are minimal due to the majority warehouse storage use.

- 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 development upholds public interest, as this property will be developed, owned and operated by an expanding Central Florida business. In addition, Objective IV-2.4 Target Industry Sectors states “to encourage high-wage employment opportunities and diversify the tax base, Lake County shall develop an aggressive business attraction strategy aimed at its target industry sectors, including Agri-Tech, Arts, Recreation and Leisure, Business Services, Clean Tech, Health and Wellness, Manufacturing and *Warehouse/Distribution*.” This facility is being developed by a stable, local business owner to support the existing logistics business.

- 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.

This development proposes to improve the neighborhood’s experience of industrial development through the use of high-quality building design and construction with an attractive presentation to CR448A, enhanced landscaping on the west and south sides, where the development most faces the public and adjacent agricultural development. The proposed building setbacks and buffer widths are designed to leave sufficient room for appropriate planting and mitigate the visual impact of the non-residential buildings. The parking between the buildings and CR 448A is for office staff and visitors only. All truck parking will be behind the buildings, buffered by landscaping, and setback a substantial distance from the properties to the east and south. In addition, the stormwater pond is located to minimize regrading efforts and truck traffic during construction and will have no impact on the property’s current flood storage volume. The site stormwater system will meet or exceed the increased requirements for the Lake Apopka Basin.

# Attachment “H” – Ecological Site Assessment (1 of 18)



## Austin Ecological Consultants

316 Church Street • Kissimmee, Florida • 34741 • Phone: 407.935.0535

June 29, 2023

Stan Rudnitsky  
Inland Group LLC  
3210 Friendly Ave  
Orlando, FL 32808

RE: Ecological Site Assessment  
26034 CR 448A  
Alternate Key Number 1441943  
Lake County, FL

Mr. Rudnitsky:

The purpose of this report is to present the results of a recent environmental site investigation and technical information review for the property located on the east side of County Road 448A, just north of Spicewood Way in Lake County. More specifically, the purpose of the site review was to investigate the presence of state / federal wetlands and state / federally-listed species within the boundaries of the property. The following presents the results of the site investigation.

### PROPERTY LOCATION

The subject property contains approximately 12 acres of land and is located about 160' north of Spicewood Avenue on the east side of County Road 448A. Please refer to the attached **Location Map** and **Aerial**.

### SURVEY METHODOLOGY

Prior to the site investigation, Austin Ecological Consultants, LLC (AEC) conducted a review of available soil information, National Wetlands Inventory GIS layers, St. Johns River Water Management District (SJRWMD) land use shapefiles, and available listed species locality records, including the Florida Fish and Wildlife Conservation Commission's (FWC) bald eagle nest database. Following the desktop review, on June 28, 2023 a professional biologist and Authorized Gopher Tortoise Agent from AEC conducted a review of the subject property to investigate the presence of state and federally listed species. The presence of wildlife was determined by direct observation or signs of their presence (burrows, tracks, etc.).

# Attachment “H” – Ecological Site Assessment (2 of 18)

## SOILS

The onsite soil types were classified according to the Soil Survey for Lake County, Florida (USDA, 1976) and available USDA Natural Resource Conservation Service (NRCS) GIS layers. The onsite soil types are summarized in the following Table 1, and are illustrated on the attached **Soils Map**.

**Table 1. Onsite Soil Types**

ID#	Soil Name	Drainage Class	Hydric Rating
17	Arents	Somewhat poorly drained	No
28	Myakka – Myakka, wet sands, 0 to 2 percent slopes	Poorly drained	No
45	Tavares sand, 0 to 5 percent slopes	Moderately well drained	No
50	Borrow pit		

## VEGETATIVE COMMUNITIES

The onsite vegetative community types were classified according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS). One upland community exists onsite and one other surface water as well; see **FLUCCS Map**. Representative photographs have been provided as an Appendix.

### 740 – Disturbed land

All of the uplands on the property are classified as Disturbed Land. This upland community contains a mix of canopy size trees including: cherry (*Prunus spp.*), live oak (*Quercus virginiana*), laurel oak (*Q. laurifolia*), cabbage palm (*Sabal palmetto*), and camphor tree (*Cinnamomum camphora*). Shrub and groundcover species include beautyberry (*Callicarpa americana*), winged sumac (*Rhus copallinum*), Caesar weed (*Urena lobata*), bracken fern (*Pteridium spp.*), Elliot’s milk pea (*Galactia elliotii*), grapevine (*Vitis spp.*), cactus (*Opuntia spp.*), and bahia grass (*Paspalum notatum*).

### 500 – Other Surface Water

The other surface water (OSW) is mostly open water with patchy coverage of emergent vegetation including Cuban bulrush (*Scirpus cubensis*) and water lily (*Nuphar spp.*). Red maple (*Acer rubrum*), dahoon holly (*Ilex cassine*), Carolina willow (*Salix caroliniana*), and laurel oak occupy the toe of slope and top of bank.

## LISTED SPECIES

During the site review, AEC conducted pedestrian surveys for state and federally-listed species with the potential to occur onsite. In addition, a qualified biologist and Authorized Gopher Tortoise Agent from AEC conducted a preliminary pedestrian survey of the property to determine whether a gopher tortoise (*Gopherus polyphemus*) population occurs onsite.

## Attachment “H” – Ecological Site Assessment (3 of 18)

### Bald Eagle (*Haliaeetus leucocephalus*)

The bald eagle is no longer listed under the Endangered Species Act, but it is still afforded protection by the USFWS under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. Site reviews did not identify any bald eagle nests on the project site. Additionally, a review of the FWC's bald eagle nest database and Audubon's EagleWatch Nest Map did not locate any nests within the vicinity of the property. As such, it is not anticipated that any construction related activities will result in any adverse impacts to this species.

### Gopher Tortoise (*Gopherus polyphemus*)

All onsite uplands are considered potential habitat for gopher tortoises. During the site inspection and preliminary survey no gopher tortoise burrows were discovered. However, this preliminary survey covered only a portion of the property; a formal gopher tortoise survey covering 100% of all suitable habitat is required prior to any construction related activities.

The gopher tortoise is a state-listed, threatened species of reptile that occupies nearly all upland community types throughout the state of Florida. Gopher tortoises, their eggs, and their burrows are protected from harm or harassment. Any gopher tortoise burrows that have the potential to be impacted as a result of land clearing, construction, or other disturbance must be relocated out of harm's way to an approved offsite recipient site. Any gopher tortoise relocation activities will be permitted through the FWC.

### Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake is a federally-listed, threatened species that utilizes various upland and wetland habitats throughout the state. Conservation measures required by the USFWS typically include the inspection and excavation of all gopher tortoise burrows prior to construction, posting signage throughout the construction site, educating contractors on the identification of the species, and measures that must be taken to avoid disturbance if one is encountered during site work. Utilizing the USFWS *Eastern Indigo Snake Programmatic Effect Determination Key* (2017), the following effect determination is made: A>B>C>D>= “NLAA (Not Likely to Adversely Affect).”

### Sand Skink (*Neoseps reynoldsi*):

The property falls within the USFWS Consultation Area for this federally-listed, threatened species. The USFWS defines suitable habitat within the Consultation Area to include well-drained, sandy soils that occur on elevations of 82 feet above sea level or higher.

The southeastern portion of the subject property meets the definition of suitable habitat with respect to elevation and soil type. However, there are no areas of barren sand within the project boundary. The lack of open areas devoid of vegetation makes it unlikely that any sand skinks may inhabit the project area. It is therefore unlikely that any proposed project will have an adverse effect to this species.

The property falls within the USFWS Consultation Area for the Florida Scrub-Jay (*Aphelocoma coerulescens*); however, no suitable habitat, as defined by USFWS, occurs

## Attachment “H” – Ecological Site Assessment (4 of 18)

onsite. No other state or federally-listed species or signs of their presence were observed during the June 28, 2023 field review, and due to the observed condition of onsite habitats, the likelihood of occurrence of other listed species is low.

### SUMMARY

AEC reviewed the FDEP and SJRWMD historical permitting databases and did not find any Environmental Resources Permit (ERP) applications or any informal / formal wetland determinations. The site contains one approximate 0.41acre other surface water that was constructed in uplands. Accordingly, any proposed impacts to the OSW will not require mitigation or be required to demonstrate elimination and reduction of impacts. No state or federally listed species were discovered during the June 28, 2023 site visit. However, the site does contain suitable gopher tortoise habitat and a 100% survey will need to be completed prior to any construction activities.

If you have any questions about the information contained in this report, please do not hesitate to contact me.

Sincerely,

*David Melton*

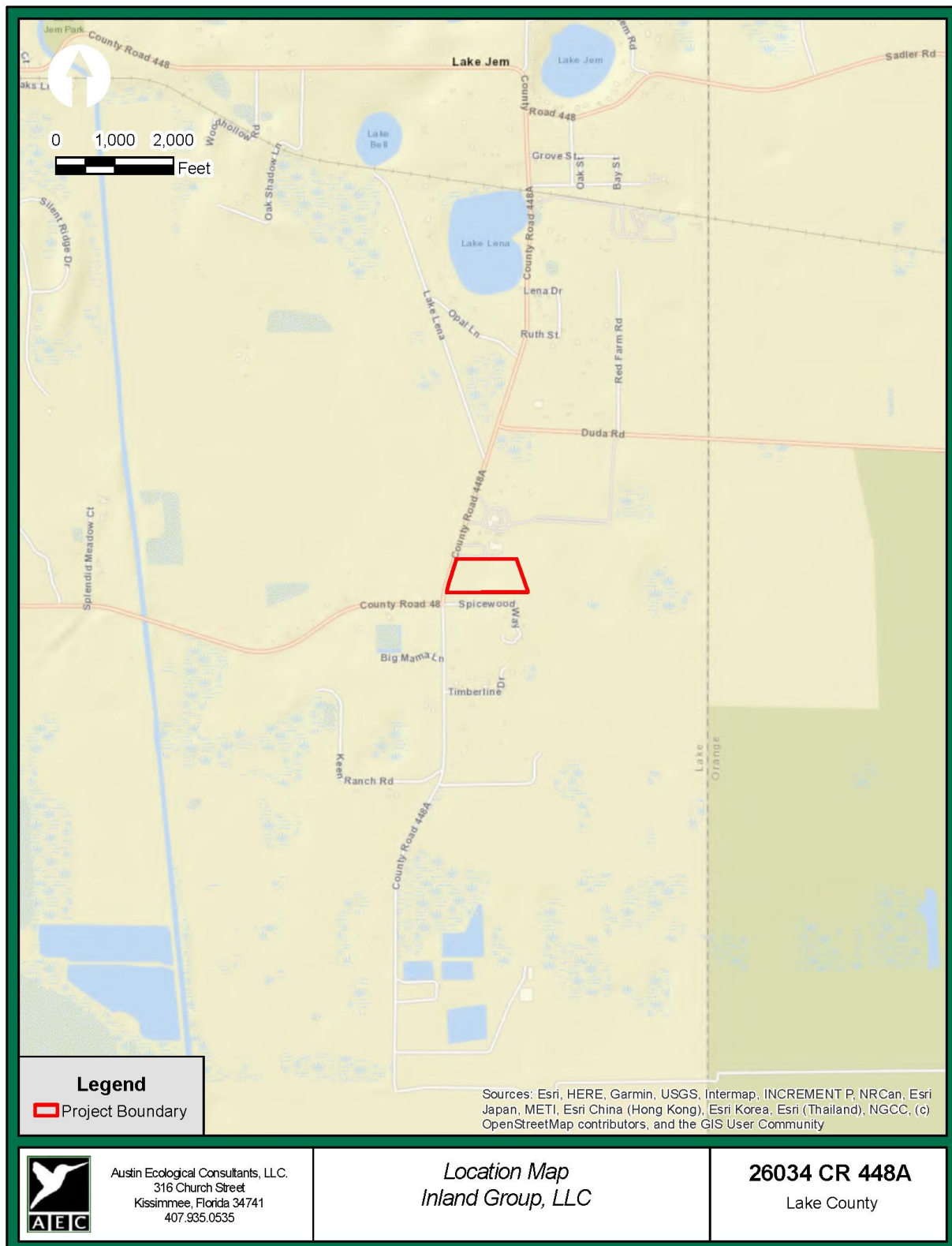
David Melton  
Environmental Consultant  
Austin Ecological Consultants, LLC



## **Attachment “H” – Ecological Site Assessment (5 of 18)**

Location Map

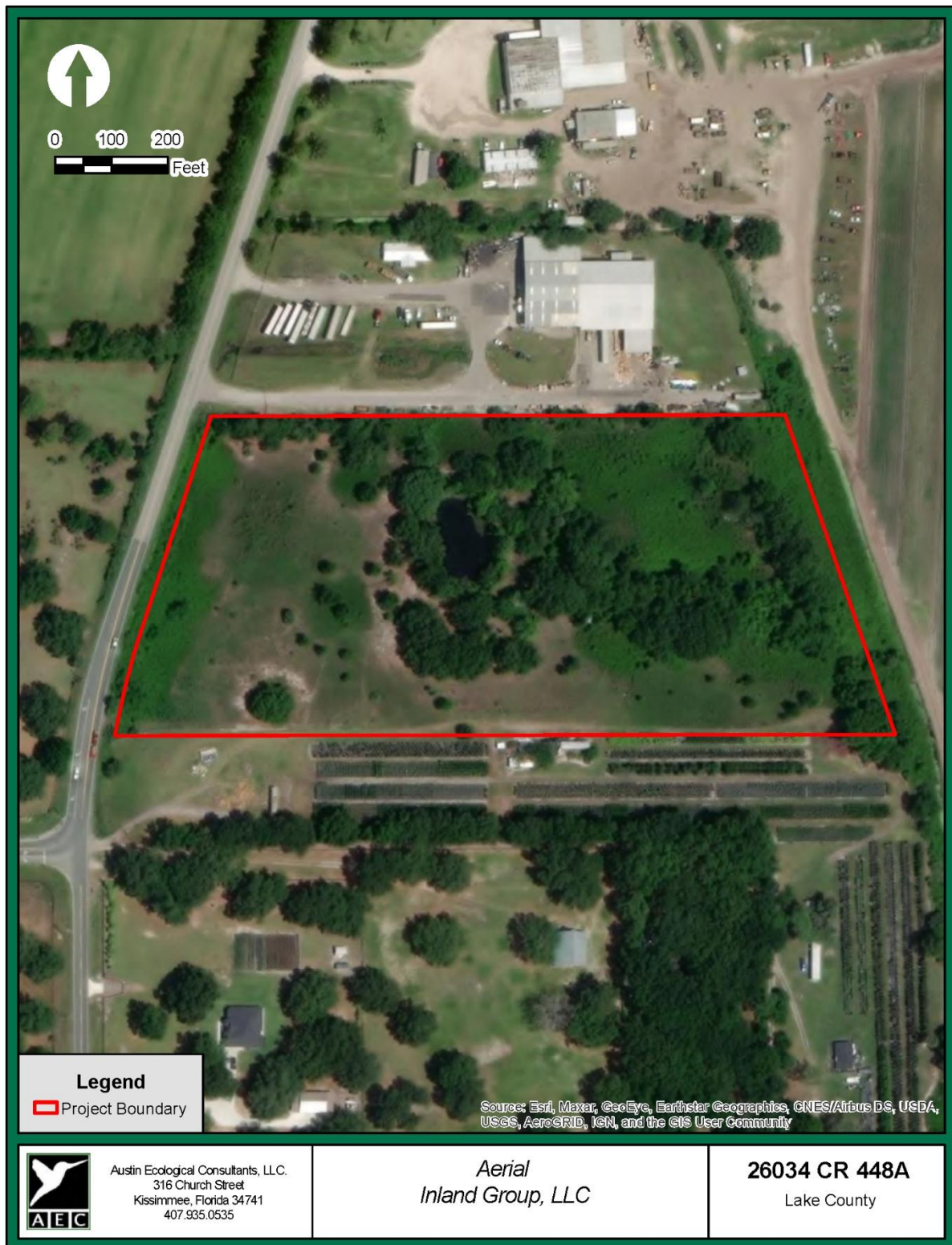
## Attachment “H” – Ecological Site Assessment (6 of 18)



## **Attachment “H” – Ecological Site Assessment (7 of 18)**

Aerial

## Attachment “H” – Ecological Site Assessment (8 of 18)

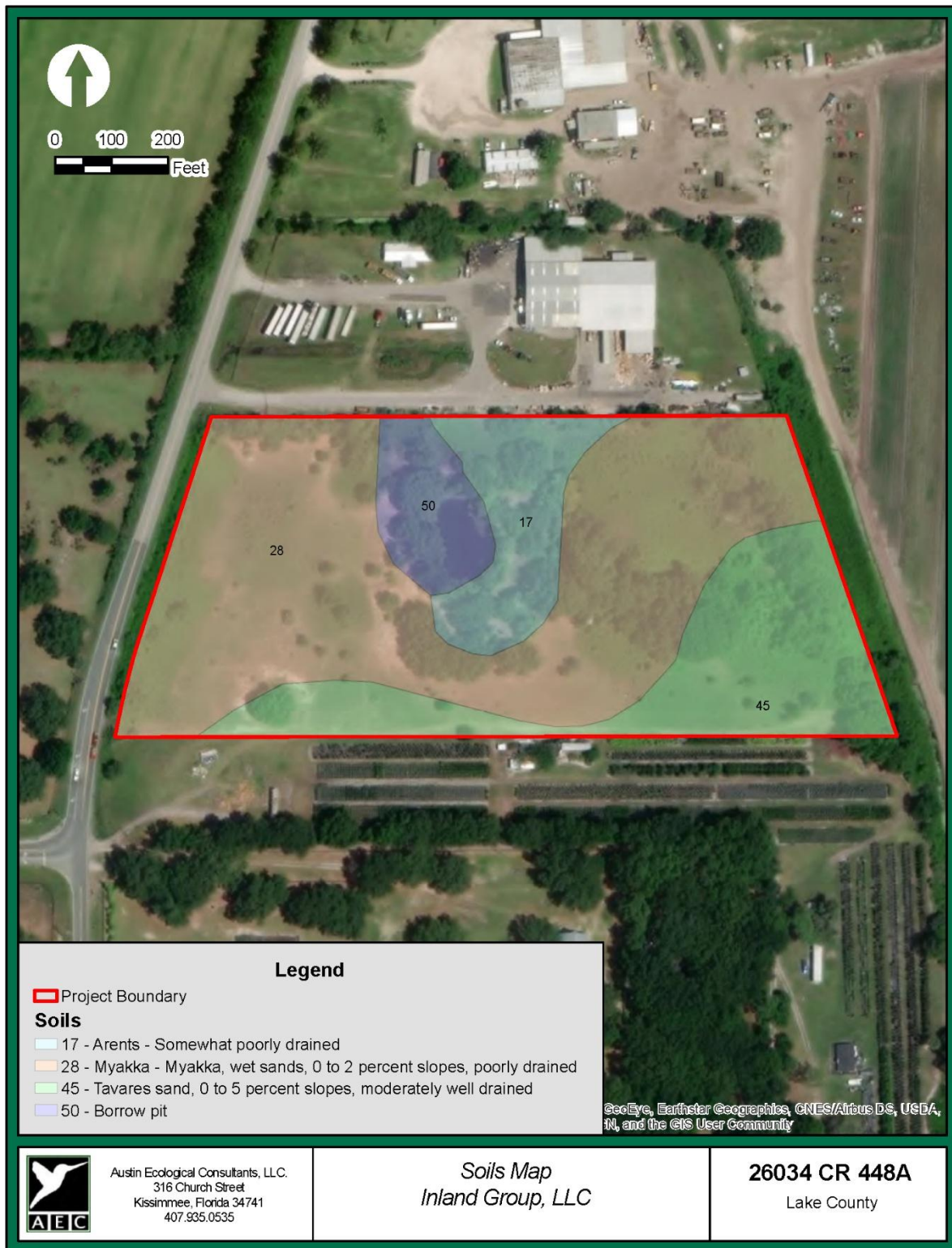


## **Attachment “H” – Ecological Site Assessment (9 of 18)**

Soils



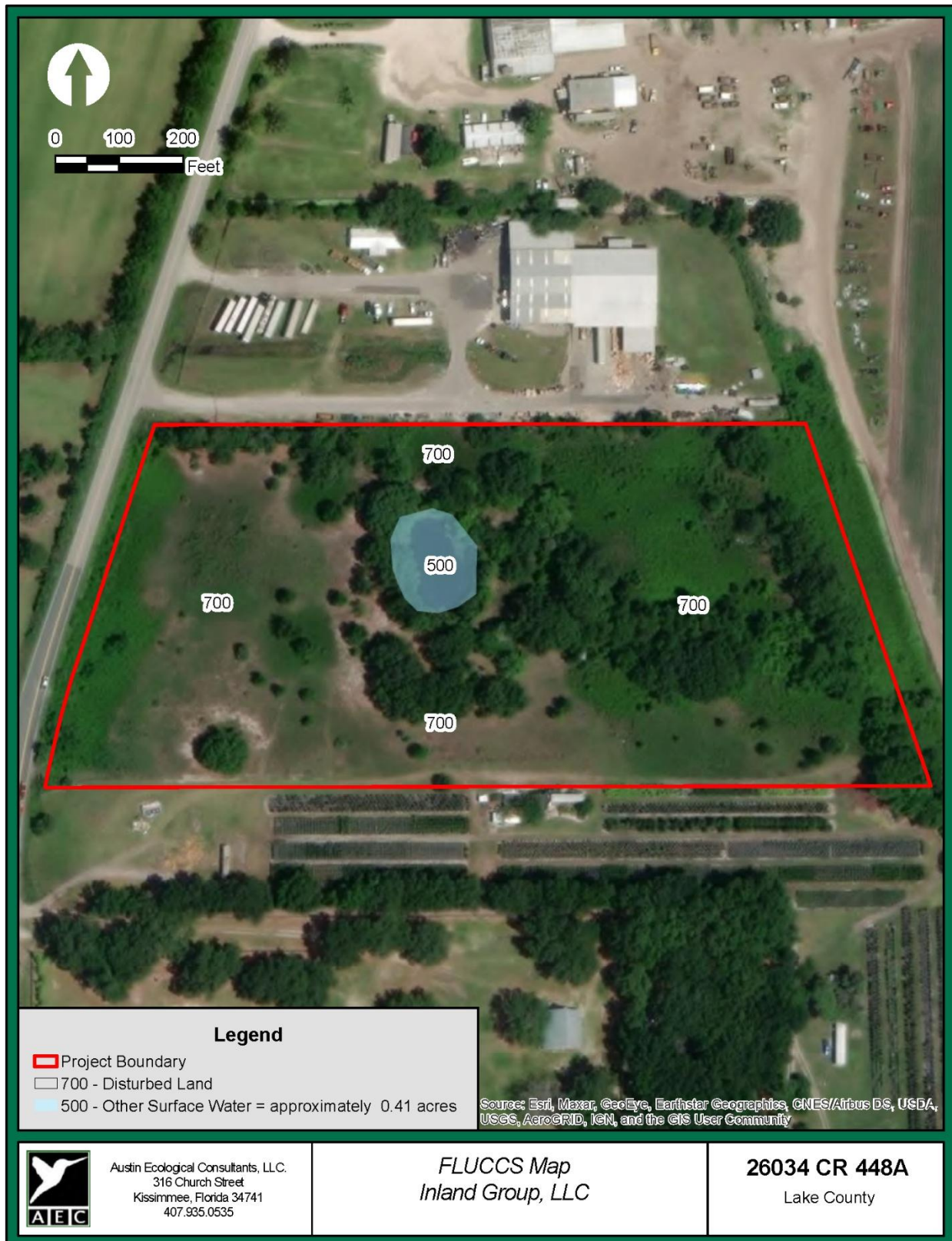
## Attachment “H” – Ecological Site Assessment (10 of 18)



## **Attachment “H” – Ecological Site Assessment (11 of 18)**

FLUCCS

## Attachment “H” – Ecological Site Assessment (12 of 18)





# **Attachment “H” – Ecological Site Assessment (13 of 18)**

Appendix

Site Photos

## Attachment “H” – Ecological Site Assessment (14 of 18)



Other Surface Water

## Attachment “H” – Ecological Site Assessment (15 of 18)



Typical view of the disturbed property.



## Attachment “H” – Ecological Site Assessment (16 of 18)



Interior of disturbed area under oak live canopy.

## Attachment “H” – Ecological Site Assessment (17 of 18)



Typical disturbed area.



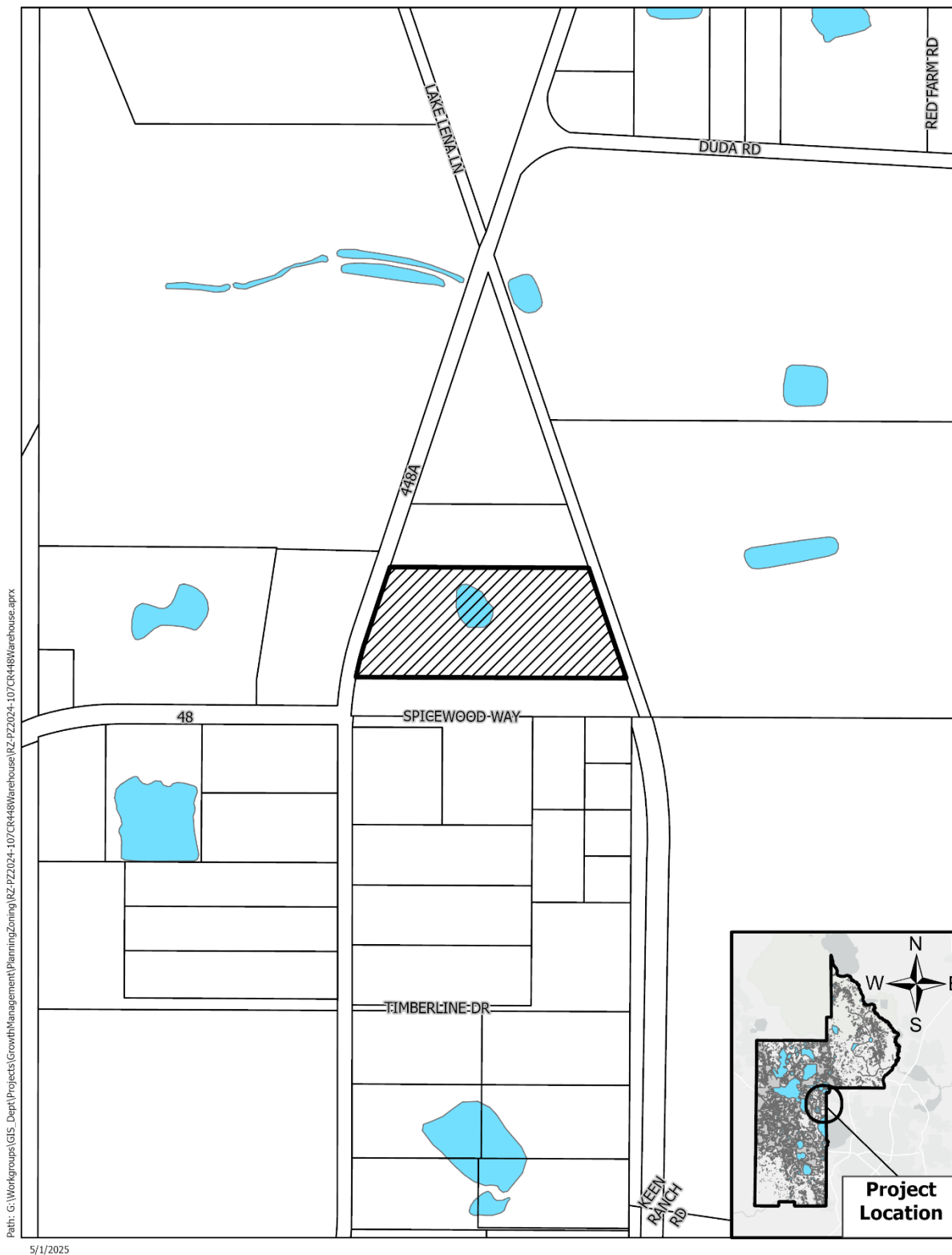
## Attachment “H” – Ecological Site Assessment (18 of 18)



Disturbed area w grape vine.

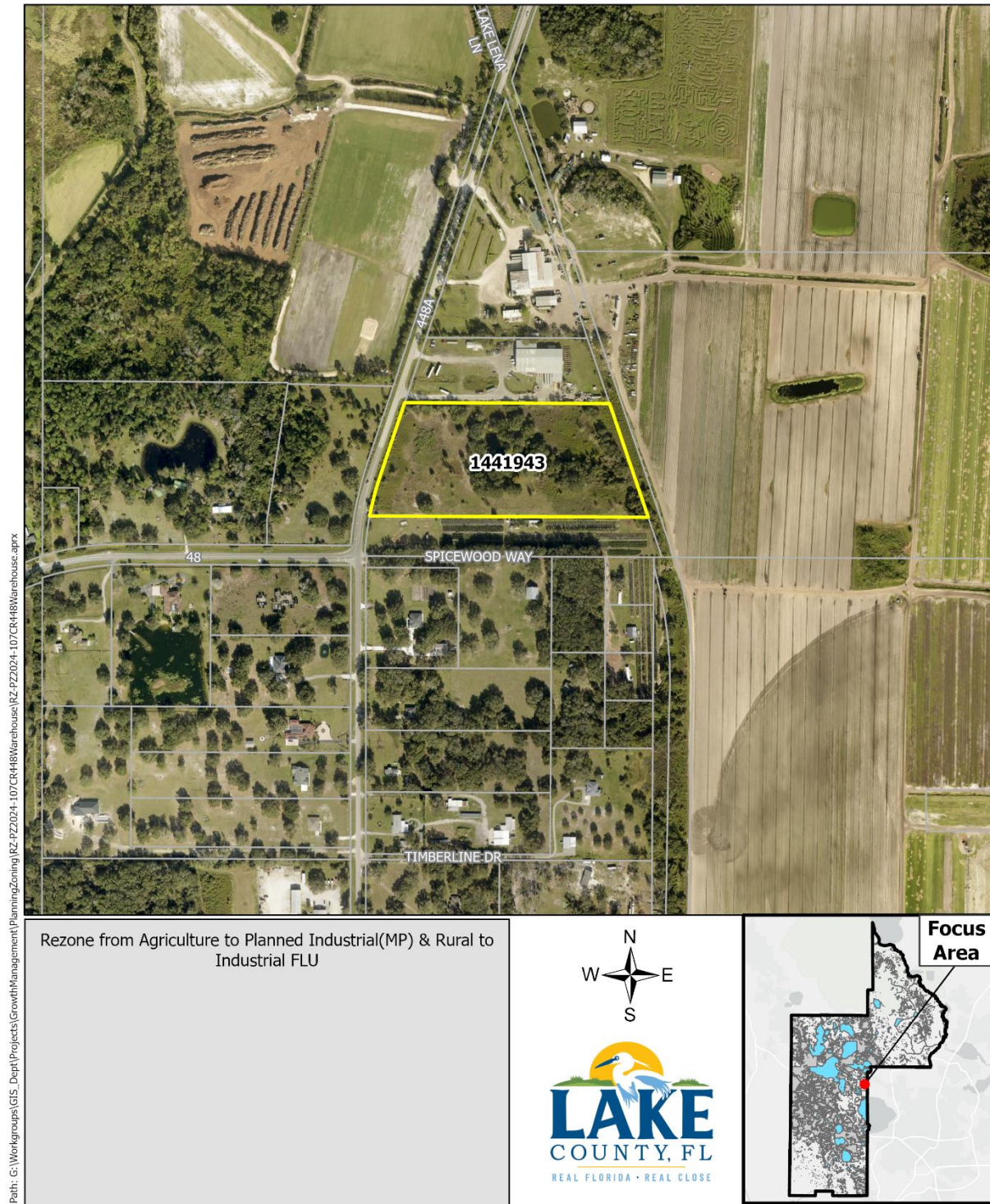


## Map of Subject Property



# Aerial Map of Subject Property

PZ2024-107  
RZ-PZ2024-107CR448Warehouse



ORDINANCE #2025-\_\_

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING APPROXIMATELY 12.06 +/- ACRES FROM AGRICULTURE (A) DISTRICT TO PLANNED INDUSTRIAL (MP) DISTRICT TO FACILITATE THE DEVELOPMENT OF A WAREHOUSE, OFFICE, TRUCK SHOP, AND TRUCK YARD FOR THE PARCEL IDENTIFIED AS ALTERNATE KEY NUMBER 1441943, LOCATED IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Selby G. Weeks, Klima Weeks Civil Engineering, Inc., (the "Applicant") submitted a rezoning application on behalf of Inland Group, LLC (the "Owner"), to rezone approximately 12.06 +/- acres from Agriculture (A) District to Planned Industrial (MP) District to facilitate the development of a warehouse, office, truck shop, and truck yard; and

**WHEREAS**, the subject property consists of approximately 12.06 +/- acres located at 26034 County Road 448A, in the unincorporated Mount Dora area in Section 24, Township 20 South, Range 26 East, known as Alternate Key Number 1441943, and more particularly described in Exhibit "A"; and

**WHEREAS**, the property is located within the Industrial Future Land Use Category; and

**WHEREAS**, the Lake County Planning and Zoning Board did on the 6th day of August 2025, review Petition PZ2024-107; 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 2nd day of September 2025; 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.

**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 from Agriculture (A) District to Planned Industrial (MP) District for the property described in Exhibit "A". The adoption of this Ordinance shall revoke and replace all previous ordinances.

**A. Land Uses.**

1. Warehouse
2. Office
3. Truck Shop
4. Truck Yard
5. Accessory Uses directly associated with the above uses may be approved by the County Manager or designee.

6. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the Board of County Commissioners.

**B. Development Standards:**

1. Commercial Design Standards: Commercial design standards shall adhere and apply commercial design standards consistent with the LDR, as amended.
2. Open Space, Impervious Surface Ratio and Building Height: Open space, impervious surface ratio, and building height shall be in accordance with the Comprehensive Plan and LDR, as amended.
3. Setbacks: Setback shall be in accordance with the applicable provisions of the LDR, as amended.
4. Landscaping, Buffering and Screening: Landscaping, buffering, and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.
5. Parking: Parking shall be in accordance with the applicable provisions of the LDR, as amended.
6. Transportation/Access Management: All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.  
  
Offsite road improvements that include turn lanes with paved shoulders on CR 448 at the site's entrance shall be required.
7. Lighting: All development will adhere to the dark-sky principles set forth in Section 3.09.00, Land Development Regulations, as amended.

**C. Fire:** Compliance with Florida Fire Prevention Code and LDR's regarding adequate water supply and emergency access is required. The Florida Fire Prevention Code mandates specific fire protection features based on occupancy; these items will be addressed during the building permitting phase. (i.e., automatic sprinkler system and fire alarm).

**D. Utilities:** Potable water will be provided by an onsite well, and sanitary sewer will be provided by advanced OSTDS, with a master stormwater system that meets or exceeds the St. Johns River Water Management District (SJRWMD) Lake Apopka Basin requirements. Pursuant to Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, if this development generates wastewater discharge equal to or greater than 100,000 GPD, it shall be required to connect to a regional system. However, a central system may be used on a temporary basis until a regional system becomes available. The temporary system must be staffed by a Florida licensed wastewater treatment plant operator in accordance with state regulation and code and must be planned, designed and constructed to serve as a nucleus of a future regional system, or can act as a lift station with minimal modification.

**E. Signage:** All signage must be in accordance with the LDR, as amended.

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

**G. Concurrency Management Requirements:** All development must comply with the Lake County Concurrency Management System, as amended.

1           **H. Development Review and Approval:** Prior to the issuance of any permits, the Owner  
2           shall be required to submit a site plan application generally consistent with **Exhibit B**  
3           **(Conceptual Plan)**, attached, for review and approval in accordance with the  
4           Comprehensive Plan and LDR, as amended.

5           **I. Future Amendments to Statutes, Codes, Plan, and/or Regulations:** The specific  
6           references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake  
7           County Comprehensive Plan, and Land Development Regulations (LDR) shall include any  
8           future amendments to the Statutes, Code, Plans, and/or Regulations.

9           **J. Environmental Requirements.** Environmental resources shall be protected in accordance  
10          with the Comprehensive Plan and LDR, as amended.

11          **K. Stormwater and Floodplain Management.** The stormwater management system shall be  
12          designed in accordance with all applicable Lake County and St. Johns River Water  
13          Management District (SJRWMD) requirements, as amended.

14          The developer shall be responsible for any flood studies required for developing the site  
15          and comply with FEMA, Comprehensive Plan and Land Development Regulations, as  
16          amended. Any development within the floodplain as identified on the FEMA maps will  
17          require compensating storage.

18          **L. Mass Grading for Site Development.** All grading for site development shall be in  
19          accordance with the Comprehensive Plan and LDR, as amended.

20   **Section 2. Conditions.**

21          A. After establishment of the facilities as provided herein, the property shall only be used for  
22          the purposes named in this ordinance. Any other proposed use must be specifically  
23          authorized by the Board of County Commissioners.

24          B. No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove,  
25          improve, move, convert, or demolish any building structure, or alter the land in any manner  
26          within the boundaries of the above-described land without first obtaining the necessary  
27          approvals, including site plan approval, in accordance with the Lake County Code, as  
28          amended, and obtaining the permits required from the other appropriate governmental  
29          agencies.

30          C. This Ordinance will inure to the benefit of and will constitute a covenant running with the  
31          land and the terms, conditions, and provisions of this Ordinance, and will be binding upon  
32          the present Owner and any successor and will be subject to each condition in this  
33          Ordinance.

34          D. Construction and operation of the proposed use shall always comply with the regulations  
35          of this and other governmental permitting agencies.

36          E. The transfer of ownership or lease of any or all the property described in this Ordinance  
37          must include in the transfer or lease agreement, a provision that the purchaser or lessee is  
38          made aware of the conditions established by this Ordinance and agrees to be bound by  
39          these conditions. The purchaser or lessee may request a change from the existing plans  
40          and conditions by following procedures contained in the LDR, as amended.

F. The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

**Section 2. Development Review and Approval:** Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders must meet all submittal requirements and comply with all County codes and ordinances, as amended.

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

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

**Section 5. Effective Date.** This Ordinance will 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 J. COONEY, CLERK OF THE  
BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

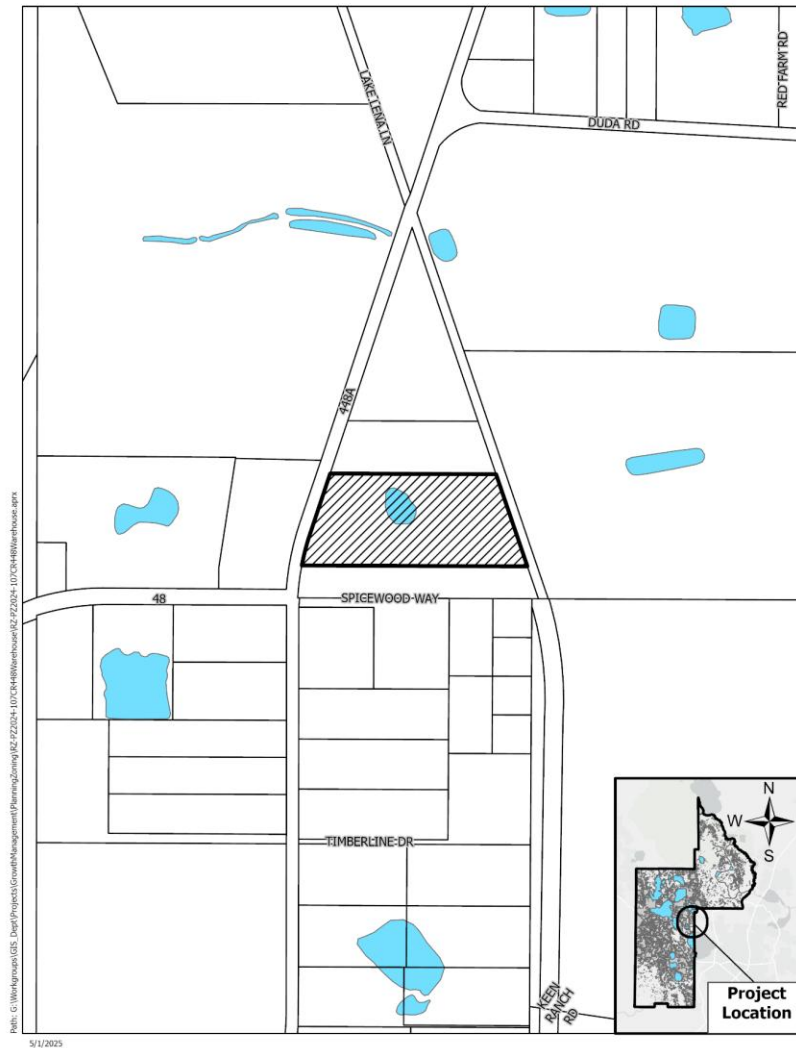
APPROVED AS TO FORM AND LEGALITY:

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



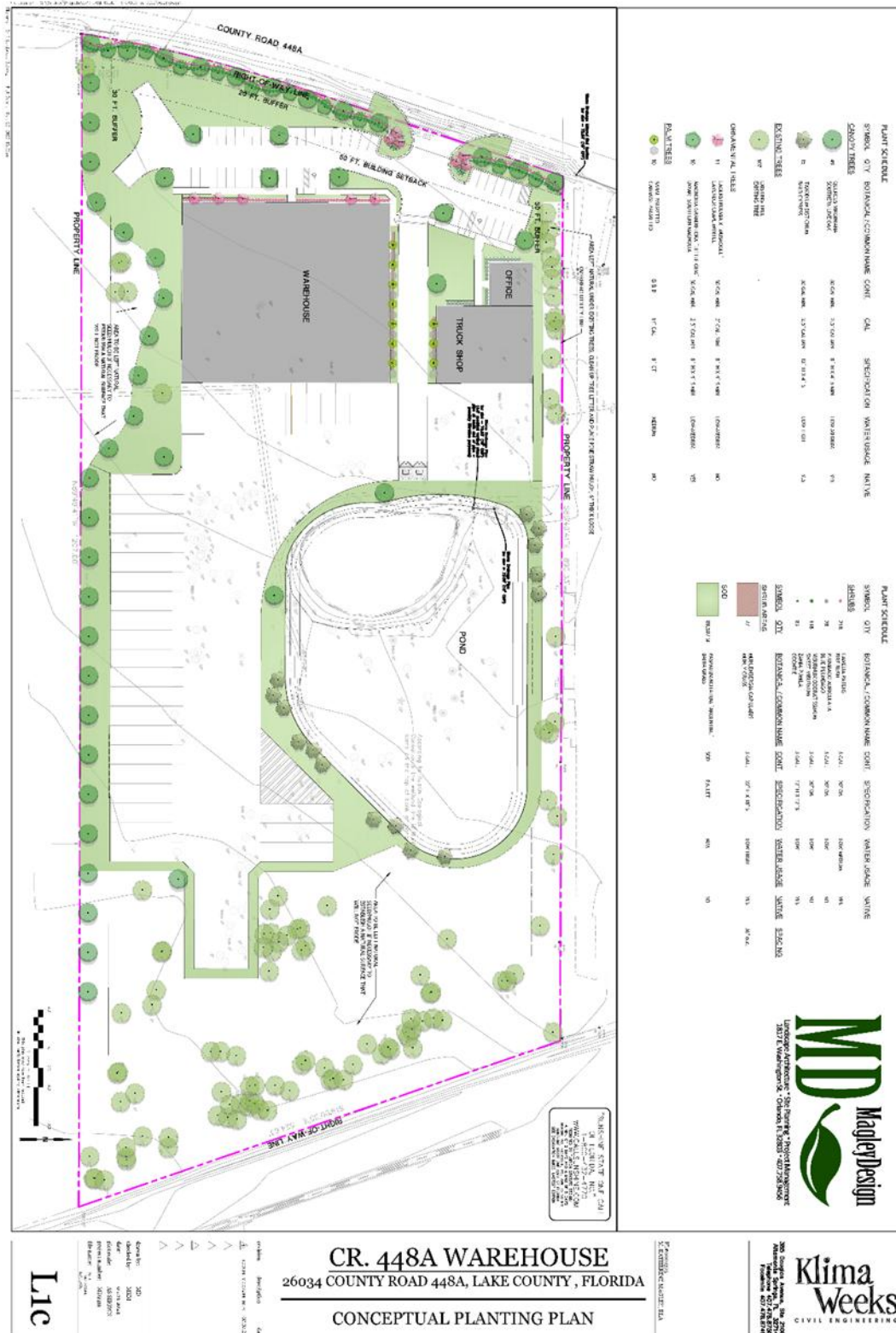
**EXHIBIT "A" – LEGAL DESCRIPTION.**

**The South 670.0 feet of the Southeast 1/4 of the Southwest 1/4, lying East of State Road No. 448-A and West of the S.C.L. railroad and that part of the Southwest 1/4 of the Southeast 1/4 lying West of the S.C.L. railroad, all in Section 24, Township 20 South, Range 26 East, Lake County, Florida.  
LESS the South 174.5 feet thereof.**



1

# EXHIBIT "A" – CONCEPTUAL PLAN (1 of 2)







2

1

## EXHIBIT "A" – CONCEPTUAL PLAN (2 of 2)

### SITE DATA:

PROJECT AREA: 523,147. SF. (12.01 AC.)   
EXISTING USE: VACANT RESIDENTIAL, WETLAND  
PROPOSED USE: WAREHOUSE, OFFICE, TRUCK MAINTENANCE SHOP AND TRUCK YARD   
EXISTING ZONING: AGRICULTURE  
PROPOSED ZONING: PLANNED INDUSTRIAL (MP)   
EXISTING FLU: RURAL  
PROPOSED FLU: INDUSTRIAL  
MAXIMUM ALLOWABLE BUILDING HEIGHT: 50 FT   
PROPOSED BUILDING HEIGHT: 35 FT

### AREA CALCULATIONS:

TOTAL SITE AREA (PROJECT AREA): 523,147. SF. / 12.01 AC.   
MAXIMUM ALLOWABLE ISR: 0.80  
PROPOSED ISR: 0.55  
MAXIMUM ALLOWABLE FAR: 1.0  
PROPOSED FAR: 0.11  
PROPOSED MINIMUM OPEN SPACE: 0.45

2

3