



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): August 5, 2025  
Board of County Commissioners (BCC): September 2, 2025

Case No. and Project Name: PZ2025-62 Chesterfield Town Center Storage-Summer Bay

Commissioner District: District 1 – Anthony Sabatini

Applicant(s): Thomas Sullivan

Owner(s): Crown Diversified Industries Corporation

Requested Action: Amend Planned Unit Development (PUD) Ordinance #2025-22 to authorize changes to location, stories allowed and allowed users in reference to the self-storage facility within the Summer Bay Resort Development of Regional Impact.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

### **Subject Property Information**

Size: 68.28 +/- acres

Location: Northeast quadrant of US Highway 27 and Highway 192

Alternate Key No.: 1595401

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

Current Zoning District: Summer Bay Planned Unit Development District by Ordinance #2025-22 (Attachment "B")

JPA/ISBA: N/A

Overlay/Rural Protection Area: NA

### **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 I92

Direction	Future Land Use	Zoning	Existing Use	Comments
East	Summer Bay	Planned Unit Development (PUD)	Apartments	Summer Bay Apartments and Orange County, Florida East of Summer Bay DRI
West	Green Swamp Ridge	Planned Unit Development (PUD) and Neighborhood Commercial (C-1)	Residential	High Grove Subdivision and

**- Summary of Analysis -**

The subject 68.28 +/- acres are identified by Alternate Key Number 1595401. The Applicant has submitted an amendment request to Planned Use Development (PUD) Ordinance #2025-22 and seeks approval to replace the concept plan to change the location for the allowed self-storage facility, to change the allowed stories from two (2) to three (3) while keeping the height requirement of 50 ft., and to remove the language that specifies half of the storage facility must be used for internal Summer Bay residents only.

The subject parcel is zoned as Planned Unit Development and is designated with the Summer Bay Future Land Use Category (FLUC) by the 2030 Comprehensive 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 Future Land Use Category* is solely of the uses, densities, and intensities on the properties located within the Summer Bay DRI, approved by the Summer Bay DRI.

The request is consistent with the Summer Bay Planned Unit Development and Summer Bay Future Land 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 to amend the Planned Unit Development by changing the self-storage facility location as shown on the concept (Attachment "C"). This removes the self-storage facility from the internal location adjacent to the residential area to the Commercial area adjacent to US Highway 27. This use is an allowed use within the Planned Unit Development/DRI Ordinance.

The application also seeks to amend the Planned Unit Development by allowing three (3) stories instead of two (2). The maximum height allowed in the Planned Unit Development is fifty (50) feet in height and the application does not seek to amend that height and will abide by that regulation.

Lastly, the application requests that the language stating "(1.5 acres will be limited to internal use for guests of the development)" be removed. The Applicant would like to be able to use the entire facility to serve patrons without the restriction of internal guests of the development only for half the facility. The Applicant wishes to allow the market to drive the customers to the facility.

The proposed amendments are 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 is requesting to change the language to allow an additional story within the Self-Storage facility but will remain within the allowed height in the zoning ordinance of 50 ft. keeping it consistent with the zoning regulations.

The Applicant also requested a change in location from the internal portion of the Planned Unit Development to the Commercial portion adjacent to Highway 27, the use remains consistent with the zoning as it is already approved use within the Planned Unit Development zoning regulations.

The last amendment requested is to remove the language to limit the users of the self-storage facility which allows for more flexibility of the use.

**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 application request to change to the location of the self-storage facility is compatible with the character of the neighborhood. The requested location is adjacent to Highway 27, in a Commercial area of the Planned Unit Development.

**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 Self Storage facility 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 +/-1.31 miles from the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning 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

This project will be generating approximately twenty-one (21) pm peak hour trips, in which eleven (11) trips will impact the pm peak hour direction.

An exemption from doing a Full Traffic study, will be required prior to site plan approval.

**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 would not have a negative effect on property values as it is a high-quality project with low traffic and low wastewater usage."

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

For reasons previously stated, the three requests would be a logical request and pattern with the current Planned Unit Development regulations. The proposed location has commercial uses already in the surrounding areas of the Planned Unit Development.

**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.

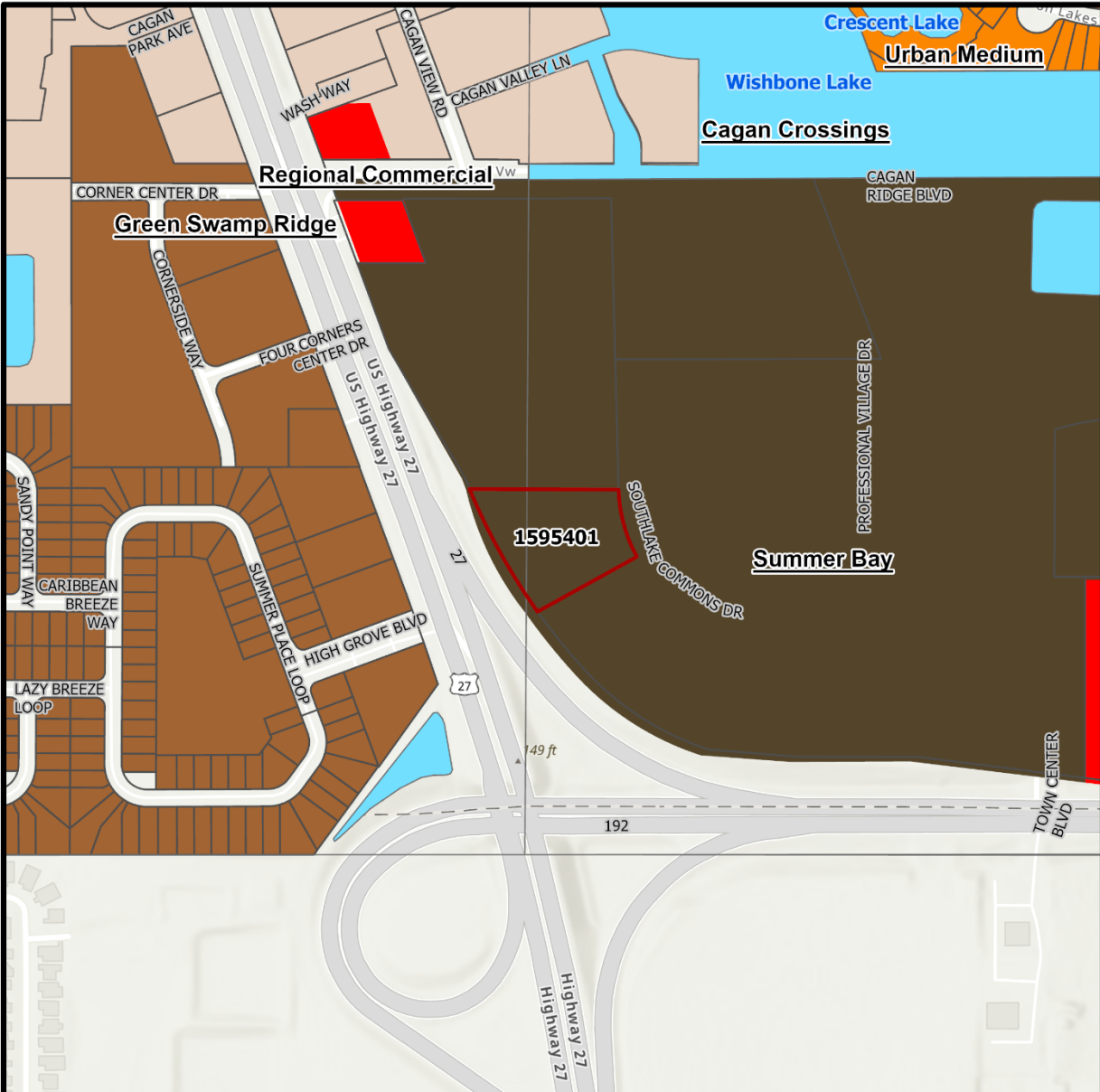
The proposed amendment is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

**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



### FLU

- |   |   |
|---|---|
|  Urban Medium        |  Summer Bay        |
|  Regional Commercial |  Green Swamp Ridge |
|  Cagan Crossings     |   |

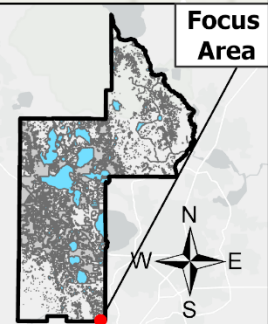
**NAME: CHESTERFIELD TOWN CENTER STORAGE**

**DISTRICT: 1**

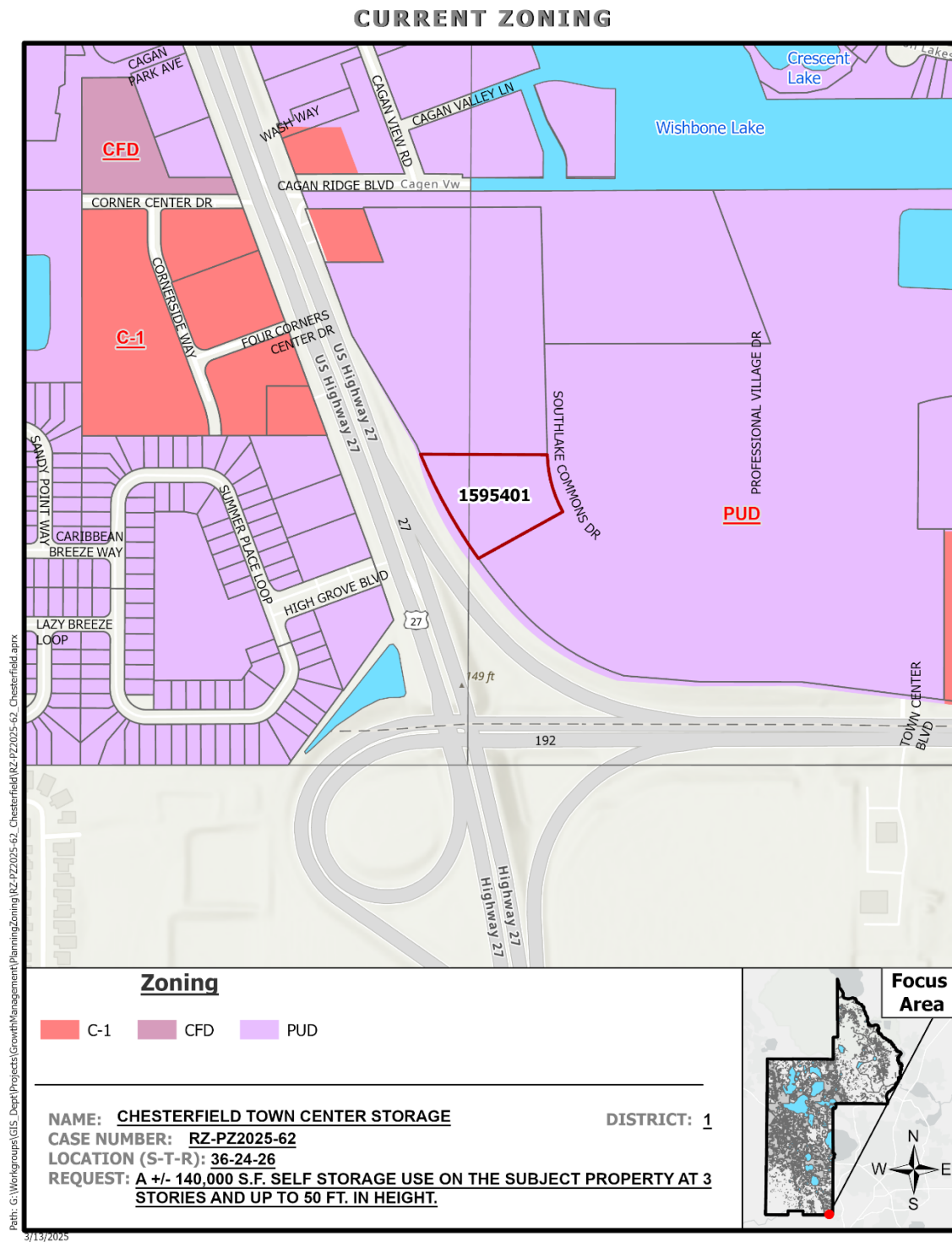
**CASE NUMBER: RZ-PZ2025-62**

**LOCATION (S-T-R): 36-24-26**

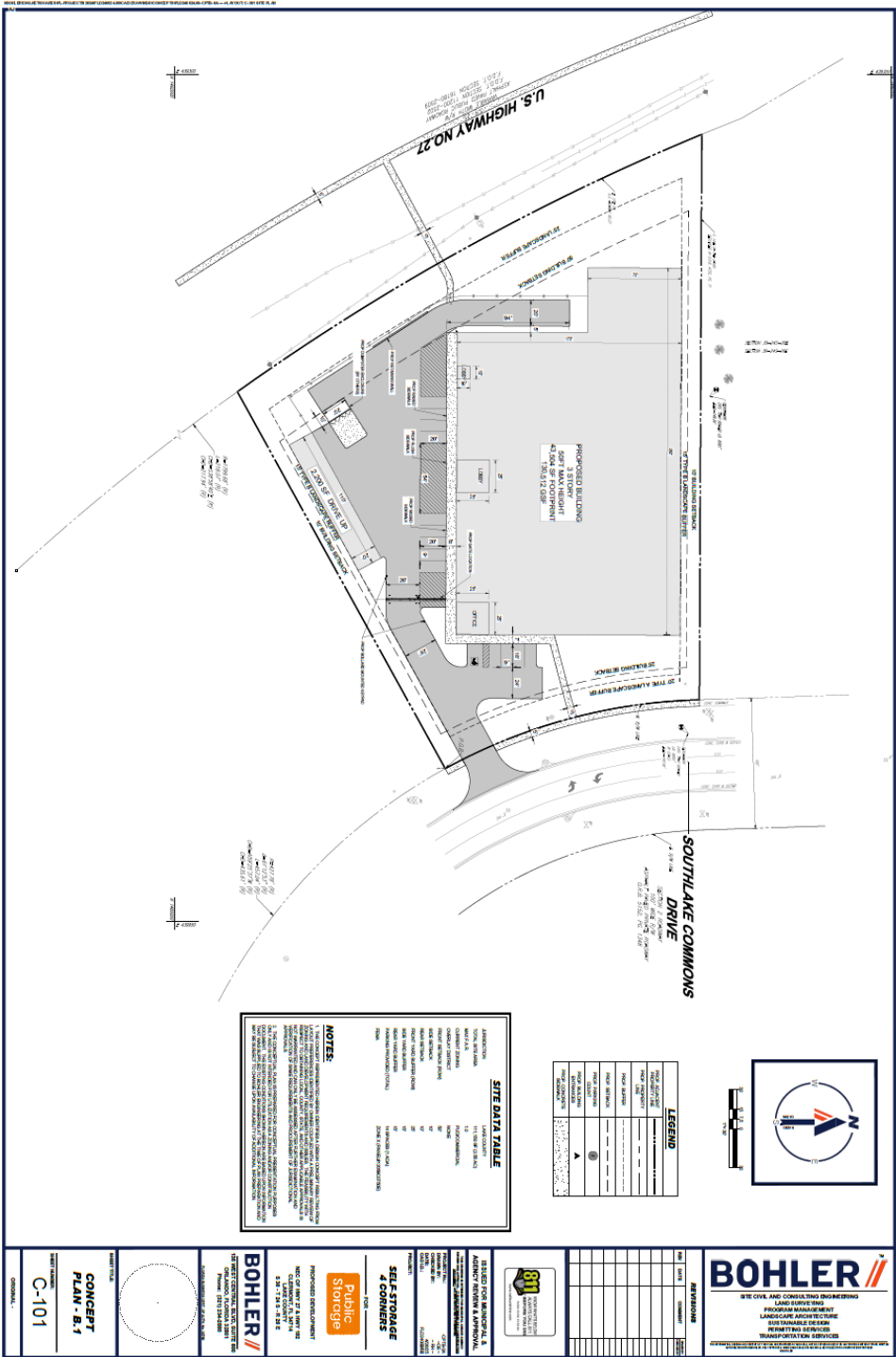
**REQUEST: A +/- 140,000 S.F. SELF STORAGE USE ON THE SUBJECT PROPERTY AT 3 STORIES AND UP TO 50 FT. IN HEIGHT.**



# Attachment “B” – Zoning District Map



# Attachment “C” – Concept Plan



# Attachment “D” – Project Narrative (Page 1 of 2)

## Project Narrative

The following narrative is provided in connection with the associated rezoning application for the Chesterfield Town Center Storage project at the northeast quadrant of US Highway 27 and Highway 192 in the Summer Bay PUD.

### Existing and proposed operations and/or activities conducted on the property.

The property is currently undeveloped and this PUD amendment request is for a +/- 140,000 s.f. self-storage use at 3 stories and up to 50 ft. in height. Associated modifications to the existing Summer Bay PUD to allow the storage use in this location, to allow the requested height and to remove any requirements for the storage units to be reserved for internal use is also requested.

### Any changed conditions that would justify the rezoning.

The original PUD contemplated a significant amount of commercial uses and the development trend has continued as planned for the area, including the adjacent hospital.

### Need for the proposed rezoning.

Storage uses are compatible with the mix of land uses in the area and a demand for storage uses exist in the area.

- a. Whether the rezoning is in conflict with any applicable provisions of the Land Development Code.

The requested PUD amendment is not in conflict with any applicable provisions of the Code, including LDR Section 4.03.00.

- b. How the application is consistent with all elements of the Comprehensive Plan.

The request is consistent with all elements of the 2030 Lake County Comprehensive Plan, including, Policy 1-7.14, Policy I-1.2.2., among others.

- c. How the proposed rezoning is inconsistent with existing and proposed land uses.

The storage use is consistent with existing and proposed land uses in the PUD and surrounding area.

- d. A statement describing any changed conditions that would justify the rezoning.

As noted above, the original PUD contemplated a significant amount of commercial uses and the development trend has continued as planned for the area, including the adjacent hospital.

- 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.



## Attachment “D” – Project Narrative (Page 2 of 2)

The request would not have a significant impact on public facilities given the nature of storage uses which have low traffic generation and low wastewater usage, with no impact on schools.

f. Any impacts the rezoning application would affect the natural environment.

The request would not have a significant impact to the natural environment as there are no wetland impacts.

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

The request would not have a negative affect on property values as it is a high quality project.

h. How the proposed rezoning would result in an orderly and logical development pattern.

The request would result in an orderly and logical development pattern given, among other things, the commercial development originally contemplated in the PUD as well as the current development trend in the area, including the adjacent hospital site and nearby office/commercial uses.

i. How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of those regulations.

The request would not be in conflict with the public interest and would be in harmony with the LDC.

## Attachment “E” – Utility Availability Letter



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

October 31, 2024

Mr. Omnia Elmenawi  
Bohler Engineering  
135 W Central Blvd, Suite 600  
Orlando, FL 32801

Re: Request for Availability of Service for Parcel number (35-24-26-0004-000-00500)

Dear Mr. Elmenawi:

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.

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.

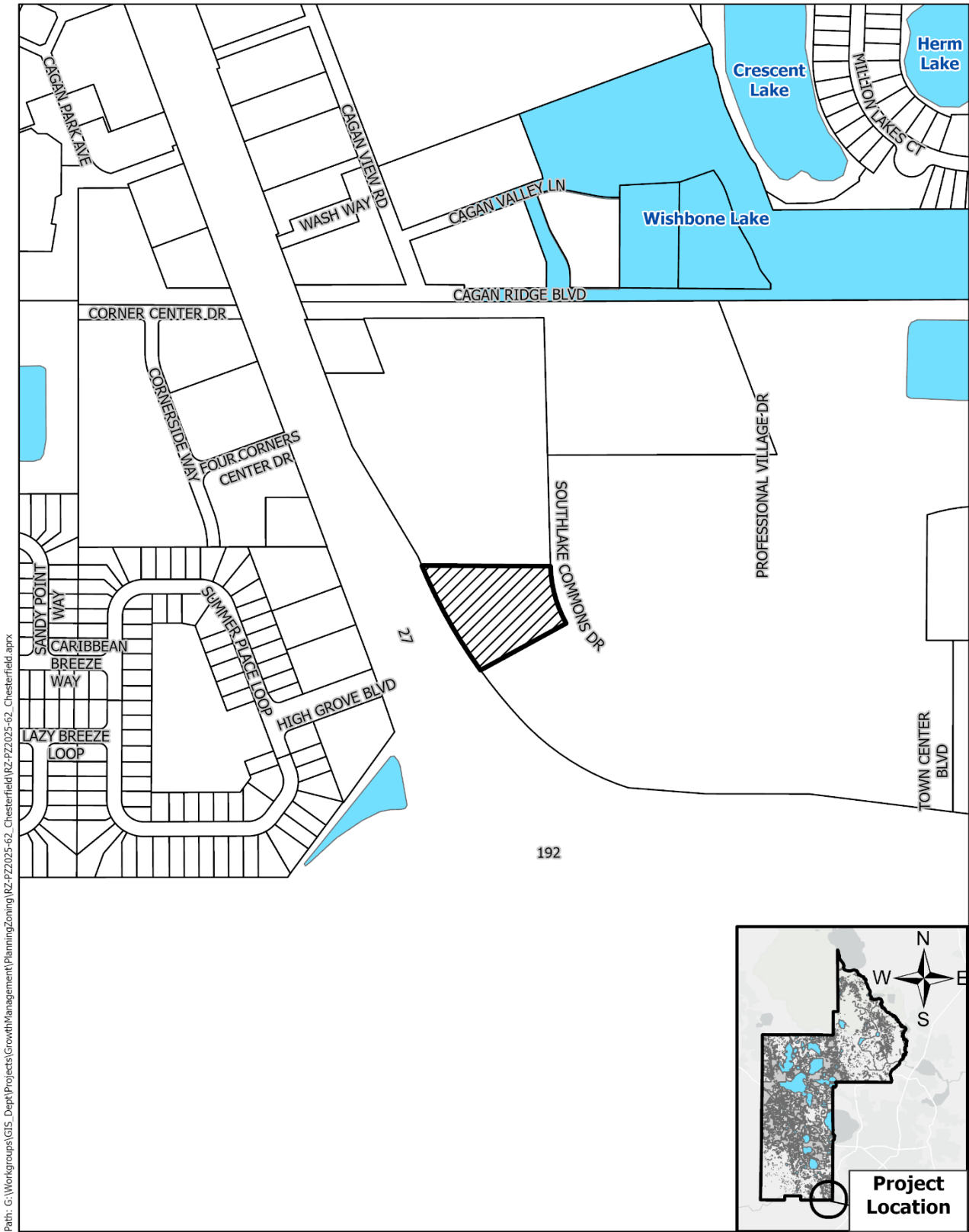
It is the obligation of the utility to provide service to an applicant, however only under the terms of a properly executed Developer Agreement along with payment of all appropriate charges and fees.

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

Sincerely,

*Randall W. Corbin*

# Map of Subject Property



Path: G:\Workgroups\GIS\_Dept\Projects\GrowthManagement\Planning\Zoning\IZ-PZ2025-62\_Chesterfield.aprx

3/13/2025

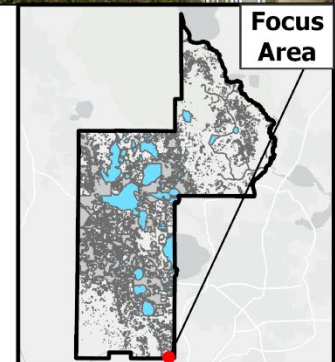


# Aerial Map of Subject Property

## RZ-PZ2025-62 Chesterfield Town Center Storage



A +/- 140,000 s.f. self storage use on the subject property at 3 stories and up to 50 ft. in height.



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3/13/2025

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 #2025-22 TO AUTHORIZE AMENDMENTS TO LOCATION, NUMBER OF STORIES ALLOWED AND AUTHORIZED USERS IN REFERENCE TO THE SELF STORAGE FACILITY ALLOWED 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**, Thomas Sullivan (the "Applicant") submitted a rezoning application on behalf of Crown Diversified Industries Corp. (the "Owner"), to amend Planned Unit Development (PUD) Ordinance #2025-22 to authorize amendments to location, the number of stories allowed and authorized users in reference to the self-storage facility allowed 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

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

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

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

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

15       **WHEREAS**, John Adams submitted a rezoning application on behalf of Crown Diversified Industries  
16 Corp. (the “Owner”), to amend Planned Unit Development (PUD) Ordinance to authorize an increase of 29  
17 additional hotel/motel suites within the Summer Bay Resort Development of Regional Impact (DRI), with such  
18 application being approved through Ordinance #2025-22; and

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

21       **WHEREAS**, the Lake County Planning and Zoning Board did on the 6th day of August 2025, review  
22 Petition PZ2025-62; after giving Notice of Hearing on petition for a change in the use of land, including notice  
23 that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on  
24 the 3rd day of September 2025; and

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

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

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

33       **Section 1.** Terms: The County Manager or designee shall amend the Lake County Zoning Map to Planned  
34 Unit Development (PUD) for the property described in Exhibit “A”. The uses of the property will  
35 be limited to those uses specified in this Ordinance and generally consistent with the Concept  
36 Plan as shown in Exhibit “B”, of this Ordinance. To the extent where there are conflicts between  
37 the Concept Plan and this Ordinance shall take precedence. This ordinance shall rescind and  
38 replace PUD Ordinance 2025-22.

**A. Permitted Land Uses.**

1. Residential: 2,004 apartments and/or timeshare residential units (including up to 300 assisted living units and 204 apartments).
  - a. Minimum living area shall be six hundred (600) square feet.
  - b. No minimum lot area or frontage shall be required if there are no subdivision lots. If subdivision lots are created, these lots shall have a minimum width of sixty (60) feet measured along property line or lines contiguous to a street.
2. Commercial:
  - a. 279 hotel/motel suites.
  - b. 1,250,000 square feet commercial-retail and services
  - c. 150 bed hospital with a 20,000 square feet emergency center with helipad
  - d. 180,000 square feet of medical/professional offices
  - e. 3.0 acres of Mini-Warehouse
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 three (3) 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 (SJRWMD) 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 LDR, 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 LDR, 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.
6. If the roads within the Summer Bay development are made public and maintenance is transferred to the county, with the approval and acceptance by the County, the roads shall be brought up to county standards by the developer.
7. Roads connections to Cagan Crossings Development and the Horton Property must be paved to the property lines. The Developer will be required to coordinate with the adjacent property owners in the road alignment.
8. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.
9. Sidewalks.
  - a. Sidewalks will be required along US 27 and US 192 along the Summer Bay development with connections to the internal sidewalks and roads. Sidewalks along US 27 and US 192 at a minimum shall be installed along each parcel frontage as it is developed.
  - b. The Developer will construct sidewalks within all rights-of-way within the development.
  - c. All development within the Summer Bay PUD will be required to provide pedestrian connectivity to the internal roadways within the development.
  - d. Overall pedestrian connectivity will be addressed with each construction plan phase of the Summer Bay development.
- J. Stormwater Management:** The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements as amended.
- K. Schools.** School Concurrency shall be met before final plat and/or site plan approval in accordance with the Comprehensive Plan and LDR, as amended.

1       **L. Lighting:** Exterior lighting shall be in accordance with the LDR, as amended, and consistent with  
2       Dark-Sky Principles.

3       **M. Signage.**

4           1. Signage for the hotel shall be allowed along the US 192 Summer Bay commercial parcels. The  
5           sign shall be placed within 200 feet of the Summer Bay entrance closest to the Orange County  
6           Line. The sign shall not exceed 8 feet in height and shall not exceed 60 square feet of copy area  
7           per face.

8           2. All other signs will be developed in accordance with the LDR, as amended.

9       **N. Fire Protection and Emergency Services Access.** Please note that water supplies for fire  
10       protection, as well as fire department access for the additional retail/commercial structures, shall  
11       comply with the standards detailed in the Lake County LDR and the Florida Fire Prevention Code.

12       **O. Concurrency Management Requirements.** Any development shall comply with the Lake County  
13       Concurrency Management System, as amended.

14       **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

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

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

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

26           **C.** The transfer of ownership or lease of any or all of the property described in this Ordinance  
27           shall include in the transfer or lease agreement, a provision that the purchaser or lessee is  
28           made good and aware of the conditions established by this Ordinance and agrees to be  
29           bound by these conditions. The purchaser or lessee may request a change from the existing  
30           plans and conditions by following procedures contained in the LDR, as amended.

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

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

37       **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send  
38       a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with  
39       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**

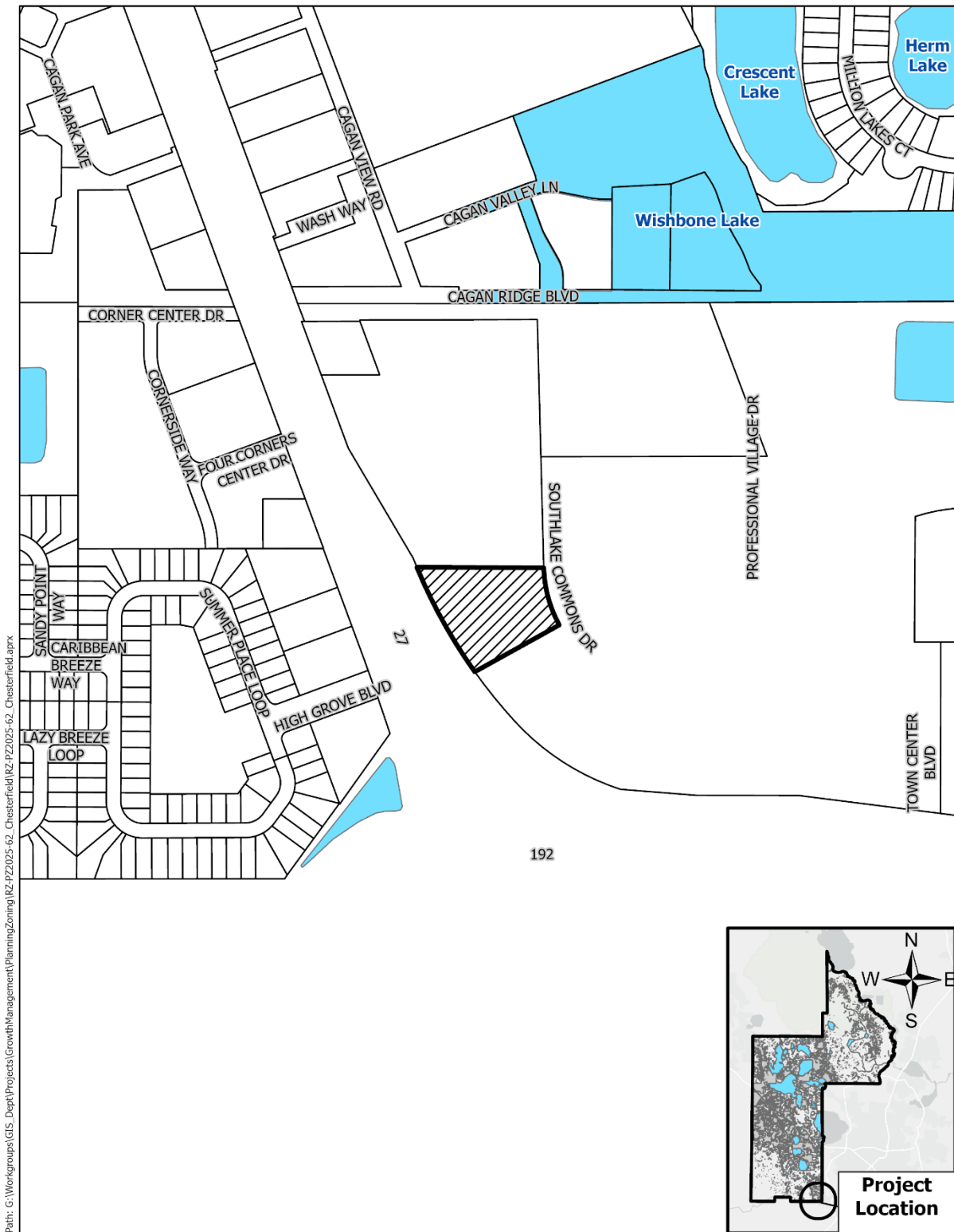
**APPROVED AS TO FORM AND LEGALITY:**

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

**Exhibit "A" – Legal Description**

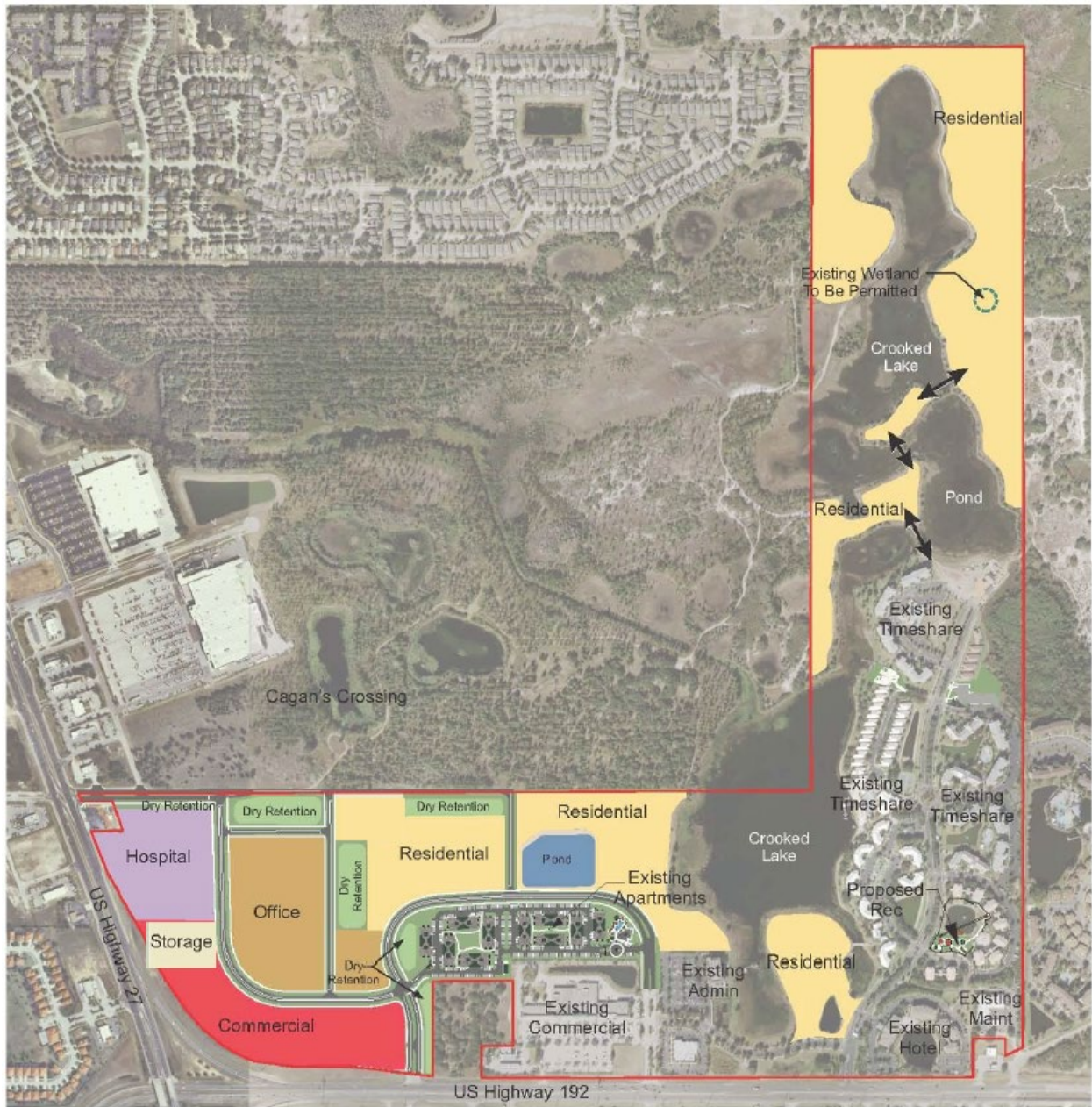
A PORTION OF SECTIONS 25, 35, AND 36, Township 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, 7.00 FEET; THENCE RUN S 69°23'57" W, 7.00 FEET; THENCE RUN 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