



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

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

Case No. and Project Name: PZ2025-138, Crescent Pines Rezoning

Commissioner District: District 1-Anthony Sabatini

Applicant(s): Stephen McConn, KB Homes Orlando LLC

Owner(s): Siegel Florence B Trustee

Requested Action: Rezone approximately 40 +/- acres from Urban Residential (R-6) to Planned Unit Development (PUD) to facilitate a residential subdivision of 85 units.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 40 +/- acres

Location: Northwest corner of Priebe Road and Log House Road in the unincorporated Clermont area.

Alternate Key No.: 1507731

Future Land Use: Urban Low (Attachment "A")

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

JPA/ISBA: Clermont JPA

Overlay/Rural Protection Area: None

Flood Zone(s): None

Located within BMAP: Yes, located within boundaries of Upper Ocklawaha BMAP

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low	Estate Residential (R-2) and Medium Residential District (R-3)	Residential	Single Family Residential
South	Urban Low	Urban Residential District (R-6)	Residential	Single Family Residential
East	Urban Low	Urban Residential District (R-6)	Residential	Single Family Residential
West	Public Service Facility and Infrastructure	Community Facility District (CFD)	Vacant County Property	Parking lot and Infrastructure

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 1507731 and contains approximately +/- 40 acres. The rezoning (RZ) application seeks approval of a residential subdivision of 85 units, open space and stormwater ponds. The property is located at the northwest corner of Priebe Road and Log House Road. The subject parcel is zoned as Urban Residential (R-6) District and is designated with an Urban Low Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel is a vacant parcel of land.

The Applicant is requesting a rezoning to PUD with a density of 2.22 units per acre and a maximum impervious surface area of 60%. The total site acreage is +/-40 acres. There is a required Right-of-Way dedication of +/-1.65 acres on Log House and Priebe Road, resulting in a buildable acreage of 38.34. Density is based on that the buildable acreage of 38.34 acres. The plan emphasizes that 25% (25% minimum required) of the overall developable area will be dedicated to open space. The open space will include the storm pond(s) since the proposal includes pervious walking trails around the pond and tied into the sidewalks along the street for connectivity. A homeowner’s association (HOA) will own and maintain all common areas.

The Concept Plan (Attachment “C”) depicts the proposed subdivision with a total of 85 lots. Lots have a minimum lot area of 7,500 square feet. There are landscape buffers along all perimeters of the subject property, as required under LDR Chapter 9 (Landscaping) regulations. The property will be serviced by Sunshine Utilities for water and the Applicant plans to construct a distributed wastewater treatment system for sewer.

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	Urban Residential (R-6)	6 du / net acre	NA	.55	25%	40
Proposed	Planned Unit Development (PUD)	NA	2.22 du / net acre	.60	25%	40

The subject property is located within the Clermont Joint Planning Area (JPA) and the application was provided to the City of Clermont to review for a determination of consistency with the City of Clermont regulations. After subsequent submittals all comments were addressed and the City of Clermont provided support for the project.

The Applicant provided a Project Narrative as justification for the rezoning request as shown on Attachment “D”.

– Staff Analysis –

LDR Section 14.03.03 (Standards for Review)

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

The application seeks rezoning from R-6 to a PUD for a residential subdivision. The application is consistent with LDR 4.03.04(C) that states a minimum of twenty-five (25) percent of the Base Site Area of Land of the PUD shall be used for open space. The application meets this requirement with the listed open space as 25%.

The proposed development is consistent with the LDR 4.03.04(E) that states a Planned Unit Development shall be required for any developer seeking to apply to plat a residential subdivision consisting of fifty (50) or more dwelling units unless the Applicant proposes to use a Rural Conservation Subdivision. This Applicant desires to develop 85 residential lots.

The application is consistent with LDR 4.03.01 that states the purpose and intent of a PUD is to ensure that the development will occur according to limitation of use, design, density and phasing stipulated on an approved development plan. The Applicant has provided a concept plan meeting the PUD requirements as to open space, density, and impervious surface ratio. Furthermore, this section states that PUDs shall be allowed in all Future Land Use Categories.

The subject property is within the City of Clermont JPA and the ordinance reflects JPA requirements.

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 application seeks to rezone the subject property to a PUD with an underlying Future Land Use Category of Urban Low. The proposed use is consistent with Comprehensive Plan Policy I-1.2.2, *Consistency between Future Land Use and Zoning*, which shows an allowed density of 4 dwelling units per acre, an impervious surface ratio of .60 and open space requirement of 25%. The attached Concept Plan (Attachment “C”) exceeds the above listed requirements by proposing a lower density and meets the percentage of open space.

The proposal is also consistent with Policy I-1.3., *Urban Low Density Future Land Use Category*, which states residential is a typical use within this Future Land Use Category.

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 application is consistent with the densities of the surrounding neighborhoods. Most surrounding parcels are residential in use. The parcel to the west of the subject property is mostly undeveloped except for a parking lot and some minor infrastructure associated with the County’s Solid Waste Drop Off Center. The Crescent West subdivision to the North is zoned Estate Residential (R-2), and Medium Residential (R-3) which allows a range of densities from 2-3 dwelling units per acre. To the south and east of the proposed property, the parcels are zoned Urban Residential (R-6) which allows a density of 6 dwelling units per acre.

The proposed density of 2.2 dwelling units per acre is less than or equal to most surrounding neighborhoods.

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

The subject property is a vacant piece of land surrounded by other residential uses. The current zoning on the property is Urban Residential (R-6) which allows single family residential uses.

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

recreation, schools, and fire and emergency medical facilities.

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County’s adopted levels of service for public facilities and services.

Water and Sewage

Sunshine Utilities has provided a letter as verification that they can serve the water utility needs for this project and are willing to do so subject to the execution of a mutually acceptable agreement.

The Applicant has also stated that they will construct a Distributed Wastewater System for Wastewater (DWTS).

According to Comprehensive Plan Policy IX-3.1.1, *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. 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 lift station with minimal modification. A DWTS qualifies as a central system. The Applicant must contract directly with a qualified provider and make provisions within their restrictive covenants for the HOA to have easements over the system, and to assess fees for this system until connected to a regional wastewater system.

Schools

Lake County Schools reviewed the application and determined that capacity is available.

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, and the Office of Solid Waste has no objections to the rezone request.

Public Safety

Lake County Fire Station #109 is located approximately 1.4 miles from the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning application be approved by the Board.

Transportation Concurrency

The traffic exemption was approved. The proposal is less than 100 lots and considered de minimis. That determination is due to the fact that the net average weekday peak hour two-way volume generated by the development is less than 100 trip ends or driveway volume on the adjacent roadways. Please see the table below for calculation used to determine exemption approval.

ITE LUC	Land Use	Development		Daily		PM Peak Hour			
		Size	Units	Equation	Trips	Equation	Total	Enter	Exit
210	Single-Family Detached	85 DUs		$\ln(T) = 0.92\ln(X) + 2.68$	869	$\ln(T) = 0.94\ln(X) + 0.27$	85	54	31

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 subsequent development applications to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting or mitigation will be obtained or completed 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.

Due to the consistency with the Land Use Regulations, Comprehensive Plan and surrounding development the proposed rezoning would result in an orderly and logical development pattern.

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

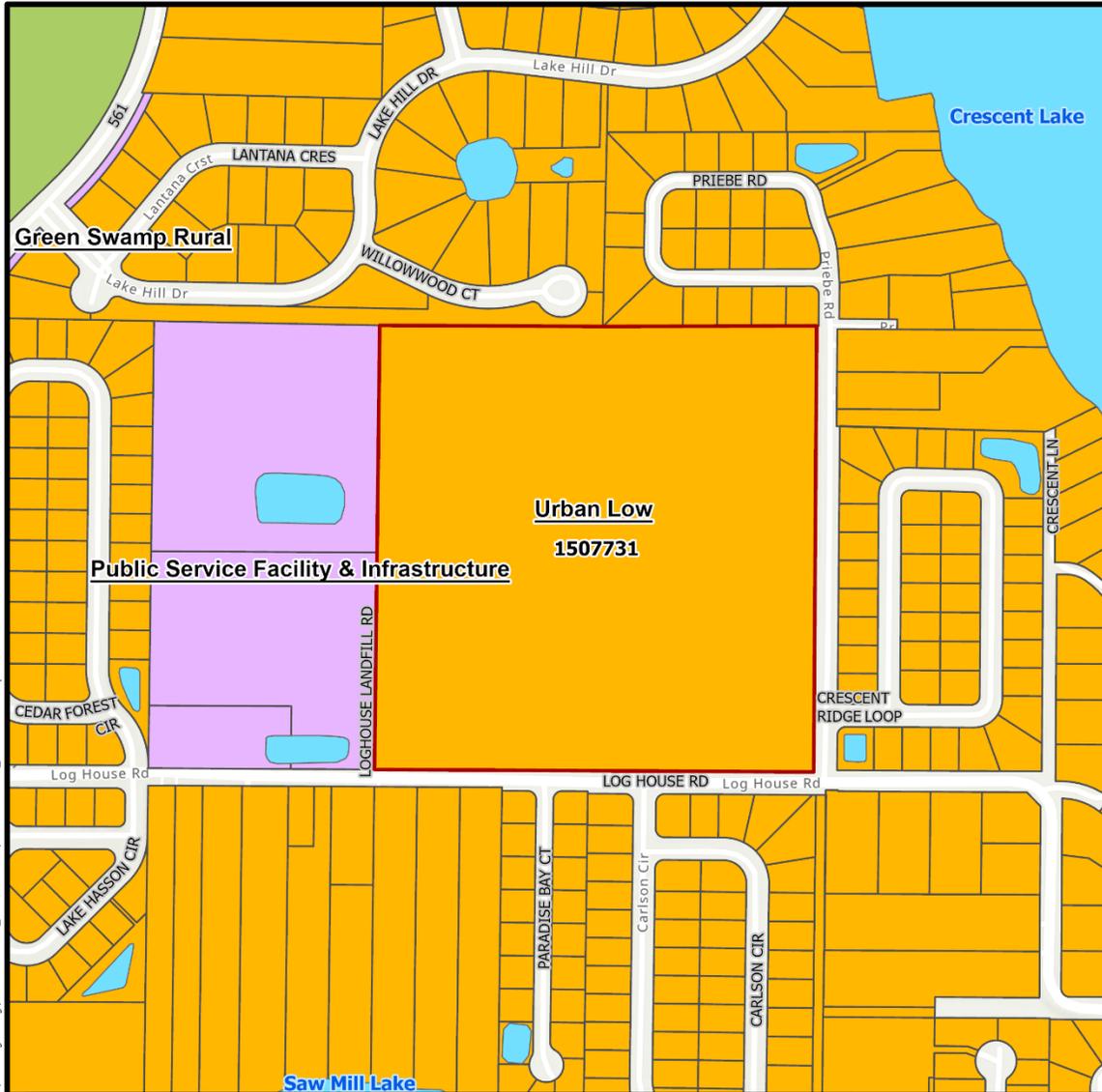
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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.

There are no other matters to be considered at this time.

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



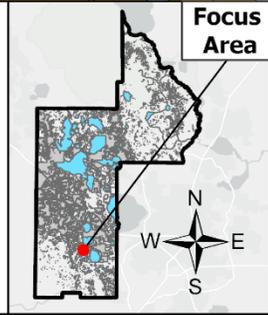
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FLU

- Urban Low
- Green Swamp Rural
- Public Service Facility & Infrastructure

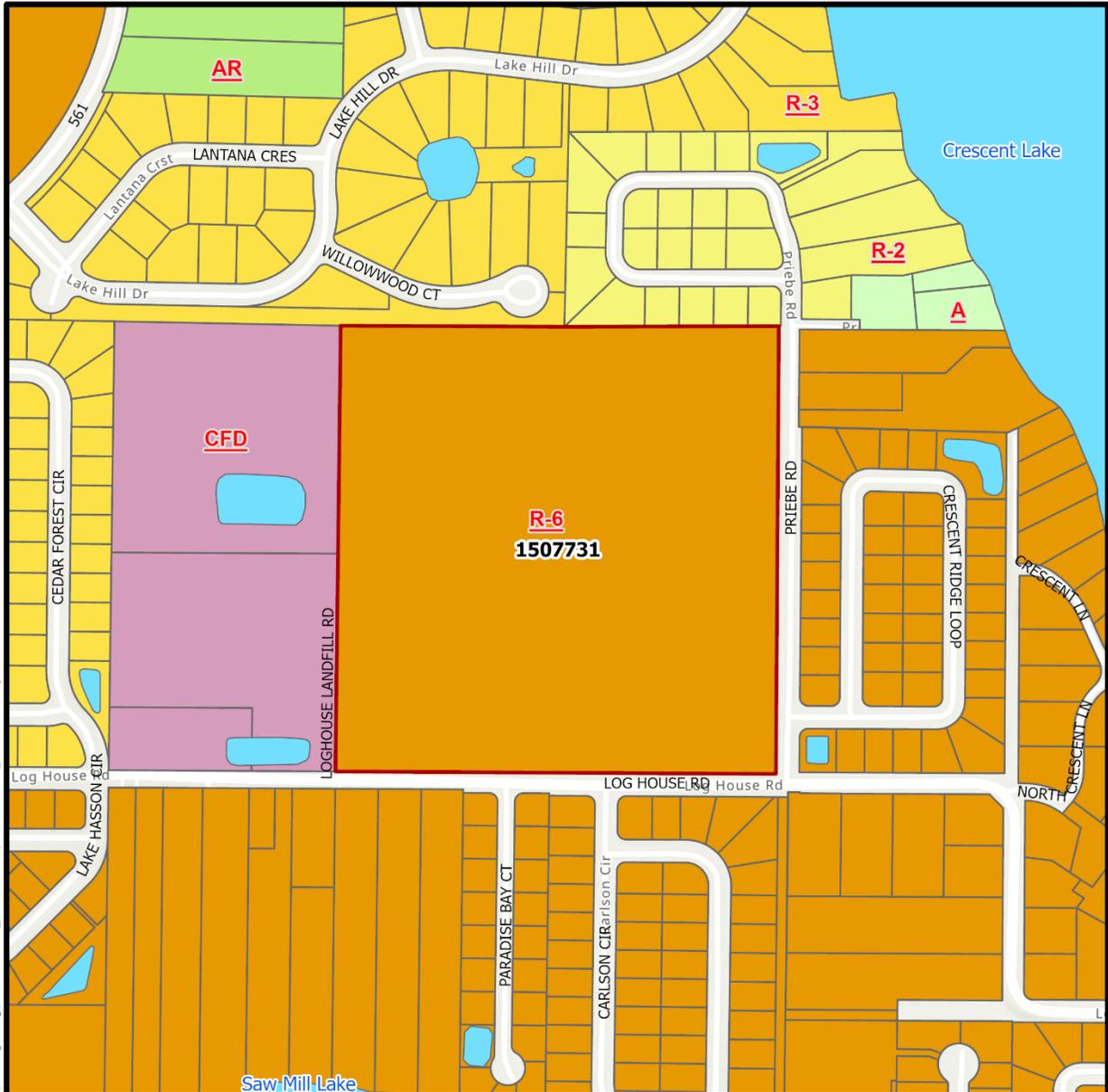
NAME: RZ-PZ2025-138 CRESCENTPINES
CASE NUMBER: RZ-PZ2025-138
LOCATION (S-T-R): 11-23-25
REQUEST: REZONING FROM RESIDENTIAL(R-6) TO PLANNED UNIT DEVELOPMENT(PUD)

DISTRICT: 1



Attachment "B" – Zoning District Map

CURRENT ZONING

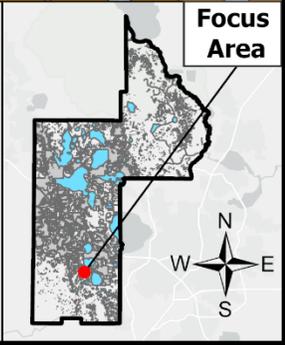


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Zoning					
 A	 AR	 R-2	 R-3	 R-6	 CFD

NAME: RZ-PZ2025-138 CRESCENTPINES
CASE NUMBER: RZ-PZ2025-138
LOCATION (S-T-R): 11-23-25
REQUEST: REZONING FROM RESIDENTIAL(R-6) TO PLANNED UNIT DEVELOPMENT(PUD)

DISTRICT: 1



6/10/2025

Attachment “D” – Project Narrative



Office of Planning and Zoning

Project Narrative Rezoning

In compliance with LDR Section 14.03.03, please answer the following questions:

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

There are no conflicts as the proposed Rezoning is a specific requirement of the Lake County Comprehensive Plan for any proposed development in the Urban Land Use category of more than 50 lots.

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

The proposed Rezoning is consistent as it is a specific requirement of the Lake County Comprehensive Plan for any proposed development in the Urban Land Use category of more than 50 lots.

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

The proposed use and density is allowed and envisioned in the adopted Urban Low FLU Category in the Comprehensive Plan for Lake County. Allowed uses identified within the Urban Low FLU are compatible with other identified and allowed uses within the same Land use Category. The proposed use is Residential and adjacent developed lands are in Residential or undeveloped use. Pursuant to Lake County requirements Buffers are provided to mitigate impacts resulting from adjacent uses.

4. Whether there have been changed conditions that justify a rezoning

The proposed development is consistent with the surrounding community as established by the Lake County Comprehensive Plan FLU Category Urban Low. The rezoning is a requirement to demonstrate consistency with the Comprehensive Plan.

5. 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.

The development of the subject project will not exceed any established LOS by Lake County

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

No impacts to onsite environmental resources are proposed. Any onsite wetlands are protected in accordance with

Lake County and State regulations. Impacts to any species listed for protection will be mitigated in accordance with Federal, State and Local Regulations No impacts to Floodplains are proposed

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

The development of the subject project will not have a negative impact on property values in the area.

The proposed Rezoning is a specific requirement of the Lake County Comprehensive Plan.

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

The proposed Rezoning is a specific requirement of the Lake County Comprehensive Plan, so it would result in an orderly and logical development pattern

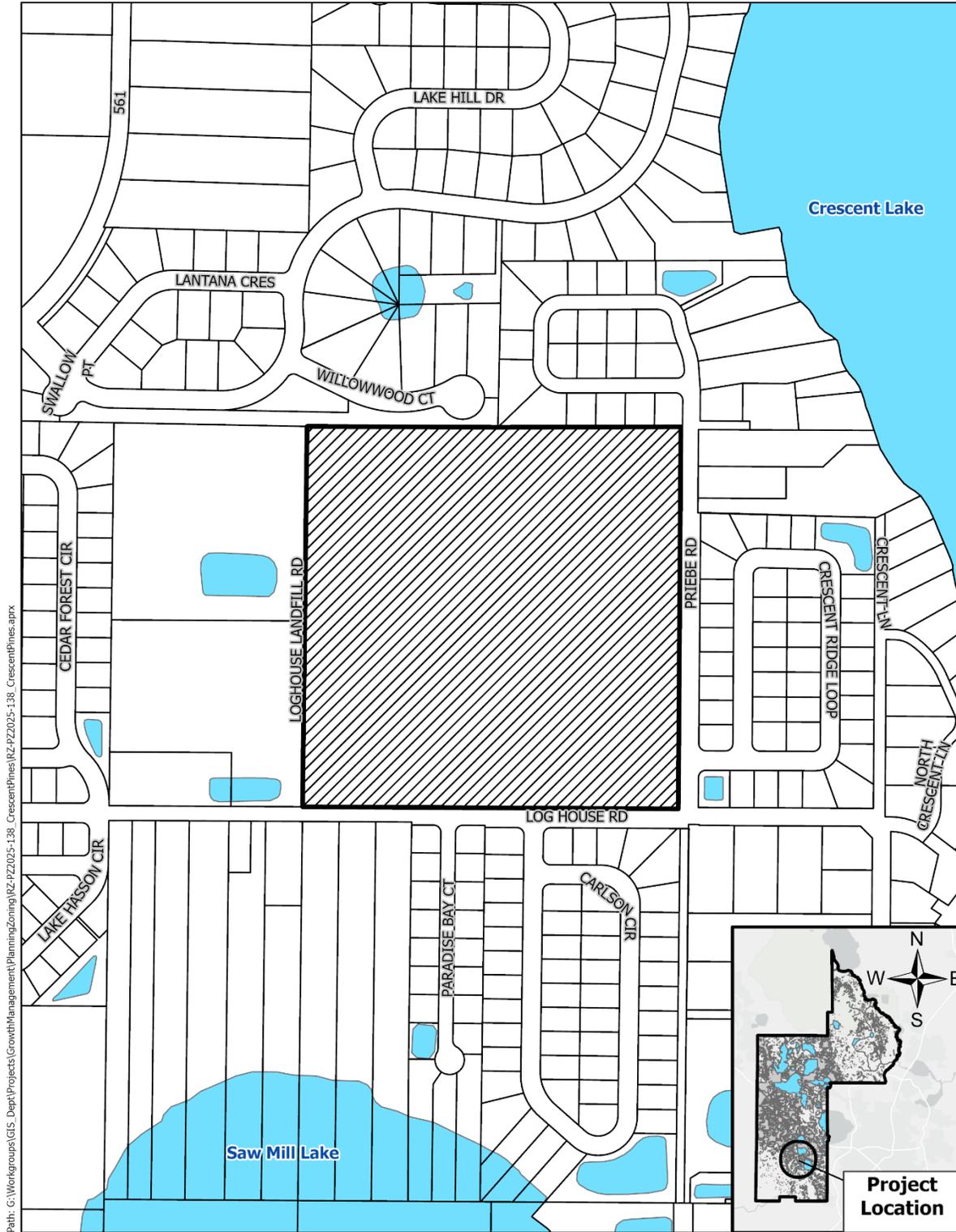
9. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The proposed Rezoning is a specific requirement of the Lake County Comprehensive Plan, so it would not be in conflict with the public interest and would be in harmony with the purpose and intent of these regulations

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

The proposed Rezoning is a specific requirement of the Lake County Comprehensive Plan for any proposed development in the Urban Land Use category of more than 50 lots.

Map of Subject Property



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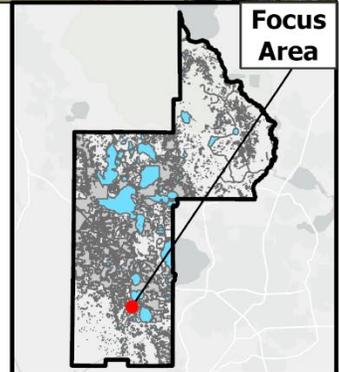
Aerial Map of Subject Property

RZ-PZ2025-138
RZ-PZ2025-138_CrescentPines



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Rezoning from Residential(R-6) to Planned Unit Development(PUD)



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B. Open Space, Impervious Surface Ratio, and Building Height.

1. A minimum of twenty-five percent (25%) of the subject property acreage must be dedicated in perpetuity for preservation as common open space using a conservation or open space easement, or plat restrictions. The homeowner’s association shall be responsible for maintaining the open space.
2. The maximum Impervious Surface Ratio (ISR) for the entire subdivision is sixty percent (60%) consistent with the Comprehensive Plan, as amended. Individual lots may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the development will not exceed 60%.
3. The maximum building height will be forty (40) feet.
4. Minimum lot size of 7,500 square feet with each lot having a minimum road frontage of fifty (50) feet.
5. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

C. Setbacks. The minimum setback for residential development will be as follows:

Development Type	Front	Side	Rear
Single-Family Residence	25-feet	7.5-feet	25-feet
Accessory Structures	25-feet	7.5-feet	5-feet

Note: Pools, pool enclosures, screen rooms, and associated pool enclosures shall have side and rear setbacks of seven and a half (7.5) -feet from the property line’ provided, however, that accessory structures shall not be permitted within any easement for drainage or stormwater purposes with no variances allowed.

1. All setbacks must be measured from the property line.
2. The minimum wetland setback is fifty (50) feet from any jurisdictional wetland line.
3. Any setback not specified must be in accordance with the Land Development Regulations (LDR), as amended.
4. A ten (10) foot wide front yard utility easement shall be along all lots and common areas/tracts fronting the internal roads. A minimum five (5)foot side and rear drainage easement shall be on each lot within the development. Accessory structures shall not encroach into any drainage or stormwater easements and variances to this requirement are not allowed.

D. Design Standards.

1. All amenities such as pocket parks, or open space will be owned and maintained by the Homeowner’s Association.
2. Driveway Access. All single family units shall have the minimum of a paved 2-car wide driveway access from garage to street. Only one (1) driveway access per lot. Double road frontage driveway access is prohibited. Driveway widths within the right-of-way

1 shall not exceed twenty (24) feet, measured at the throat of the driveway. See
2 subsection H below for additional regulations regarding street parking.

3 3. The regulations for parking, storing, or keeping vehicles, vessels, buses, trailers, trucks
4 and commercial vehicles set forth in LDR 3.06.00 shall apply to this development.

5 4. These standards shall be incorporated into the Homeowners Association declarations.

6 5. All areas of the Planned Unit Development shall maintain a grass height of 12 inches or
7 less.

8 **E. Landscaping, Buffering, and Screening.** Landscaping, buffering and screening shall be in
9 accordance with the Comprehensive Plan and LDR, as amended.

10 1. Drought tolerant, native trees and vegetation shall be utilized for all street trees,
11 landscape buffers, and stormwater retention/detention areas.

12 2. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100%
13 Florida native plant materials from the University of Florida Institute of Food and
14 Agricultural Sciences (IFAS) list. Exotic/invasive species shall be removed. Existing
15 vegetation located along the perimeter of the PUD may be counted towards the
16 minimum perimeter landscaping requirement.

17 3. Best Management Practices for native landscaping and “right plant-right place”
18 landscaping techniques shall be utilized in the design. Installation of invasive exotic plant
19 species is prohibited.

20 4. The HOA shall manage buffer areas in accordance with a management plan that
21 protects native habitats and limits the proliferation of nuisance/exotic vegetative species.
22 A copy of the management plan will be provided to the County.

23 5. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation
24 and shall incorporate soil moisture and rain sensors into the irrigation design.

25 6. .

26 7. All homes constructed shall be Florida Water Star SM Program certified.

27 **F.** All other LDR provisions regarding landscaping and screening not addressed herein shall
28 apply.

29 **G. Environmental Requirements.**

30 1. An environmental assessment dated within six (6) months of the date the preliminary
31 plat is submitted will be required to demonstrate the presence of vegetation, soils,
32 threatened and endangered species that may exist on the site.

33 2. Environmental resources shall be protected in accordance with the Comprehensive Plan
34 and LDR, as amended.

35 **H. Noise.** Compliance must be in accordance with the LDR, as amended

36 **I. Transportation.**

37 1. All access management shall be in accordance with the Comprehensive Plan and Land
38 Development Regulations, as amended.

- 1 2. The subdivision design shall be in accordance with the Transportation Systems for
2 subdivision road design and layout from the Land Development Regulations, as
3 amended, including any appendices.
- 4 3. Sidewalks will be required within the subdivision per Land Development Regulations
5 Commercial Design Standards, as amended.
- 6 4. Sidewalk along development's road frontage of Log House Road will be required.
- 7 5. Additional right-of-way for Log House Road will be required to accommodate the
8 sidewalk, road improvements and maintain the roadside drainage.
- 9 6. An additional right-of-way for Priebe Road will be required to meet the minimum 33-ft
10 from the centerline of the existing road.
- 11 7. Traffic Calming will need to be included in the subdivision design utilizing Florida
12 Greenbook Traffic Calming Treatments and acceptable measures by Lake County.
- 13 8. Internal roads within the development shall be designed to meet Clermont JPA, Florida
14 Greenbook and Lake County Road standards.
- 15 9. The Developer shall submit a required traffic impact analysis and provide appropriate
16 mitigation as required pursuant to the LDR, as amended.
- 17 10. If the internal subdivision roads are dedicated to the public, street parking shall be
18 prohibited unless internal roads are constructed at 34 feet in width to accommodate both
19 sides of the street parking while maintaining the appropriate width for emergency
20 vehicles to pass unobstructed. If internal subdivision roads are not constructed to
21 accommodate street parking, one or more of the following shall be provided:
 - 22 a. Individual driveways shall be constructed to accommodate a minimum of four (4)
23 vehicles without impeding the sidewalk. This may be accomplished through
24 longer driveways or wider driveways at Developer's option.
 - 25 b. Overflow parking lots shall be constructed throughout the community to
26 accommodate vehicles that cannot be parked within residential driveways without
27 blocking sidewalks.

28 Additionally, if the internal subdivision roads are not constructed to accommodate street
29 parking, Developer shall be required to install the appropriate "no parking" signs that
30 read "No Parking Fire Lane by Order of the Fire Department" every 60 feet along the
31 internal roads to allow the prohibition to be enforced by law enforcement. The HOA
32 shall be responsible for replacing signage as needed. The signs shall be 12 inches by
33 18 inches with a white background and red letters and shall be a maximum of seven (7)
34 feet in height from roadway to the bottom part of the sign. The signs shall be maintained
35 by the HOA of the community.

- 36 I. **Future Road Maintenance.** Unless a Community Development District (CDD) is formed to
37 fund and maintain the same, future road maintenance for publicly dedicated roads,
38 sidewalks and stormwater will be funded using a municipal service taxing unit (MSTU), or
39 municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida
40 Statutes. Before or concurrent with any final plat, the Owner shall provide any documentation
41 required by the County to impose an MSTU or MSBU, at the County discretion, on the platted
42 lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be

1 collected as a non-ad valorem assessment using the uniform method of collection set forth
2 under Section 197.3632, Florida Statutes. If a CDD is utilized, the CDD shall own and
3 maintain all infrastructure and shall be solely responsible for collecting assessments for such
4 improvements. The County will not impose an MSTU or MSBU if a CDD is created.

5 **J. Stormwater Management.**

- 6 1. The stormwater management system shall be designed in accordance with all
7 applicable Lake County and St. Johns River Water Management District (SJRWMD)
8 requirements, as amended.
- 9 2. The Developer shall be responsible for any flood studies required for developing the site
10 and shall comply with FEMA regulations and guidelines, as well as the Lake County
11 Comprehensive Plan and LDR, as amended. Any development within the floodplain as
12 identified on the FEMA maps will require compensating storage.

13 **K. Utilities.**

- 14 1. Water shall be provided for development by Sunshine Water Services.
- 15 2. Wastewater services shall be provided by a Distributed Wastewater Treatment System
16 (DWTS). According to Comprehensive Plan Policy IX-3.1.1, *Regional Wastewater*
17 *Service Criteria*, any new development in the Urban Land Use Series where density
18 occurs at one unit per net acre or greater or wastewater discharge of the development
19 is equal to or greater than 100,000 GPD, shall be required to connect to a regional
20 system. A central system may be used on a temporary basis until a regional system
21 becomes available. The temporary system must be staffed by a Florida licensed
22 wastewater treatment plant operator in accordance with state regulation and code and
23 must be planned, designed and constructed to serve as a nucleus of a future regional
24 system, or can act as lift station with minimal modification. A DWTS qualifies as a central
25 system. The Developer must contract directly with a qualified provider and make
26 provisions within their restrictive covenants for the HOA to have easements over the
27 system, and to assess fees for this system until connected to a regional wastewater
28 system.
- 29 3. All shall be in accordance with the Comprehensive Plan and Land Development
30 Regulations, as amended.

31 **L. Annexation.** Owner agrees not to enter into any covenant with a municipality to annex which
32 alters the prerequisites of a voluntary annexation under Section 171.044, Florida Statutes.

33 **M. Lighting.** All development will adhere to the dark-sky principles set forth in Section 3.09.00,
34 LDR, as amended. These same provisions apply to individual lot owners as well as the
35 common areas.

36 **N. Signage.** All signage must be in accordance with the LDR, as amended.

37 **O. Schools.** School Concurrency shall be met before final plat approval in accordance with the
38 Comprehensive Plan and LDR, as amended.

39 **P. Concurrency Management Requirements.** All development must comply with the Lake
40 County Concurrency Management System, as amended.

41 **Q. Development Review and Approval.** Prior to the issuance of any permits, the Developer

1 shall submit a preliminary plat, construction plans, and final plat generally consistent with
2 the Conceptual Plan attached as Exhibit "B" for review and approval in accordance with the
3 Comprehensive Plan and LDR, as amended.

4 **R. PUD Expiration.** Physical development shall commence within three (3) years from the
5 date of this Ordinance approval. Failure to commence construction within three (3) years of
6 approval shall cause the revocation of this Ordinance, in accordance with the
7 Comprehensive Plan or superseding documents, as amended. Prior to the expiration of the
8 three-year time frame, the Board of County Commissioners may grant, via a Public Hearing,
9 one (1) extension of the time frame for a maximum of two (2) years upon a showing that
10 reasonable efforts have been made towards securing the required approvals and
11 commencement of work. Notwithstanding the foregoing, if at any time the Developer is
12 granted an extension of time pursuant to Section 252.363, Florida Statutes, or Section 7-5,
13 Lake County Code, to the preliminary plat, construction plans, or final plat, commencement
14 of physical development shall be equally extended so long as the development is proceeding
15 in good faith and does not allow the originally extended development order to expire.

16 **S. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references
17 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
18 Comprehensive Plan, and Lake County LDR shall include any future amendments to the
19 Statutes, Code, Plans, and/or Regulations.

20 **Section 2. Conditions.**

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

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

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

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

37 **E.** The Lake County Code Enforcement Special Master will have authority to enforce the terms
38 and conditions set forth in this Ordinance and to recommend that the Ordinance be revoked.

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

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

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

5
6 **ENACTED** this _____ day of _____, 2025.

7
8 **FILED** with the Secretary of State _____, 2025.

9
10 **EFFECTIVE** _____, 2025.

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

14
15
16
17 _____
LESLIE CAMPIONE, CHAIRMAN

18 **ATTEST:**

19
20
21 _____
22 **GARY COONEY, CLERK OF THE**
23 **BOARD OF COUNTY COMMISSIONERS**
24 **LAKE COUNTY, FLORIDA**

25
26 **APPROVED AS TO FORM AND LEGALITY:**

27
28
29 _____
30 **MELANIE MARSH, COUNTY ATTORNEY**

1

EXHIBIT "A" – LEGAL DESCRIPTION

2

ALTERNATE KEY 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (N 1/2 OF SW 1/4 OF NE 1/4) OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 25 EAST;

AND

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S 1/2 OF SW 1/4 OF NE 1/4) OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 25 EAST;

LESS ANY PORTION LYING WITHIN A PUBLIC ROAD RIGHT OF WAY.

3

