



This document, titled Tab 2 - Ordinance 2026-XX - Schofield PUD (RZ) is 43 pages in length.

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Anthony Sabatini
District 1

Sean M. Parks, AICP, QEP
District 2

Kirby Smith
District 3

Leslie Campione
District 4

Timothy Morris
District 5



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): January 7th, 2026
Board of County Commissioners (BCC): February 3rd, 2026

Case No. and Project Name: PZ2025-18, Schofield Road PUD Amendment

Commissioner District: District 01 – Anthony Sabatini

Applicant(s): Darren Walshaw, VHB

Owner(s): Gordon Tender LLC et al

Requested Action: Rezone approximately 47.71 +/- acres from Agriculture (A) to Planned Unit Development District (PUD) to facilitate a residential subdivision; and to amend and restate Ordinance 2023-74.

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: 47.71 +/- acres

Location: South of Schofield Road and West of Cook Road, in the unincorporated Clermont area

Alternate Key No.: 3396863, 1029279 and 3826259

Future Land Use: Neighborhood (Wellness Way) Future Land Use (Attachment “A”)

Current Zoning District: Agriculture (Attachment “B”)

JPA/ISBA: Clermont

Overlay/Rural Protection Area: NA

Flood Zone(s): “AE”

Located within BMAP: Yes – Lake Okeechobee

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Neighborhood	Planned Unit Development and Agriculture	Residential Portion of PUD	Schofield PUD/Island Lake
South	Neighborhood	Planned Unit Development	Residential Portion of PUD	Schofield PUD
East	Neighborhood	Planned Unit Development and Agriculture	Residential Portion of PUD	Several structures on property, future development of residential use
West	Neighborhood	Planned Unit Development	Island Lake	Schofield PUD/Island Lake

- Summary of Analysis -

The subject parcels are identified by Alternate Key Number 3396863, 1029279 and 3826259 and contain approximately 47.71 acres. The rezoning request seeks to amend the current Master Planned Unit Development, known as the Schofield PUD, approved under Ordinance 2023-74, to add these parcels totaling +/-47.71 gross acres to facilitate construction of 78 single family lots, amending the Total Maximum Development Program in the PUD to no more than 1,566 dwelling units. The parcels are located South of Schofield Road and West of Cook Road. The subject parcel is zoned as Agriculture (A) and is designated with a Neighborhood Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Wellness Way Boundary.

The Applicant is also requesting to add a new lot development type to the Planned Unit Development. The front-loaded lot will be a minimum of 50' x 70'. These lots will meet the five (5) foot distance between the garage and the front façade regulation required by the Planned Unit Development.

The Concept Plan (Attachment "C") depicts the proposed development area to be added to the existing Schofield PUD. The plan shows an additional site area of +/- 47.71 gross acres, two (2) areas of open space, storm water and Island Lake. The Applicant is proposing 78 additional dwelling units, increasing the unit total from 1,488 to 1,566 dwelling units.

Table 1. Existing and Proposed Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	PUD	3.6 du per net acre	1488 du	.60	30%	55
Proposed	PUD	3.6 du per net acre	1,566 du**	.60	30%	55

**This includes a capacity enhancement up to 20% using one or more of the following and/or Right-Of-Way Density bonus:

- a. Public parks
- b. Public open space
- c. Public trail system
- d. Water Conservation II trail system
- e. Bike/pedestrian bridge over US 27

f. Any other contribution to public infrastructure and/or public facilities

The subject Property is located within the Wellness Way Boundary, and the request is consistent with Goal I-8, entitled *Wellness Way Area Plan*. By adding the new residential portion, the net acreage for the center (non-residential) will also be increased in acres and square footage.

The Applicant has provided documentation that shows consistency with the capacity allocation set forth in Ordinance 2023-74 and Policy 1-8.2.1.1, entitled *Future Land Use Categories Capacity Allocation*.

Total Maximum Development Program:

Table 2. Development Program	
Total Units (Base Density – 342.41 ac x 3.6 du/ac)	1,233 du
Total Units (Base Density + 20% Capacity Enhancement)(up to 246)	1,479 du
Total Units (Base Density + 20% Capacity Enhancement + R-O-W Density Bonus (87 units) (See Note 2 below)	1,566 du

Note 1: This calculation includes the Base Density of 1,233 as calculated pursuant to Policy I-8.2.1.1 entitled “Future Land Use Categories Capacity Allocation” plus a Capacity Enhancement of up to 20% using one of more of the following:

1. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including, but not limited to:
 - a. Public parks
 - b. Public open space
 - c. Public trail system
 - d. Water Conserv II trail system
 - e. Bike/pedestrian bridge over US 27
 - f. Any contribution to public infrastructure and/or public facilities

2. Transfer of density from Conservation Subdivision District or Wellness Way North District via a Final Master PUD.

Note 2: This calculation includes the Base Density of 1,233 plus the Right-of-Way Density Bonus of 87 units authorized under Policy I-8.8.2 entitled “Funding Mechanisms for Site Specific Infrastructure” and through the transfer of density credits pursuant to Notice of Assignment of Density Credits (Schofield Road, Hancock Road Segment E and Wellness Way Segment B) dated October 19, 2023 (Attachment “G”).

The subject property is located within the Clermont Joint Planning Area (JPA) and the application was provided to the City of Clermont for review and comment. The City of Clermont had no comments.

The Applicant provided a Project Narrative 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 Applicant seeks an amendment to an existing PUD to facilitate construction of 78 additional residential lots. Furthermore, the Applicant is proposing to add a “front loaded short pad” lot development type with dimensions of 50’ x 70’. The proposed lot type will meet all regulations set forth in the existing Ordinance such as the 5-foot recession

between the garage and the front façade of the home providing consistency with the Wellness Way Standards.

The proposed additional residential lots will increase the non-residential portion of the PUD, creating consistency with the Wellness Way Area Plan’s initiative of job creation and economic development.

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 **Future Land Use Element** seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County’s natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. Below is a table showing surrounding properties zonings and use. This parcel is directly adjacent to the Schofield Planned Unit Development. Densities with surrounding properties are consistent thereby making the application consistent with the Future Land Use Element.

Direction	Future Land Use	Zoning	Use	Developed as
North	Neighborhood and US 27	Agriculture	Mining CUP	Four Corners Sand Mine (Cemex)
South	Neighborhood and Conservation Subdivision	Agriculture	Undeveloped and Waterbody	Trout Lake
East	Neighborhood, Multi Use L and Conservation Subdivision	Agriculture	Agriculture and Mining CUP	Agriculture Tract of Lands and Four Corners Sand Mine (Cemex) with a portion to be dedicated to the County as a park once the company ceases mining operations.
West	Neighborhood and US 27	Agriculture and PUD	Agriculture Exemption, Lake and Vacant PUD land	Hay Production, Trout Lake, (Trout Lake PUD) undeveloped with agriculture uses, and undeveloped PUD Resolution #1994-196.

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. Both potable water and wastewater service are available through Sunshine Water Services Company. A mutually acceptable agreement between Owner and Utility will be necessary. The proposal is consistent with the Capital Improvements Element.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County’s natural resources. The proposed amendment to the PUD does not propose to impact any wetlands and will maintain the 50’ wetland jurisdiction buffer requirement, thereby making it consistent with the Conservation Element.

The **Economic Element** seeks to strengthen the County’s position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. Expanding residential housing options as proposed in the application supports economic growth by providing businesses with access to a stable workforce, an increase in consumer spending and attracts new business to the community.

The **Housing Element** is intended to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County’s commitment to meet the identified needs of all its residents. The application proposed adding additional housing options that are a necessary aspect of a community’s vitality.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The application was provided to the City of Clermont as the subject

property is within the Clermont Joint Planning Area. After several submittals, Clermont had no further comments. The application is consistent with the Intergovernmental Coordination Element.

The **Parks and Recreation Element** is intended to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The Concept Plan (Attachment "C") provided by the Applicant meets the requirement of open space required for the proposed zoning which makes it consistent with the Parks and Recreation Element.

The **Transportation Element** is intended to emphasize the more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenities. A Traffic Study was provided by the Applicant. The standard Level of Service (LOS) for the impacted roadway of US 27 is "D" with capacity of 4586 trips in the peak hour direction. Currently the impacted segment from Lake Louisa Road to Boggy Marsh Road is operating with a v/c of seventeen percent (17%) of its capacity, and a LOS of "B". This project will be generating approximately sixty-nine (69) PM peak hour trips; in which forty-three (43) trips will impact the southbound PM peak direction. The Applicant will be submitting a revised study prior to the preliminary plat. The application appears to be consistent with the Transportation Element.

The **Public Facilities Element** is intended to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refer to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The developer of the existing PUD has a proportionate share mitigation agreement in place with the Lake County School District. A utility notification was also provided by the Applicant stating that Sunshine Water is willing and able to provide water and wastewater. The application is consistent with the Public Facilities Element.

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 Applicant is proposing that the 78 residential lot subdivision becomes a part of a larger PUD that includes mixed uses. The proposal of the new lot type is consistent with the intent of a Planned Unit Development. LDR Section 4.03.00 entitled *Planned Unit Development District* states that one intent of this district is to allow a diversification of uses, structures and open space in a manner compatible with both the surrounding, existing and approved development of land surrounding and abutting the PUD site.

The Applicant intends to meet the other requirements of the existing PUD including Impervious Surface Ratio (ISR) and Open Space regulations.

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

A change has not occurred to prompt this request. The subject parcel is within the Wellness Way Area Plan adopted by the Board of County Commissioners in 2016. The existing PUD was approved in 2023 by Ordinance 2023-74, and the Applicant is requesting to add an additional parcel. The Applicant seeks to utilize the regulations in the Ordinance and the Wellness Way standards to construct 78 additional single-family dwelling units.

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

Sunshine Water Utilities, Inc. has provided documentation (Attachment “E”) indicating they are ready and willing to provide potable water and wastewater service upon execution of a mutually acceptable agreement between the Owner and the Utility.

Schools

Lake County Schools reviewed the application and determined the Schofield Road PUD has a recorded proportionate share mitigation agreement, recorded in Book 6484, Page number 1492, Page 23, but additional mitigation may be required for additional units.

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 #112 is located +/- 4.95 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.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of US 27 is “D” with capacity of 4586 trips in the peak hour direction. Currently the impacted segment from Lake Louisa Road to Boggy Marsh Road is operating with v/c of seventeen percent (17%) of its capacity, and LOS of “B”. The project was required to submit a Tier 1 traffic study which was provided. A revised traffic study will be required prior to a preliminary plat approval.

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 preliminary plat application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. 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).

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

The Applicant provided a statement indicating that the application will have no affect on property values in the area. (Attachment “D”).

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

The subject property is adjacent to the existing PUD and the proposal would be adding new development to the Wellness Way Area and creating additional housing with those standards.

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

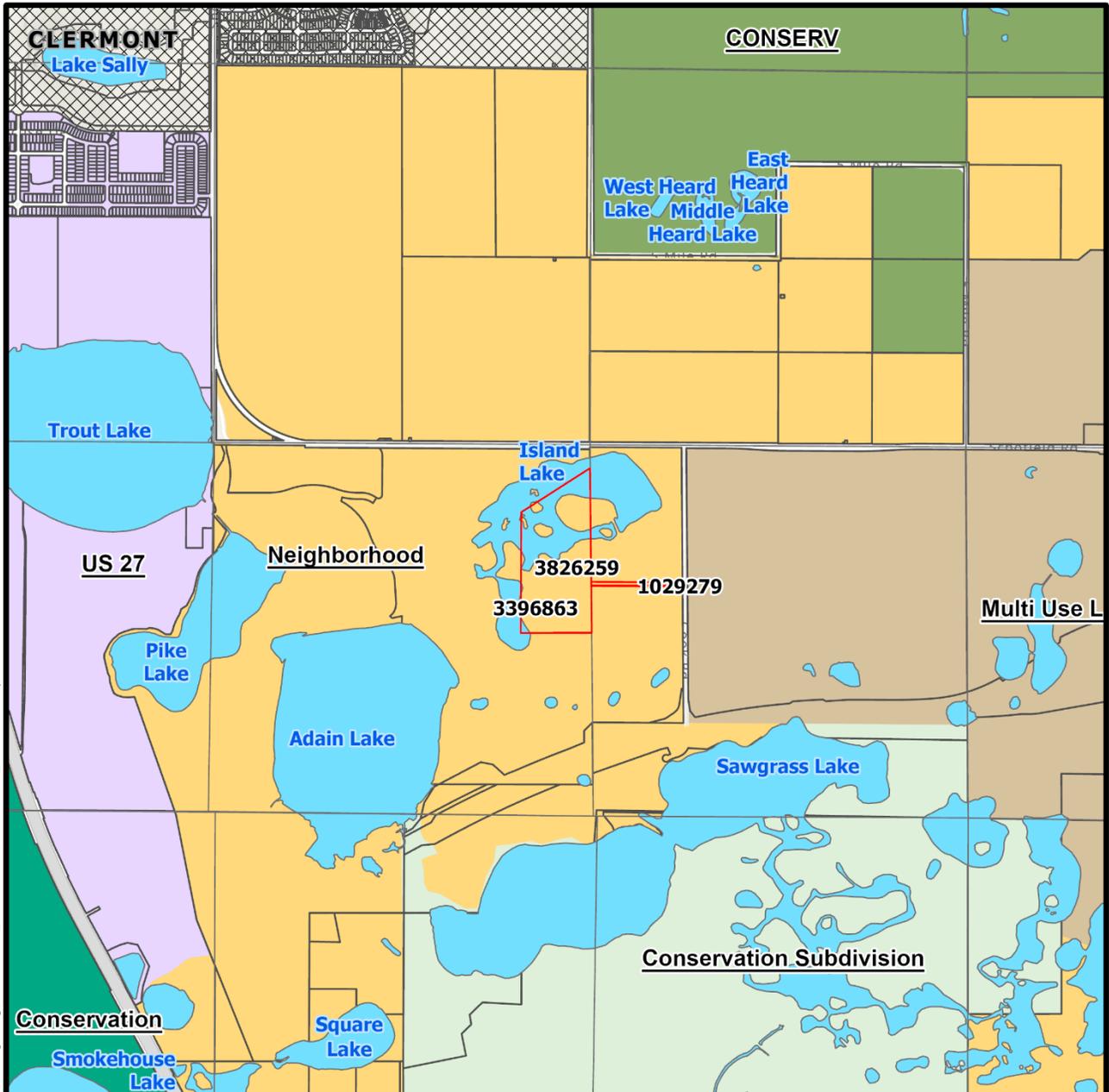
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

I. 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

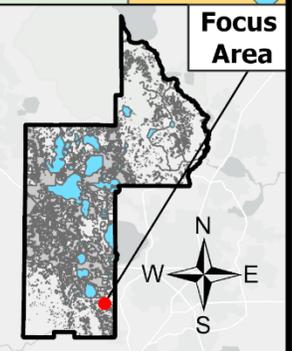


FLU

	Conservation		Multi Use L
	Neighborhood		Conservation Subdivision
	US 27		CONSERV

NAME: SCHOFIELD ROAD
CASE NUMBER: RZ-PZ2025-18
LOCATION (S-T-R): 34-23-26
REQUEST: REZONE FROM A TO PUD

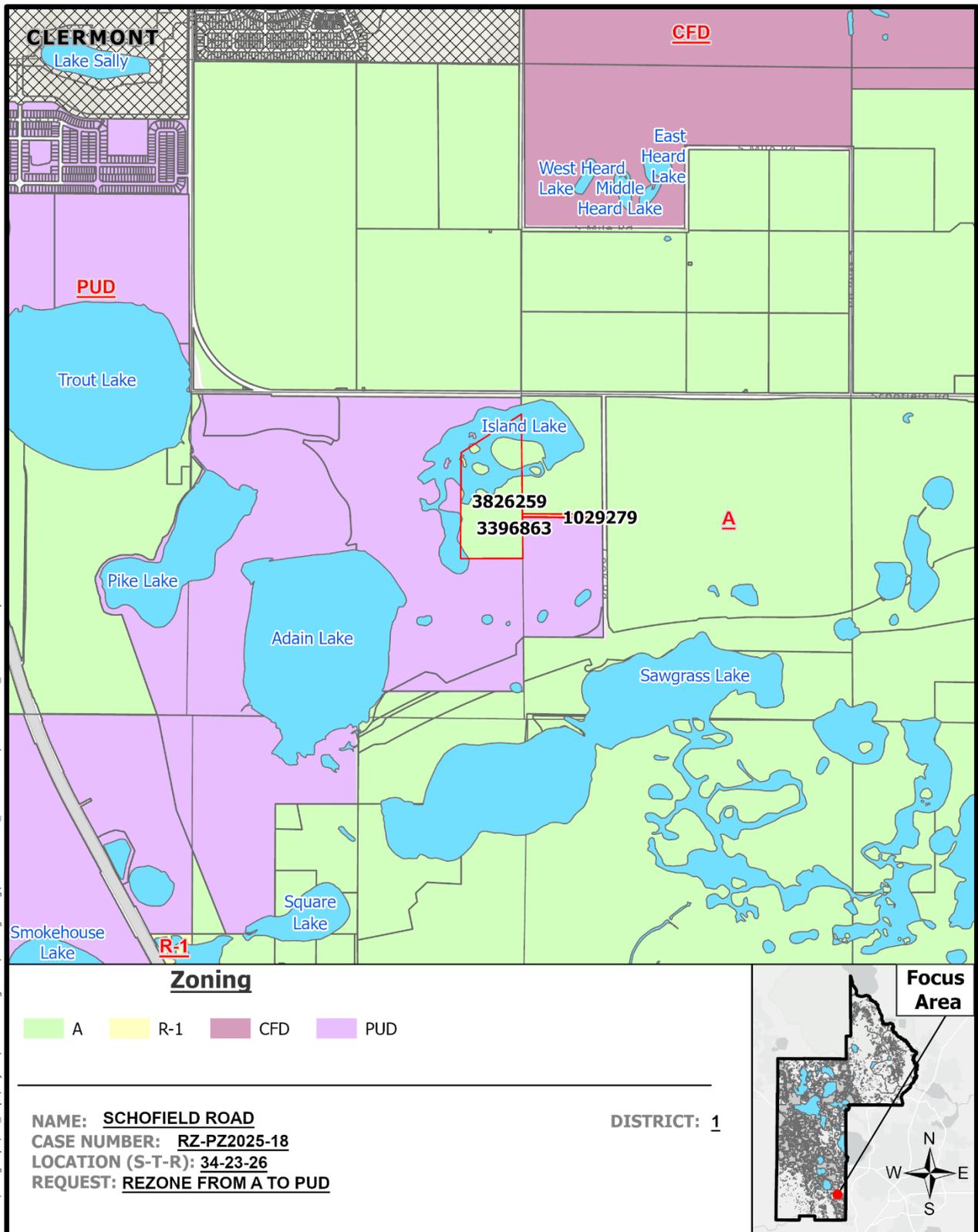
DISTRICT: 1



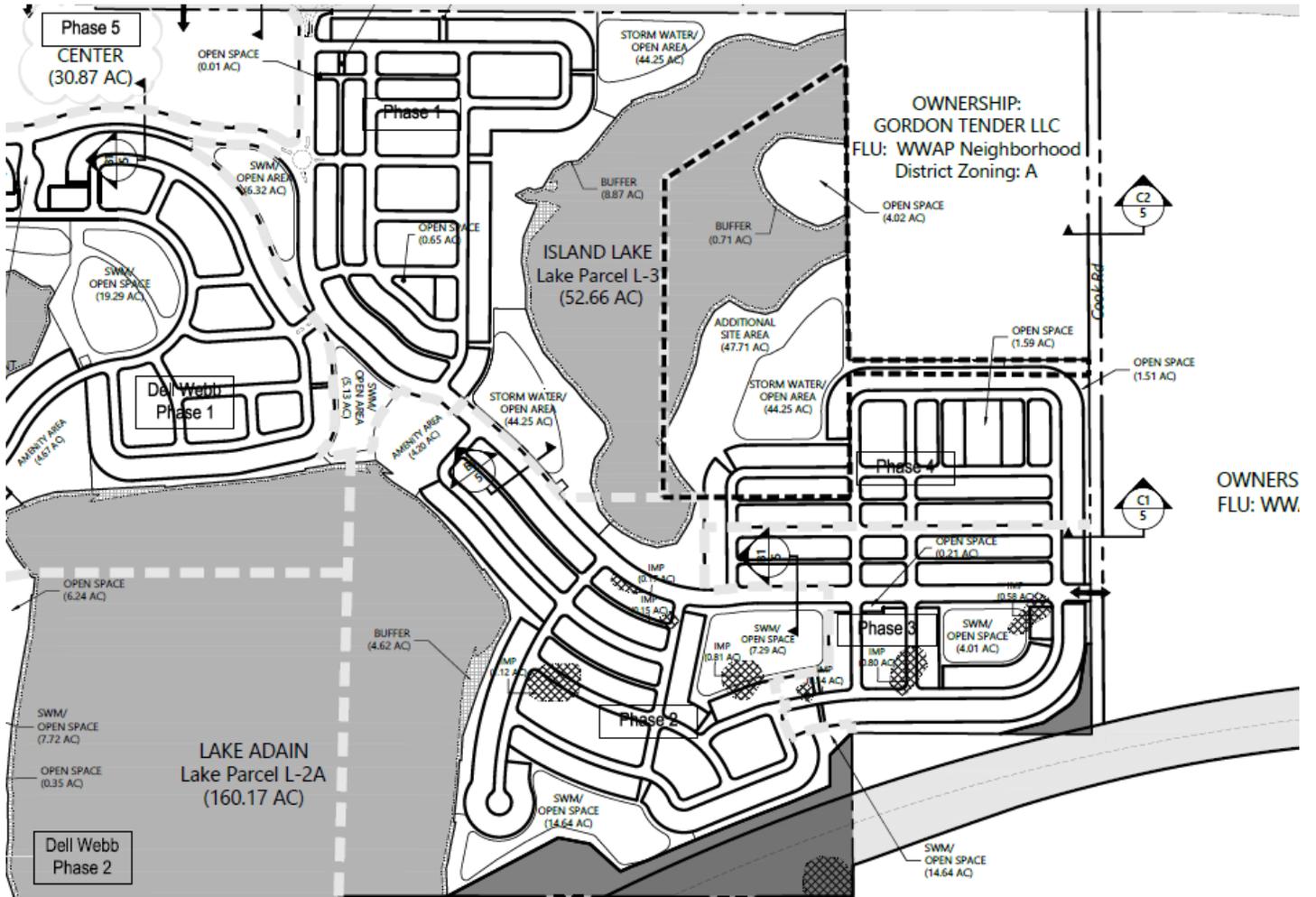
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ-2025-18_SchofieldRoad\RZ-PZ-2025-18_SchofieldRoad.aprx
10/31/2025

Attachment "B" – Zoning District Map

CURRENT ZONING



Attachment "C" – Concept Plan



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.
The proposed rezoning is not in conflict with the County's Land Development Code (LDC). The PUD rezoning amendment is required by the Wellness Way Area Plan Section 16.00.02(1.5) of the County's LDC.
2. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.
The proposed rezoning is consistent with the County's Comprehensive Plan. The PUD rezoning request is required by Goal I-8 of the County's Comprehensive Plan.
3. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.
Currently the existing land use is vacant. The proposed land use is for residential land uses as required by the Wellness Way Area Plan.
4. Whether there have been changed conditions that justify a rezoning
In 2016, the Wellness Way Area Plan was approved by the Lake County BCC. As required by the WWAP, all property is required to be rezoned to PUD and follow the development standards of the district the land is located within.
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.
As part of the PUD rezoning amendment process, the currently approved utility agreement and approved transportation agreement will need to be updated to include the additional units and land being added to the approved PUD.

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

In 2016, the Wellness Way Area Plan was approved by the Lake County BCC. As required by the WWAP, all property is required to be rezoned to PUD and follow the development standards of the district the land is located within.

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

The proposed rezoning will not negatively affect property values in the area.

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

As required by the WWAP, all PUD rezoning applications include a master land use plan showing proposed development areas, access, open space. The PUD amendment includes an updated plan showing residential use in the additional area which is consistent with the WWAP.

- 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 not in conflict with public interest and is consistent with Goal I-8 of the Comprehensive Plan and meets the standards required in Chapter XVI of the County's LDC.

- 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.

Attachment “E” – Utility Notification



200 Weathersfield Avenue
Altamonte Spring, Florida
United States 32714

T 866.842.8432

www.sunshinewater.com

March 29, 2024

Mr. Aaron Struckmeyer
Pulte Homes
4901 Vineland Road
Orlando, FL 32811

RE: Schofield Road Development
Alt Key 1029261, 3854757, 1031389, 1085063, 1594626, 3360010
Potable Water & Wastewater Service

Dear Mr. Struckmeyer:

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

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

Sincerely,
SUNSHINE WATER SERVICES COMPANY

A handwritten signature in black ink that reads "Bryan K. Gongre".

Bryan K. Gongre
Director, State Operations

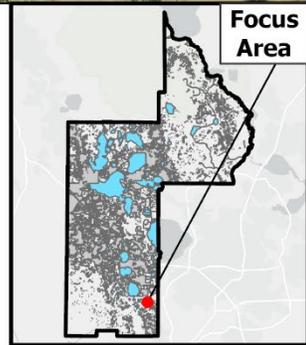
Aerial Map of Subject Property

RZ-PZ2025-18
Schofield Road



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ-2025-18_SchofieldRoad\RZ-PZ-2025-18_SchofieldRoad.aprx

Rezone from A to PUD



10/31/2025

the extent there are conflicts between Exhibit “B”, Exhibit “C”, and this Ordinance, this Ordinance will take precedence. The Comprehensive Plan and Land Development Regulations will govern for all matters not specifically addressed in this Ordinance. The adoption of this Ordinance shall amend and restate PUD Ordinance #2023-74 in its entirety.

A. Schofield Capacity Allocations. The subject property is located within the Neighborhood Future Land Use Category (FLUC) and shall adhere to the development program provided below.

1. Residential Development.

a. Capacity Allocation. Pursuant to Policy I-8.2.1.1, the Capacity Allocation calculation allows for 1,233 dwelling units (Base Density) to be developed on the subject property, at a maximum density of 3.6 dwelling unit(s) per net acre(s), exclusive of additional ROW Dedication Bonuses allowed by Policy I-8.8.1 and I-8.8.2 of the Lake County Comprehensive Plan, and Capacity Enhancements allowed by Policy I-8.2.1.1of the Lake County Comprehensive Plan. See Table 1 below (Capacity Allocations).

Table 1. Capacity Allocations						
Net Acreage	Maximum Residential Capacity (Net Acres) (526.79 X.65)	Acreage for the Center	Non-Residential SF	Minimum Open Space (Acres)		
				Total	Wellness Space	Green Space
526.79	342.41	Minimum 5% 26.34-acres	Minimum 5% 344,205-SF	158.04	105.36	52.68
		Maximum 10% 52.68-acres	Maximum 10% 688,409-SF			

b. Capacity Enhancements.

1) Pursuant to Policy I-8.2.1.1, a Capacity Enhancement of up to 20% may be allowed if one or more of the following are provided by the developer:

a. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including, but not limited to:

- i. Public parks
- ii. Public open space
- iii. Public trail system
- iv. Water Conservation II trail system
- v. Bike/pedestrian bridge over US 27
- vi. Any other contribution to public infrastructure and/or public facilities

b. Transfer of density from Conservation Subdivision District or Wellness Way North

District via a Final Master PUD.

2) Specifications for Capacity Enhancement:

- a. The Developer may propose a Capacity Enhancement pursuant to Policy I-8.2.1.1 which, if accepted by the County, may result in an increase in density not to exceed 246 additional dwelling units.
- b. The Capacity Enhancement, if accepted by the County, shall be platted after the Base Density and ROW Density Bonus units have been developed.
 - i. The Capacity Enhancement shall comply with Policy I-8.2.1.1, which may include, for example and without limitation, a contribution towards a fire station, construction and dedication of public trails or dedication of lands for a public park. If a cash payment is agreed upon, and accepted by the County, the Capacity Enhancement shall be valued at \$16,000.00 per additional dwelling unit. The additional dwelling units associated with the Capacity Enhancement shall be available to the Developer only upon payment in full if the Capacity Enhancement is made in the form of a payment, or upon full execution and recordation of a Statutory Warranty Deed if the Capacity Enhancement is made in the form of a dedication, all in accordance with "Specifications of Capacity Enhancement", Section 1.A(1)(b)(2) hereof.
- c. The Developer must submit a proposal for Capacity Enhancement (as defined above) to the County prior to the recording, in the public records of Lake County, Florida, of a final plat for all or any portion of the overall PUD as described in Exhibit "A" attached hereto or else the Capacity Enhancement shall be a cash contribution. Without limitation, such proposal shall (i) specify the nature of the Capacity Enhancement proposed by the Developer (i.e. cash contribution, land donation, combination thereof, or other), (ii) provide substantial evidence as to the value of the Capacity Enhancement proposed (if other than cash), which evidence may take the form of an appraisal, (iii) state the additional units that the Developer seeks to obtain in exchange for the Capacity Enhancement proposed, and (iv) otherwise demonstrate compliance with Policy I-8.2.1.1.
 - i. Upon receipt of a proposal for a Capacity Enhancement in the form of a cash contribution, the County and the Developer will memorialize such cash contribution proposal in writing, signed by the duly authorize representative for the Developer and by the County Manager on behalf of the County. The written document shall become a material part of this Ordinance and a copy shall be provided to the Clerk of Court.
 - ii. Upon receipt of a proposal for a Capacity Enhancement that includes a land donation, the County will present such proposal to the Board of County Commissioners for its consideration, including, without limitation, for the Board of County Commissioners' determinations and findings as to (x) compliance of the Capacity Enhancement proposed with Policy I-8.2.1.1, (y) the community benefit received from the Capacity Enhancement proposed, and the number of additional units to be awarded to Developer

in exchange therefor, up to a maximum of 246 additional dwelling units, and (z) that the Capacity Enhancement proposed is otherwise in the public interest and acceptable to the County. If the Board of County Commissioners approves a Capacity Enhancement program acceptable to the Developer, it will be memorialized in writing, signed by the duly authorize representative for the Developer and by the County Manager on behalf of the County. The written document shall become a material part of this Ordinance and a copy shall be provided to the Clerk of Court.

c. Density Bonus for Right-of-Way Dedication. Pursuant to Policy I-8.8.1 and Policy 1-8.8.2, a Density Bonus is allowed through funding mechanisms for regional infrastructure and/or site-specific infrastructure. The ability to obtain Density Bonuses has been established through a Roadway Improvement Agreement for Wellness Way and Hancock Road (Roadway Agreement) between Lake County and South Lake Crossings I, LLC, a Florida limited liability company (“SLC I”), South Lake Crossings II, LLC, a Florida limited liability company (“SLC II”), South Lake Crossings III, LLC, a Florida limited liability company (“SLC III”), and South Lake Crossings IV, LLC, a Florida limited liability company (“SLC IV”), collectively referred as “South Lake Crossings”. A Density Bonus of 87 units authorized under Policy I-8.8.2 entitled “Funding Mechanisms for Site Specific Infrastructure” and through the transfer of density credits pursuant to the “Notice of Assignment of Density Credits (Schofield Road, Hancock Road Segment E and Wellness Way Segment B)” dated October 19, 2023 (Attachment “G”). See Table 2 below (Development Program). This Density Bonus is available to Developer upon recordation of this Ordinance.

d. Total Maximum Development Program:

Table 2. Development Program	
Total Units (Base Density – 342.41 ac x 3.6 du/ac)	1,233 du
Total Units (Base Density x 20% Capacity Enhancement (up to 246du) (See Note 1 below)	1,479 du
Total Units (Base Density + 20% Capacity Enhancement + R-O-W Density Bonus (87 du)) (See Note 2 below)	1,566 du

Note 1: This calculation includes the Base Density of 1,233 as calculated pursuant to Policy I-8.2.1.1 entitled “Future Land Use Categories Capacity Allocation” plus a Capacity Enhancement of up to 20% using one of more of the following:

1. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including, but not limited to:
 - a. Public parks
 - b. Public open space
 - c. Public trail system
 - d. Water Conserv II trail system
 - e. Bike/pedestrian bridge over US 27
 - f. Any contribution to public infrastructure and/or public facilities

- 1
2 2. Transfer of density from Conservation Subdivision District or Wellness Way North District
3 via a Final Master PUD.

4 Note 2: This calculation includes the Base Density of 1,233 plus the Right-of-Way Density Bonus
5 of 87 units authorized under Policy I-8.8.2 entitled "Funding Mechanisms for Site Specific
6 Infrastructure" and through the transfer of density credits pursuant to Notice of Assignment of
7 Density Credits (Schofield Road, Hancock Road Segment E and Wellness Way Segment B) dated
8 October 19, 2023 (Attachment "G").

- 9 2. Non-Residential Development. A minimum of 344,205 square feet of non-residential must be
10 developed on the subject property, at a minimum Floor Area Ratio (FAR) of 0.30. Non-residential
11 uses shall be located within the designated Center area of the PUD. Permitted uses shall include
12 those listed as Non-Residential Uses (Center Only) under Neighborhood District in Table 2.2.2:
13 Permitted Principal Uses by District in Chapter XVI Wellness Way Area Plan Development
14 Standards. Each proposed development within the Center shall also demonstrate the ongoing
15 ability to accommodate the minimum square footage in Table 1, Capacity Allocations, above.
- 16 3. Accessory uses directly associated with the above uses may be approved by the County Manager
17 or designee.
- 18 4. Any other use of the site not specified above will require approval of an amendment to this
19 Ordinance by the Board of County Commissioners.

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

- 21 1. A minimum of thirty percent (30%) of the subject property acreage must be dedicated in perpetuity
22 for preservation as common open space using a conservation or open space easement, or plat
23 restrictions. The developer shall be required to maintain all Open Space, including Wellness
24 Space and Green Space, at no expense to the County. Ownership and maintenance of the Open
25 Space shall be in the name of an HOA, CDD, or other entity acceptable to the County.
- 26 2. The maximum Impervious Surface Ratio (ISR) for the entire subdivision is sixty percent (60%)
27 consistent with the Comprehensive Plan, as amended. Individual lots may be developed at a
28 higher ISR if the Developer demonstrates that the overall ISR of the development will not exceed
29 0.60.
- 30 3. The maximum building height will be fifty-five (55) feet.
- 31 4. All Open Spaces (Wellness and Green Spaces) shall comply with LDR Section 16.00.02 Section
32 4.0 entitled "Open Space and Parks" of Chapter XVI Wellness Way Area Plan Developments
33 Standards of the LDR, as amended. The Developer shall demonstrate compliance with the overall
34 acreage requirement for the PUD with each preliminary plat. As part of final plat approval, the
35 Developer must demonstrate that all Green Space improvements meet the Close to Home Park
36 standards in the LDR. Construction of all Close to Home Parks must be completed prior to the
37 issuance of a Certificate of Completion associated with the final plat for that phase of the
38 development.

5. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

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

Development Type	Front	Front Porch	Garage Setback (front/rear)	Side	Street Side	Rear
Single-Family Attached (Townhomes) Residence	20-feet	10-feet	25-feet/20-feet	0-feet/5-feet (end units)	10-feet	15-feet
Single-Family Detached Front-Loaded	20-feet	10-feet	25-feet/20-feet	5-feet	10-feet	15-feet
Single-Family Detached Front-Loaded "short pad"	15-feet	10-feet	25-feet	5-feet	10-feet	15-feet
Single-Family Detached Rear-Loaded	15-feet	10-feet	25-feet/20-feet	5-feet	10-feet	N/A
Active Adult Units	20-feet	10-feet	25-feet/20 feet	5-feet	10-feet	15-feet
Multi-Family	10-feet	10-feet	N/A	N/A	N/A	15-feet

1. All setbacks must be measured from the property line.
2. A mandatory minimum setback of 50 feet from all retained jurisdictional wetland lines shall be required, and a minimum 50-foot-wide buffer shall apply to retained isolated wetlands, non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum width of 15 feet and average width of 50 feet shall be provided.
3. Any setback not specified must be in accordance with the LDR, as amended.
4. Except for the Active Adult Neighborhood, all front-loaded garages shall be recessed from the front façade of the structure by a minimum of 5 feet.
5. A 10-ft wide front yard utility easement shall be along all lots and common areas/tracts fronting the internal roads.
6. Minimum 5-ft side and rear drainage easements shall be on each lot within the development.

D. Wellness Way Area Plan Neighborhood District Site Design Standards. Subdivision design shall be consistent with the development design standards for the Neighborhood District, in accordance with Objective I-8.2 Land Use, Hierarchy of Place and Wellness Corridors, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended. Additionally, these standards shall be included in the homeowner governing documents for the community and shall be enforced by the homeowner’s association for the property. Lake County shall have the right, but not the obligation, to enforce such provisions.

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E. Architectural Design Standards.

- 1. Residential architectural standards shall adhere to Exhibit “E”, Schofield PUD Architectural Standards, to the extent permitted by Section 163.3202(5), Florida Statutes.
- 2. Architectural standards for the Center residential development shall adhere to Section 2.3 – Site and Architectural Standards for Centers of Chapter XVI Wellness Way Area Plan Development Standards of the LDR, as amended, to the extent permitted by Section 163.3202(5), Florida Statutes.
- 3. All non-residential development shall be in conformance with Section 2.3 – Site and Architectural Standards for Centers of Chapter XVI Wellness Way Area Plan Development Standards of the LDR, as amended.
- 4. All SFR units shall have a paved 2-car wide driveway access from the garage to the street
 - 1. Concrete aprons will be required for the Lakehaven Estates {Primary Residential} section of the development
 - 2. Concrete or paver aprons for Del Webb at Lakehaven section of the development.
 - 3. Only one (1) Driveway access per lot. Double road frontage driveway access is prohibited. Driveway widths within the right-of-way shall not exceed 24-ft, measured at the throat of the driveway.

F. Alternate Standards Application. Pursuant to LDR Section 16.00.02 Section 1.7 entitled” Alternate Standards”, an Alternate Standard shall be applied to LDR Section 15.02.10(C) to allow elevation changes in topography not to exceed twenty-eight (28) feet within the City of Clermont Joint Planning Area (Exhibit “H” – Cut and Fill Plan).

G. Model Home

- 1. Because the Active Adult and Primary Residential are two separate and distinct neighborhoods within the project, the Applicant may pursue model homes for each of the neighborhoods pursuant to LDR Section 14.07.02(C). This would allow up to six (6) model homes for the Active Adult and up to six (6) model homes for the Primary Residential neighborhoods. In the Primary Residential neighborhood, a townhome building may serve as one of the six (6) model homes but is limited to one (1) townhome unit in that building to be used as a model. If any portion of any model home is to be used for a sales office, additional permitting requirements may apply.
- 2. Allow model home construction upon completion of stabilized access and fire protection, which can be provided via a temporary source (i.e., water tank).
- 3. Allow model Temporary Certificate of Occupancy (TCO) with temporary utilities (sewer holding tank and generator power).
- 4. Model Homes shall not receive a final Certificate of Occupancy until a final plat is recorded in the public records of Lake County, Florida.

H. Bear Management.

- 1. Homeowners shall be required to use County approved, bear-resistant garbage carts, if

1 available. If bear resistant garbage carts are not available, regular carts shall be modified to
2 be bear or keeping cans in a secured location.

- 3 2. Homeowners shall not have bird and wildlife feeders that are not modified to exclude bears.
- 4 3. Homeowners shall be placed on notice that they are purchasing a property within an area
5 known for Florida Black Bear habitat. New homeowners shall be given information published
6 by the Florida Fish and Wildlife Conservation Commission regarding living among the Florida
7 Black Bear and ways to reduce encounters.
- 8 4. All PUD requirements regarding the Florida Black Bear management shall be included in the
9 homeowner governing documents for the community and shall be enforced by the
10 homeowner's association for the property. Lake County shall have the right, but not the
11 obligation, to enforce such provisions.

12 **I. Landscaping, Buffering, and Screening.**

- 13 1. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all
14 street trees, landscape buffers, and stormwater retention/detention areas.
- 15 2. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100%
16 Florida native plant materials from the Florida-Friendly Landscaping publications (IFAS guide),
17 as amended. Exotic and invasive species shall be removed. Existing vegetation located along
18 the perimeter of the PUD may be used to count towards the minimum perimeter landscaping
19 requirement.
- 20 3. Best Management Practices for native landscaping and "right plant-right place" landscaping
21 techniques shall be utilized in the design and installation of all landscape and irrigation
22 improvements. Use of invasive or exotic plant species in all landscape plantings is prohibited.
- 23 4. The HOA shall manage buffer areas in accordance with a management plan that protects
24 native habitats and limits the proliferation of nuisance/exotic vegetative species. A copy of the
25 management plan will be provided to the County prior to the recording of the first plat within
26 the PUD.
- 27 5. Irrigation System Design standards set forth in LDR Section 9.01.05(E) or standards approved
28 by the Board of County Commissioners for the Wellness Way Area Plan, whichever is more
29 restrictive, shall be utilized for all landscape irrigation and shall incorporate soil moisture and
30 rain sensors into the irrigation design in accordance with St. John's River Water Management
31 District's (SJRWMD) seasonal watering guideline.
- 32 6. Topsoil and/or soil amendments will be required prior to any landscape planting to help reduce
33 the irrigation needs to maintain healthy landscaping. Landscaping and screening shall be in
34 accordance with the Comprehensive Plan and LDR, as amended. Notice is hereby that
35 Wellness Way specific standards are under development, and, if adopted, shall apply to any
36 undeveloped portions of this project.

37 **J. Lake Access.** Only non-motorized vessels shall be permitted on lakes and waterbodies within
38 the PUD. Common use fishing and/or observation docks and non-motorized vessel launches may
39 be permitted provided St. Johns River Water Management District (SJRWMD) permitting criteria
40 is met.

41 **K. Environmental Requirements.** An environmental assessment (EA) shall be conducted to assess

1 the impacts of development on ground and surface water quality, quantity, and hydrology, native
2 vegetation and wildlife species, designated species, wetlands, and associated uplands before
3 granting approval of any proposed development in accordance with the Comprehensive Plan and
4 LDR, as amended.

5 **L. Noise.** Compliance must be in accordance with the LDR, as amended.

6 **M. Transportation.**

- 7 1. The Wellness Way Design Standards shall apply to the design of this development.
- 8 2. Additional offsite road improvements will be required on both US 27 and Schofield Road
9 connections that will include turn lanes.
- 10 3. Sidewalks and Trails will be required per LDR and the Wellness Way Design Standards, as
11 amended.
- 12 4. The Developer shall be responsible for the design, permitting, and construction of the
13 Wellness Way - Schofield Road Trail. The trail shall be constructed with the first phase of the
14 development along the development's Schofield Road frontage.
- 15 5. The Developer shall be responsible for the design, permitting, and construction of a required
16 trail along the east west connector road that is shared access road from Schofield Road to US
17 27 between this development and Bradshaw South property.
- 18 6. Cook Road will be required to be improved from Schofield Road to the southern property
19 boundary for this development. The improvement to the road must meet the Wellness Way
20 paved road standards. Road improvement shall be constructed when the associated phase
21 of development is started.
- 22 7. All access management shall be in accordance with the Comprehensive Plan and LDR, as
23 amended.
- 24 8. The primary access for this development will be from Schofield Road. Additional
25 improvements on Schofield Road may be required by the development to alleviate the traffic
26 impacts from this development on the existing two-lane Schofield Road.
- 27 9. A secondary access, by the name of Lakeside Vista Blvd., being a two-lane (of a future four
28 lane neighborhood connector) road, shall be completed prior to the issuance of the building
29 permit for the 800th residential unit and prior to the issuance of the building permit of 166,000
30 square feet non-residential space. This secondary access will be from US 27 South through
31 parcels identified by Alternate Key Numbers 3541219, 1029252, and 3396847 (otherwise
32 known as the Bradshaw South Property) and connecting to Schofield Road, as shown on
33 Exhibit B. This secondary access is a future public roadway to be owned and maintained by
34 a CDD; provided, however, that at any time from and after the issuance of the first certificate
35 of occupancy for any structure within the lands that are east of U.S. 27 and west of the project,
36 the CDD may, upon written notice to Lake County, request Lake County to assume ownership
37 and maintenance of such road (which maintenance may be funded using a MSTU or MSBU).
38 Lake County is not obligated to accept the transfer of ownership and maintenance, and, at the
39 County's discretion, may, if willing to accept the road, require improvements to the road at the
40 CDD's expense to meet County maintenance standards prior to a transfer. In the event the
41 CDD elects to convey the road to Lake County, and Lake County accepts the conveyance,
42 the CDD will convey good, marketable, and insurable title to the road right of way by Statutory

1 Warranty Deed (free of all rights of election, dower, courtesy, homestead, spouses, and other
2 rights) and subject only to easements, rights-of-way, licenses, liens, encumbrances, and
3 subdivision restrictions of record acceptable to the County. The CDD shall pay all closing costs
4 and recording fees.

5 10. Prior to any development or approval of any plat within the PUD, the developer must enter
6 into either a Proportionate Share Agreement or Roadway Improvement Agreement with the
7 County.

8 11. A traffic signal at the intersection of Lakeside Vista Blvd. and US 27 shall be designed,
9 permitted, and constructed at the developer's cost. The traffic signal poles shall be Mast Arm
10 with black powder coat finish. The traffic signal shall be constructed and operational as
11 required by the signal warrant analysis and the Florida Department of Transportation
12 requirements from their access permit.

13
14 **N. Connectivity.**

15 1. The intersection density shall have minimum of 80 intersections per square mile inclusive of
16 community trails, bicycle/pedestrian paths/sidewalk crossings, and streets.

17 2. The subject PUD development shall comply with LDR Section 16.00.02, subsection 2.1.1(b)
18 entitled "Connectivity" which states that Wellness Way neighborhoods will be designed with a
19 network of interconnected local streets and trails to encourage pedestrian, bicycle, and
20 vehicular access.

21 3. The subject PUD development shall comply with LDR Section 16.00.02, subsection 2.1.1 (b)
22 entitled "Connectivity" which states that Wellness Way neighborhoods will be designed with a
23 network of interconnected local streets and trails to encourage pedestrian, bicycle, and
24 vehicular access.

25 **O. Trails and Wellness Corridor.**

26 1. The property shall be developed with a Wellness Corridor to connect communities, non-
27 residential development, the Center, neighborhoods, and destinations through a series of
28 integrated trail and pedestrian facilities.

29 2. Non-native landscape species shall be prohibited within these corridors.

30 3. The neighborhood collector roads shown in Exhibit "B" shall be developed to accommodate
31 bicycle and pedestrian movement throughout the development by incorporating a 14' trail
32 along the West-East collector road and a 10' trail on the North- South collector road. The trails
33 shall only be required to be provided on one side of the street, and a typical sidewalk shall be
34 provided on the other side of the street. Should the conceptual road layout be substantially
35 changed during development, designated bicycle and pedestrian movement shall be provided
36 from the eastern property boundary to the western property boundary (including access to US
37 27) to ensure multi-modal transportation options are available to travel throughout the
38 development.

39 **P. Future Road Maintenance.** Future road maintenance shall be funded and maintained by the
40 Lakehaven Community Development District (CDD) created under Ordinance #2025-27,
41 recorded in Official Record Book 6591, Pages 671-675, and pursuant to that certain Interlocal

1 Agreement Regarding Public Roadway Improvements, recorded in Official Record Book 6621,
2 Pages 703-710. In the event the CDD defaults on its obligations to fund and maintain the
3 roadway, the County may, but is not obligated to, provide future road maintenance using a
4 municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU), as appropriate
5 and as authorized under Section 125.01(1)(q), Florida Statutes. Before assuming this obligation,
6 the CDD shall provide any documentation required by the County to impose an MSTU or MSBU,
7 at the County's discretion, on the platted or commercial lots. Additionally, the CDD acknowledges
8 and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using
9 the uniform method of collection set forth under Section 197.3632, Florida Statutes.

10 **Q. Stormwater Management.**

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

17 **R. Utilities.**

- 18 1. Potable water and wastewater services shall be provided by Sunshine Water Services
19 Company – Lake Utility Services.
- 20 2. When available, reclaimed water shall be provided by Sunshine Water Services Company –
21 Lake Utility Services for landscaping. Dry 'purple' pipes shall be installed concurrent with
22 development to accommodate reclaimed water for when it becomes available.
- 23 3. All landscape irrigation shall be provided by reclaimed water. Another type of non-potable
24 water supply may be used for landscape irrigation if reclaimed water is not available to the
25 PUD. In no instance shall potable water be used for landscape irrigation unless authorized by
26 the St. Johns River Water Management District pursuant to Part II of Chapter 373, Florida
27 Statutes. Conservation programs, system interconnections and alternative water supply
28 options such as reclaimed water reuse and storage, shall occur when accessible. All
29 development containing irrigated open space shall be required to accept reclaimed water for
30 irrigation when such reclaimed water is available adjacent to the development's boundary.
31 Connection shall be made at the developer's cost.
- 32 4. The entire roadway system in Wellness Way is the primary means to delivering high speed
33 broadband services to businesses and residents. All roadways, including arterials, collector,
34 and local streets, shall facilitate delivery of fiber to each household and business.
- 35 5. To maximize water conservation, all new construction shall incorporate WaterSense®
36 plumbing fixtures (faucets, showerheads, and toilets) and ENERGY STAR® appliances to the
37 greatest extent possible. To maximize water conservation and minimize fertilizer/pesticide
38 runoff, all new construction must be certified as Florida Water StarSM Silver. Where Florida
39 Water Star Certification will not be obtained, a "Letter of Certification of the Design for an
40 Irrigation System" signed by the contracted irrigation installation/design professional certifying
41 the design is consistent with Florida Water StarSM criteria shall be required before issuance
42 of a building permit. In addition, where Florida Water StarSM Certification will not be obtained,

1 a "Letter of Completion Certifying Compliance with Design for an Irrigation System" signed by
2 the contracted irrigation installation/ design professional certifying the installation is consistent
3 with Florida Water StarSM criteria shall be required before issuance of a certificate of
4 occupancy.

5 **S. Annexation.** Owner shall not enter into a covenant to annex with a municipality if the covenant
6 alters the prerequisites of a voluntary annexation under Section 171.044, Florida Statutes.

7 **T. Lighting.**

- 8 1. All streetlighting must meet Florida Greenbook Lighting Standards and FDOT street lighting
9 standards, dark sky, and warm white glow correlated color temperature (CCT) not to exceed
10 3000k.
- 11 2. All streetlighting shall be owned and maintained by the HOA.
- 12 3. All development will adhere to Dark-Sky Principles and Sec. 3.09.00 – Lighting 33 Standards,
13 Lake County LDR, as amended. In situations where Lighting Standards conflict with Dark-Sky
14 Principles, Dark-Sky Principles shall have precedence.

15 **U. Signage.** All signage must be in accordance with the LDR, as amended.

16 **V. Wildlife Corridor Dedication.** Developer shall convey to Lake County, its successors and/or
17 assigns, at no cost to the County, a Wildlife Corridor to be agreed upon by the County and
18 Developer and consistent with the Wellness Way Area Plan, which conveyance shall occur prior
19 to the recording, in the public records of Lake County, Florida, of a final plat for all or any portion
20 of the overall PUD as described in Exhibit "A" attached hereto. This area must remain in its natural
21 state.

22 1. If and only if the Central Florida Expressway Authority has acquired the proposed Central
23 Florida Expressway right-of-way referred to as SR 516, as shown on the Final PUD, then the
24 County has required and Developer has agreed that Developer shall convey to the County
25 approximately 35.56 Acres located south of such proposed right-of-way, as shown on page 7
26 of 16 of the Final PUD (Exhibit "C") as "G-8 Open Space / Wildlife Corridor." In such event,
27 the conveyance shall occur prior to the recording, in the public records of Lake County, Florida,
28 of a final plat for all or any portion of the overall PUD as described in Exhibit "A" attached
29 hereto. This area must remain in its natural state.

30 2. The conveyance shall be made by transfer of fee simple title to Lake County, its assignee or
31 other public entity designated by Lake County. Developer will convey good, marketable, and
32 insurable title to the property by Statutory Warranty Deed (free of all rights of election, dower,
33 courtesy, homestead, spouses, and other rights) and subject only to easements, rights-of-
34 way, licenses, liens, encumbrances, and subdivision restrictions of record acceptable to the
35 County. Developer shall pay all closing costs and recording fees.

36 3. This conveyance is separate from, and shall not be eligible for, Capacity Enhancement.

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

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

41 **Y. Development Review and Approval.** Prior to the issuance of any permits, the Owner shall submit

a preliminary plat, construction plans, and final plat generally consistent with the Conceptual Plan attached as Exhibit "B" for review and approval in accordance with the Comprehensive Plan and LDR, as amended. Submittal of construction plans shall be allowed to occur concurrently with preliminary plat review, so long as the preliminary plat has received one round of staff review. However, such concurrent processing shall meet all applicable procedural requirements and shall be at the Developer's own risk.

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

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

BB.No Estoppel: Approval of this Ordinance cannot be relied upon to assert a claim of estoppel against the County if the property identified herein cannot be developed due to the inability to meet other requirements under the applicable Land Development Regulations. The Owner/Developer is solely responsible for performing any necessary due diligence to ensure the property will appropriately support future development.

Section 2. Conditions.

- A.** After establishment of the facilities as provided in this Ordinance, the property identified in this Ordinance may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C.** This Ordinance will inure to the benefit of and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor and will be subject to each condition in this Ordinance.
- D.** The transfer of ownership or lease of any or all the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good

and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDR, as amended.

E. 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 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 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 shall become effective upon recordation in the public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

ENACTED this _____ day of _____, 2026.

FILED with the Secretary of State _____, 2026.

EFFECTIVE _____, 2026.

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

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**EXHIBIT A
LEGAL DESCRIPTION**

LEGAL DESCRIPTION:

TOGETHER WITH ALL OF LH HIGHWAY 27, LLP'S ("LH HIGHWAY") EASEMENT INTERESTS ARISING UNDER THAT CERTAIN DECLARATION OF EASEMENTS AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS EXECUTED BY MARINA LANDING, INC., A FLORIDA CORPORATION, AND FLORIBRA U.S.A., INC., A DELAWARE CORPORATION, TO AND IN FAVOR OF LH HIGHWAY AND RECORDED IN OFFICIAL RECORDS BOOK 3175, PAGE 1091, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (BRADSHAW SOUTH); AND EXECUTED BY FLORIBRA U.S.A., INC., A DELAWARE CORPORATION, TO AND IN FAVOR OF LH HIGHWAY AND RECORDED IN OFFICIAL RECORDS BOOK 3175, PAGE 1047, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (BRADSHAW NORTH); AND EXECUTED BY FLORIBRA U.S.A., INC., A DELAWARE CORPORATION, TO AND IN FAVOR OF LH HIGHWAY AND RECORDED IN OFFICIAL RECORDS BOOK 3175, PAGE 1069, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (BRADSHAW CENTRAL).

AND

PARCEL NO. 1:

THE NORTH 660 FEET OF THE SOUTH 1980 FEET OF THE WEST 1/4 OF THE NORTH 3/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE EAST 33 FEET THEREOF, AND LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL, TO WIT:

17

BEGIN AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 90°00'00" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION, 1325.23 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 35, THENCE SOUTH 00°36'37" EAST ALONG SAID EAST BOUNDARY, 1932.79 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1980 FEET OF THE NORTH 3/4 OF THE WEST 1/4 OF SAID SECTION 35 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE SOUTH 89°39'03" WEST ALONG SAID NORTH BOUNDARY, 1315.37 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF SAID SECTION 35, THENCE SOUTH 00°54'32" EAST ALONG SAID WEST BOUNDARY 57.55 FEET, THENCE NORTH 89°39'03" EAST 1315.37 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 35, THENCE NORTH 00°36'37" WEST 57.55 FEET ALONG SAID EAST BOUNDARY TO THE POINT OF BEGINNING, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

AND

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PARCEL NO. 2:

BEGIN AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION, 1325.23 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 35; THENCE SOUTH 00°36'37" EAST ALONG SAID EAST BOUNDARY 2592.79 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°39'03" WEST 1315.37 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF SAID SECTION 35; THENCE SOUTH 00°54'32" EAST ALONG SAID WEST BOUNDARY 57.55 FEET; THENCE NORTH 89°39'03" EAST 1315.37 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 35; THENCE NORTH 00°36'37" EAST 57.55 FEET ALONG SAID EAST BOUNDARY TO THE POINT OF BEGINNING, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

AND

THE SOUTH 1,320 FEET OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE EAST 33 FEET THEREOF.

AND

THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE SOUTH 386 FEET THEREOF, LAKE COUNTY, FLORIDA.

THE PREVIOUSLY DESCRIBED LANDS MAY ALSO BE DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE RUN NORTH 00°25'08" WEST ALONG THE EAST LINE OF THE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 386.02' TO A POINT OF BEGINNING, ALSO BEING THE NORTH LINE OF THE SOUTH 386.00 FEET OF SAID SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°53'51" WEST ALONG SAID NORTH LINE, FOR A DISTANCE OF 2751.28 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°35'25" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 2128.08 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°51'38" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 2676.60 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°36'21" WEST ALONG WEST LINE OF SAID SECTION 35, FOR A DISTANCE OF 660.30 FEET TO THE SOUTH LINE OF THE NORTH 57.54 FEET OF THE SOUTH 1980.00 FEET OF THE NORTH 3/4 OF WEST 1/4 OF SAID SECTION 35; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°36'06" EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1284.71 FEET TO THE WEST RIGHT-OF-WAY LINE OF COOK ROAD (66.00 FOOT PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1922.64 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF SAID SECTION 35; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°36'07" WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1281.88 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°25'08" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 876.37 FEET TO AFORESAID POINT OF BEGINNING.

AND

PARCEL NO. 3

1 **A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE**
2 **COUNTY, FLORIDA,**
3 **BEING MORE PARTICULARLY DESCRIBED AS:**
4 **BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE**
5 **RUN SOUTH 89°51'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE**
6 **OF 1000.02 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°18'11" EAST FOR A DISTANCE**
7 **OF 1701.79 FEET; THENCE RUN NORTH 57°18'11" EAST FOR A DSITANCE OF 1148.47 FEET TO A POINT ON**
8 **THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH**
9 **00°36'21" EAST LINE FOR A DISTANCE OF 1587.73 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH**
10 **89°57'07" EAST FOR A DISTANCE OF 1284.87 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF**
11 **COOK ROAD AS RECORDED IN DEED BOOK 357, PAGE 10, DEED BOOK 357, PAGE 11 AND OFFICIAL**
12 **RECORDS BOOK 5947, PAGE 2309, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE**
13 **RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 81.84 FEET;**
14 **THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN NORTH 89°36'06" WEST FOR A DISTANCE OF**
15 **1284.71 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 34;**
16 **THENCE RUN SOUTH 00°36'21" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 660.30 FEET TO THE**
17 **POINT OF BEGINNING.**
18 **CONTAINING 2,078,192 SQUARE FEET OR 47.71 ACRES, MORE OR LESS.**

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**EXHIBIT C
MASTER PUD PLAN**

(See Attachment Below Pages 1-11)

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
f 407.839.4008
Certificate of Authorization Number FL #3932



Schofield Road Final PUD

South of Schofield Rd, West of Cook Rd, East of US HWY 27. Lake County, FL

Parcel ID: 33-23-26-0001-000-00500; 34-23-26-0002-000-00100;
34-23-26-0001-000-00200; 34-23-26-0001-000-00600;
35-23-26-0002-000-00700; 35-23-26-0002-000-00200;

LEGAL DESCRIPTION:

PARCEL A:

THAT PART OF SECTION 3 AND 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, AND SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE RUN S89°38'48"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34 FOR A DISTANCE OF 106.70 FEET; THENCE LEAVING SAID NORTH LINE RUN S00°21'12"W, 33.00 FEET TO THE POINT OF BEGINNING; THENCE S89°38'48"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHELL POND ROAD 1175.86 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF SHELL POND ROAD, SOUTH 00°21'09"W WEST, FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE DEDICATED SOUTH RIGHT-OF-WAY LINE OF SHELL POND ROAD AS SHOWN IN OFFICIAL RECORDS BOOK 5799, PAGES 361 THROUGH 371; THENCE ALONG SAID DEDICATED SOUTH RIGHT-OF-WAY LINE, S89°38'48"E, 1366.37 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER THE AFORESAID SECTION 34; THENCE CONTINUING ALONG SAID DEDICATED SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 89°38'51"E EAST, FOR A DISTANCE OF 2540.64 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE RUN S00°33'40"E ALONG THE EAST LINE OF SAID SECTION 34 FOR A DISTANCE OF 265.81 FEET; THENCE LEAVING SAID EAST LINE RUN S57°18'11"W, 1148.47 FEET; THENCE S00°18'11"W, 1701.79 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE S89°51'38"W ALONG SAID SOUTH LINE 1676.58 FEET; THENCE S01°35'25"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34 FOR A DISTANCE OF 2514.21 FEET; THENCE S89°53'51"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34 FOR A DISTANCE OF 108.25 FEET; THENCE S00°15'13"W ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3 FOR A DISTANCE OF 1427.84 FEET; THENCE N89°58'09"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 1327.06 FEET; THENCE LEAVING SAID SOUTH LINE RUN S00°13'33"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 2092.64 FEET; THENCE LEAVING SAID EAST LINE RUN N88°59'24"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 782.24 FEET; THENCE LEAVING SAID SOUTH LINE RUN N21°48'45"W, 2146.92 FEET; THENCE N11°06'30"W, 1506.01 FEET; THENCE N19°21'36"W, 1765.41 FEET; THENCE S85°39'29"W, 82.51 FEET; THENCE N88°27'29"W, 77.06 FEET; THENCE N72°54'13"W, 85.84 FEET; THENCE N89°23'37"W, 53.26 FEET; THENCE N24°46'33"W, 58.92 FEET; THENCE N17°05'15"W, 114.80 FEET; THENCE N04°38'30"W, 76.69 FEET; THENCE N28°34'16"W, 50.97 FEET; THENCE N13°31'17"W, 223.47 FEET; THENCE N02°11'47"E, 54.35 FEET; THENCE N26°15'31"E, 159.61 FEET; THENCE N37°28'12"E, 79.13 FEET; THENCE N46°54'08"E, 118.91 FEET; THENCE N67°36'49"E, 76.63 FEET; THENCE N72°12'36"E, 116.00 FEET; THENCE N82°52'07"E, 50.68 FEET; THENCE S89°07'51"E, 155.29 FEET; THENCE N71°33'32"E, 46.94 FEET; THENCE S82°24'42"E, 63.08 FEET; THENCE S72°54'13"E, 56.13 FEET; THENCE S58°25'07"E, 125.29 FEET; THENCE S89°27'25"E, 69.76 FEET; THENCE N30°03'45"E, 52.33 FEET; THENCE N15°07'04"E, 79.88 FEET; THENCE N23°01'09"E, 90.58 FEET; THENCE N26°55'13"E, 90.49 FEET; THENCE N17°55'18"E, 73.21 FEET; THENCE N58°10'46"E, 95.93 FEET; THENCE N28°52'02"E, 212.91 FEET; THENCE N15°10'44"E, 217.27 FEET; THENCE N18°25'43"E, 30.06 FEET; THENCE N31°28'14"E, 118.74 FEET; THENCE N38°13'39"E, 88.26 FEET; THENCE N47°11'58"E, 160.39 FEET; THENCE N29°47'36"E, 198.43 FEET; THENCE N22°37'51"E, 182.97 FEET; THENCE N01°11'01"W, 306.56 FEET; THENCE N58°15'55"E, 48.11 FEET; THENCE N18°25'43"E, 28.77 FEET; THENCE N12°48'38"W, 47.02 FEET; THENCE N24°20'50"W, 96.07 FEET; THENCE N16°11'44"W, 67.87 FEET; THENCE N02°40'25"E, 178.55 FEET; THENCE N20°11'24"E, 193.59 FEET; THENCE N31°49'22"E, 173.80 FEET; THENCE N12°00'19"E, 100.79 FEET; THENCE N21°31'58"W, 102.24 FEET; THENCE N12°32'07"W, 19.52 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL OF LH HIGHWAY 27, LLP'S ("LH HIGHWAY") EASEMENT INTERESTS ARISING UNDER THAT CERTAIN DECLARATION OF EASEMENTS AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS EXECUTED BY MARINA LANDING, INC., A FLORIDA CORPORATION, AND FLORIBA U.S.A., INC., A DELAWARE CORPORATION, TO AND IN FAVOR OF LH HIGHWAY AND RECORDED IN OFFICIAL RECORDS BOOK 3175, PAGE 1091, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (BRADSHAW SOUTH); AND EXECUTED BY FLORIBA U.S.A., INC., A DELAWARE CORPORATION, TO AND IN FAVOR OF LH HIGHWAY AND RECORDED IN OFFICIAL RECORDS BOOK 3175, PAGE 1047, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (BRADSHAW NORTH); AND EXECUTED BY FLORIBA U.S.A., INC., A DELAWARE CORPORATION, TO AND IN FAVOR OF LH HIGHWAY AND RECORDED IN OFFICIAL RECORDS BOOK 3175, PAGE 1089, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (BRADSHAW CENTRAL).

PARCEL B:

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE RUN NORTH 00°25'08" WEST ALONG THE EAST LINE OF THE OF THE SOUTHEAST 1/4 OF SAID SECTION 34 FOR A DISTANCE OF 386.02' TO A POINT OF BEGINNING, ALSO BEING THE NORTH LINE OF THE SOUTH 386.00 FEET OF SAID SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°53'51" WEST ALONG SAID NORTH LINE, FOR A DISTANCE OF 2751.28 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°18'25" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 2128.08 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°51'38" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 2676.60 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 09°36'21" WEST ALONG WEST LINE OF SAID SECTION 35, FOR A DISTANCE OF 660.30 FEET TO THE SOUTH LINE OF THE NORTH 57.54 FEET OF THE SOUTH 1980.00 FEET OF THE NORTH 3/4 OF WEST 1/4 OF SAID SECTION 35; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°36'06" EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1284.71 FEET TO THE WEST RIGHT-OF-WAY LINE OF COOK ROAD (66.00 FOOT PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1922.64 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF SAID SECTION 35; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°36'07" WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1281.88 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°25'08" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 876.37 FEET TO AFORESAID POINT OF BEGINNING

PARCEL C:

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°51'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1000.02 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°18'11" EAST FOR A DISTANCE OF 1701.79 FEET; THENCE RUN NORTH 57°18'11" EAST FOR A DISTANCE OF 1148.47 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 00°36'21" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 1581.73 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°51'38" EAST FOR A DISTANCE OF 1284.87 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COOK ROAD AS RECORDED IN DEED BOOK 357, PAGE 10, DEED BOOK 357, PAGE 11 AND OFFICIAL RECORDS BOOK 5947, PAGE 2308, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 81.84 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN NORTH 89°36'06" WEST FOR A DISTANCE OF 1284.71 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 00°36'21" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 660.30 FEET TO THE POINT OF BEGINNING, CONTAINING 2,078,192 SQUARE FEET OR 47.71 ACRES, MORE OR LESS.

TOTAL ACREAGE OF SUBJECT PROPERTY IS 887.5

Development Team

Property Owner

GT Homes Wellness Way LP
5600 N Federal Hwy
Fort Lauderdale, FL 33308

Gordon Tender LLC et al
500 Australian Ave, Suite 710
West Palm Beach, FL 33401

Consultant

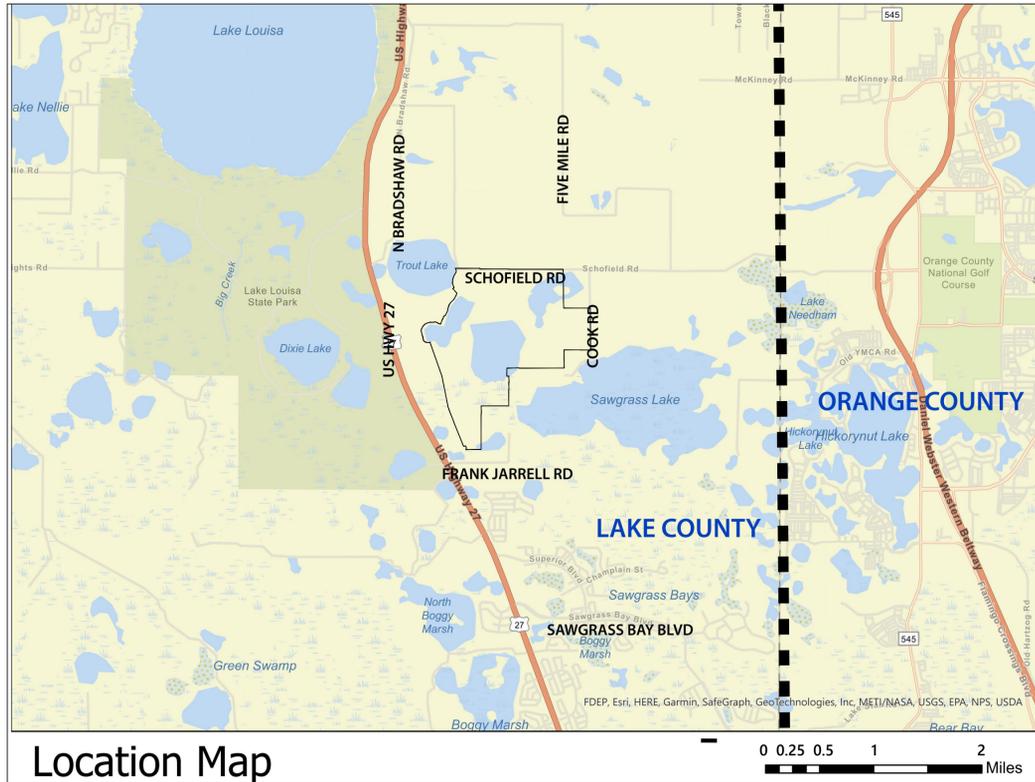
VHB
225 E. Robinson St, Suite 300
Orlando, FL 32801
(407)839-4006 · (407)839-4008

Applicant

Pulte Home Company LLC
4901 Vineland Rd
Orlando, FL 32811

Land Use Attorney

Shutts & Bowen LLP
300 S. Orange Ave, Suite 1600
Orlando, FL 32801



Location Map

Issued for	PUD Rezoning Approval
Date Issued	January 13, 2023
Latest Issue	August 1, 2025

Sheet Index

Number	Drawing Title	Latest Issue
1	Cover Sheet	8/1/2025
2	Existing Conditions Sheet	5/23/2025
3	Final PUD Master Plan	8/1/2025
4	Development Standards & Notes	8/1/2025
5	Typical Cross Sections	5/23/2025
6	Intersection Density & Typical Lot Diagrams	8/1/2025
7	Open Space Plan	5/23/2025
8	Public Facilities Plan	5/23/2025
9	Trails Plan	5/23/2025
10	Close to Home Parks Plan	5/23/2025
11	Cut & Fill Plan	5/23/2025

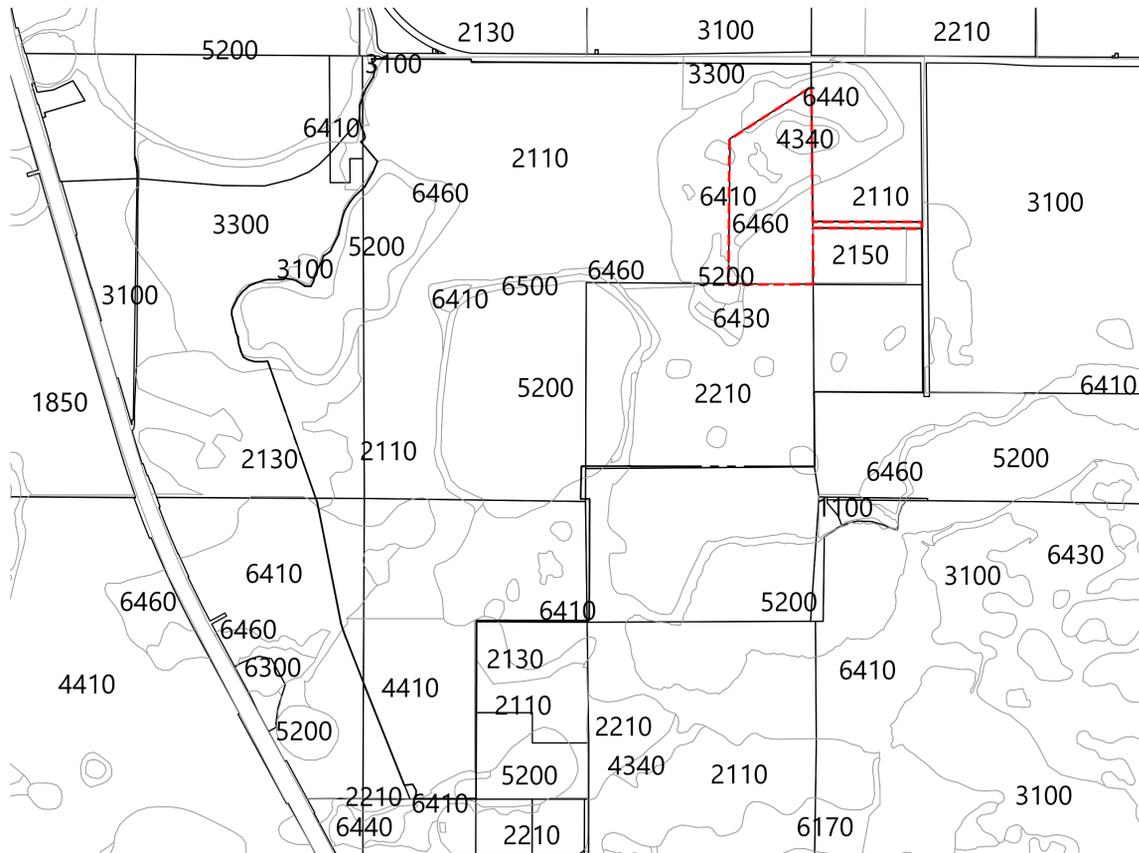
Reference Drawings

Number	Drawing Title	Latest Issue
SN100 - SN102	Master Sign Plans	10/17/2023
SV001- SV004	Property Survey	2/23/2023

REQUEST: PER THE REQUIREMENTS OF THE WELLNESS WAY AREA PLAN (GOAL I-8 OF THE LAKE COUNTY COMPREHENSIVE PLAN), AMEND THE PUD TO ADD APPROXIMATELY 47 ACRES TO THE BOUNDARY AND APPLY THE NEIGHBORHOOD DISTRICT DEVELOPMENT STANDARDS OF THE WELLNESS WAY AREA DESIGN GUIDELINES.

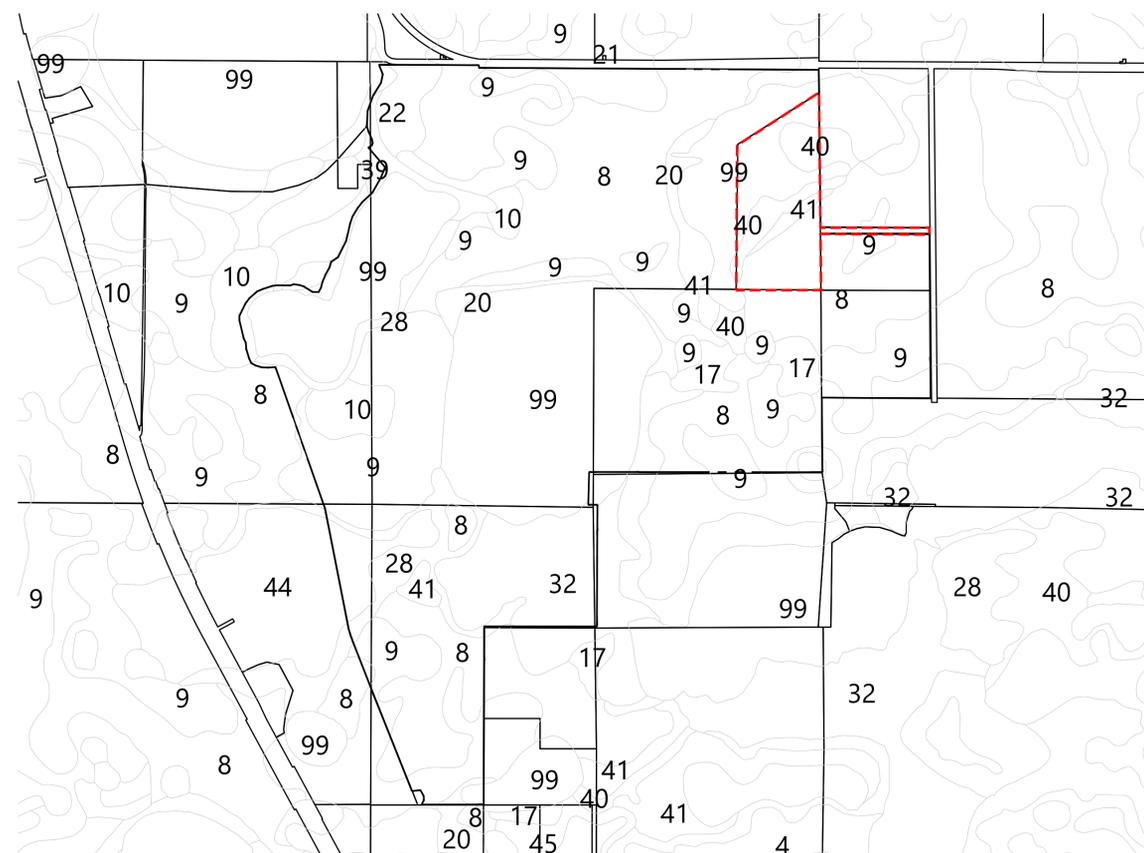
VHB Project No. 64036.01

Issued for: Lake County



Land Cover

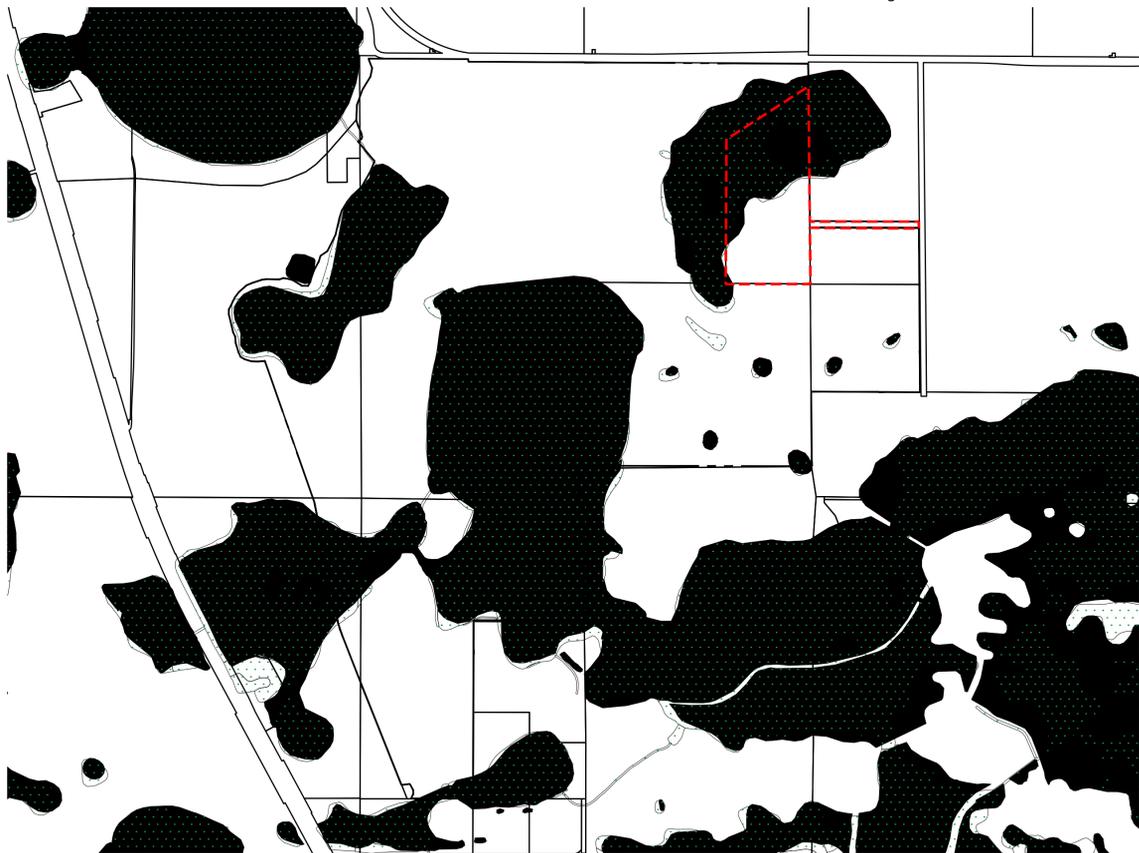
1100 Residential, low density - less than 2 dwelling units/acre	3100 Herbaceous upland nonforested	6300 Wetland forested mixed
1850 Parks and zoos	3300 Mixed upland nonforested	6410 Freshwater marshes
2110 Improved pastures (monocult. planted forage crops)	4340 Upland mixed coniferous/hardwood	6430 Wet prairies
2130 Woodland pastures	4410 Pine plantation	6440 Emergent aquatic vegetation
2210 Citrus groves	5200 Lakes	6460 Mixed scrub-shrub wetland
	6170 Mixed wetland hardwoods	6500 Non-vegetated wetland



Soil

4 Anclote And Myakka Soils	20 Immokalee Sand	40 Placid and Myakka Sands, Depressional
8 Candler Sand, 0 to 5 Percent Slopes	21 Lake Sand, 0 to 5 Percent Slopes	41 Pomello Sand, 0 to 5 Percent Slopes
9 Candler Sand, 5 to 12 Percent Slopes	22 Lake Sand, 5 to 12 Percent Slopes	42 Pompano Sand
10 Candler Sand, 12 to 40 Percent Slopes	28 Myakka-Myakka, Wet, Sands, 0 to 2 Percent Slopes	44 Tavares Sand, 0 to 5 Percent Slopes
17 Arents	32 Oklawaha Muck	45 Tavares Sand, 0 to 5 Percent Slopes
	39 Seffner Sand	

LEGEND
 - - - - - ADDITIONAL SITE AREA



Wetland and Waterbodies

— Boundary [Cross-hatch] Wetland [Black] Waterbody



Flood Zones

[Diagonal] Flood Zone - AE [Green Cross-hatch] Flood Zone - A [Dotted] 0.2 PCT Annual Flood Hazard Zone

**Schofield Road
 Final PUD**

Lake County, Florida

No.	Revision	Date	Appr.

Designed by: DW Checked by: DW
 Issued for: Date: January 13, 2023

Vertical Datum NAVD 1988

Existing Conditions

Drawing Number: _____
 Sheet 2 of _____

Site Data

Current Future Land Use:	Wellness Way Neighborhood District
Current Zoning:	Master Planned Unit Development (MPUD) per Ordinance #2023-74
Gross Acreage:	887.49 ac
Total Wetland/Water Bodies after Impacts:	303.27 ac
CFX ROW:	57.43 ac
Net Acreage:	526.79 ac
Open Space:	158.04 ac
Net Buildable Acreage:	368.75 ac

Permitted Uses

Residential:	Uses shall include those listed as permitted in Table 2.2.2: Permitted Principal Uses by District.
Non-Residential:	Permitted uses shall include those listed as Non-Residential Uses (Center Only) under Neighborhood district in Table 2.2.2: Permitted Principal Uses by District in the WWAP.

Development Program

Neighborhood District

Land Allocation	Percent	Acres
Center	5%	26.34
Open Space	30%	158.04
Residential	65%	342.41
Total	100%	526.79

Density Tier - Tier B

Residential			
Min Density	3.0 du/ac		
Max Density	20.0 du/ac		
Non-Residential			
Min FAR	0.30		
Max FAR	2.0		
Base Density Development Program			
	Acres	Units/Sq.ft	Density/FAR
Non-Residential	26.34	344,211	0.30
Residential	342.41	1,233	3.6
ROW Dedication (additional units to add)			
	Acres	Units/Sq.ft	
Policy I-8.8.1	0	87	
Density Bonus (20% Community Benefit Agreement)			
	Acres	20% Bonus Units	
Residential	342.41	246	
TOTAL PROPOSED PROGRAM			
Total Units (Base Density)			1,233 Units
Total Units (Base Density + 20% Density Bonus)			1,479 Units
Total Units (Base Density + 20% Density Bonus + ROW Dedication)			1,566 Units
Total Future Non-residential Development (Min)			344,211 sq.ft

Open Space

Open Space Required:	158.04 ac (30%)
Wellness Space	105.36 ac (20%)
Green Space	52.68 ac (10%)

- Open space is provided in two separate categories - Wellness Space and Green Space.
- Wellness Space shall include area for trails, open gathering places and active/passive recreation.
- Parks shall be designed consistent with the standards in Section 4.2 of the Wellness Way Area Plan (WWAP) Design Guidelines.
- Stormwater ponds enhanced as amenities using native vegetation shall count towards Wellness Space.
- Open space tracts are placed in the interior of the PUD to promote public access.

Support Service

Potable Water	Sunshine Water Services
Central Sewer	Sunshine Water Services
Stormwater Management:	
Retention/Detention:	Facilities will be designed to meet the water quality and water quantity criteria of the St. Johns River Water Management District and Lake County Stormwater Management Design Standards.
Fire Protection:	Lake County Fire Rescue
Police Protection:	Lake County Sheriff's Office

Development Standards

Residential Development Standards

	Single Family Attached Dwelling Units (Townhomes)	Single Family Detached Dwelling Units			Active Adult Dwelling Units	Multi-Family Development
		Rear Loaded	Front Loaded "Short Pad"	Front Loaded	Front Loaded	
Minimum Lot Width	20 ft	34 ft	50 ft	50 ft	40 ft	40 ft
Minimum Living Area (square feet)	1,000	1,200	960	1,500	1,200	500
Minimum Lot Depth	110 ft	110 ft	70 ft	120 ft	115 ft	N/A
Minimum Front Building Setback ¹	20 ft	15 ft	15 ft	20 ft	20 ft	10 ft
Front Porch Encroachments		10 ft	10 ft	10 ft	10 ft	10 ft
Minimum Garage Setback ² (front/rear)	25 ft/20 ft	25 ft/20 ft	25 ft	25 ft/20 ft	20 ft ⁴	N/A
Minimum Side Yard Setback	0 ft/5 ft (end units)	5 ft	5 ft	5 ft	5 ft	N/A
Setback From Side Street	10 ft	10 ft	10 ft	10 ft	10 ft	N/A
Minimum Rear Yard Setback	15 ft	N/A	15 ft	15 ft	15 ft	15 ft
Minimum Rear Yard Setback for Pools, Patios, Decks or Ancillary Structures	5 ft	5 ft	5 ft	5 ft	5 ft	N/A
Rear Setback from Edge of Alley Pavement	15 ft	15 ft	N/A	N/A	N/A	N/A
Minimum Building Separation	10 ft	N/A	N/A	N/A	N/A	20 ft
Maximum Impervious Surface Ratio (ISR) ⁵	0.85	0.75	0.75	0.75	0.75	N/A
Maximum Building Height ³	3 stories	3 stories	2 stories	3 stories	3 stories	3 stories
Setback from Normal High Water Line, Mean High Water Line, or Jurisdictional Wetland Line ⁶	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Minimum Front Yard Utility Easement	10 ft	10 ft	10 ft	10 ft	10 ft	N/A
Minimum Side and Rear Yard Drainage and Utility Easement	5 ft	5 ft	5 ft	5 ft	5 ft	N/A

- Front yard setback maybe reduced to 15 feet if rear loaded.
- The maximum allowable ISR for the overall PUD development shall be 0.60. Individual lot ISR may exceed 0.60 as shown in the table above as long as overall maximum is not exceeded.
- The maximum height for recreational amenity buildings shall be 55 ft.
- Garage setback is measured from edge of pavement. Detached garages shall be setback a minimum of 3 feet.
- For wetlands included in open space areas, buffers shall be 50 feet.
- See previously approved alternate standard #3 listed below.

Non-Residential Development Standards

		Non-Residential Development
Building Setback	Minimum Front Yard Setback	0 ft - 10 ft
	Setback from Side Street	10 ft
	Minimum Side Yard Setback	5 ft
	Minimum Rear Yard Setback	15 ft
Minimum Garage Setback		N/A
Maximum Porch Encroachment		N/A
Maximum Stories		3 stories
Minimum Lot Width		40 ft
Minimum Living Area		500 sf

Previously Approved Alternate Standards Application

Alternate Standards Application Pursuant to LDR Section 16.00.02.1.7

- Apply an Alternate Standard to Section 2.1.1(c) of the Wellness Way Community Design Guidelines and Standards to allow for front loaded garages on lots less than fifty (50) feet for the active adult units within Del Webb Phase 1 and 2.

Justification: This request will only apply to a limited portion of the project site that is dedicated to a gated active adult community. The affected lots will not be located along arterial streets and will not be visible to the general public. The requested deviation from the adopted standard will minimally affect a portion of the lots, which is less than 1/3 of the allocated units within the PUD. The request is consistent with the Guiding Principles of Wellness Way as set forth in Section 1.1 of WWAP and is consistent with the Development Standards in the WWAP by recognizing unique development of this community and its needs. An accompanying product information presentation shows further details on the product and justification for why this condition cannot be met for our active adult product.

- Apply an Alternate Standard to Section 9.11.00(a)(3) of the Lake County LDC to allow elevation changes in topography to exceed ten (10) feet. Specific locations shall be shown on the Final PUD.

Justification: The request will only apply to a few limited portions of the project site and will allow for the safe development of residential lots. The request will also ensure the project site is developed adhering to the development standards in the WWAP.

- Apply an Alternate Standard to Section 2.1.1(c) to allow for front loaded garages to be recessed less than 5-ft from the primary structure for active adult dwelling units within Del Webb Phase 1 and 2.

Justification: Pulte has spent many years perfecting its product line up to suit buyers' expectations. The existing product lineup includes elevations with front loaded garages that are recessed less than 5-ft from the primary structure. Revising the house layout is not a viable option. Many who look to purchase an Active Adult dwelling are only interested in one story homes, making it more difficult to meet the standard code. Again, this request will only apply to a limited portion of the project site that is dedicated to a 55+ adult only community. The request is consistent with the Guiding Principles of Wellness Way as set forth in Section 1.1 of WWAP.

General Notes

- Acres shown are approximate and subject to change with final design and platting.
- Project Phasing: The project will be developed in multiple phases. Each phase shall have sufficient infrastructure to standalone.
- The applicant shall comply with all Lake County fire protection requirements.
- Buffers shall be provided consistent with Section 9.01.06 of the Lake County LDC. Interior landscape buffers between abutting property boundaries may have a shared ten (10) foot wide landscape buffer with a five (5) foot wide buffer on each lot to achieve a minimum ten (10) foot wide buffer.
- School concurrency shall be met prior to final plat approval in accordance with the Comprehensive Plan and LDC, as amended.
- Parking shall be provided per Table 9.03.06 Parking Space Requirements of the Lake County LDC.
- No block face should have more than two consecutive single-family homes with the same house model, façade and/or exterior materials of color.
- Front loaded garage lots must randomly alternate the location of driveways in relation to front façade to avoid repetition, unless utility layouts cause conflicts.
- Intersection density shall be at least 80 intersections per square mile inclusive of pedestrian/bicycle crossings and street intersections.
- Street lighting shall adhere to Dark-Sky Principles with the consideration of glare, uplighting and backlighting from the light fixture used for the streetlight.
- Street lighting shall adhere to the Florida Greenbook Lighting standards and FDOT Design Manual lighting requirements.
- Architectural and Development Standards for the Center development shall adhere to Sec. 2.3 of the WWAP Design Guidelines and Standards.
- All roadways shall provide conduit to deliver fiber high speed broadband services to each household and business.
- A mandatory minimum setback of 50 feet from all retained jurisdictional wetland lines shall be established in the PUDs, and a minimum 50-foot wide buffer shall apply to isolated wetlands, non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable in which case a variable buffer consisting of a minimum width of 15 feet and average width of 50 feet shall be provided.
- Per Section 6.2 of the WWAP design guidelines and standards, landscape irrigation shall be provided from non-potable water sources when available in the area.
- The use of non-motorized vessels shall be allowed on all lakes/waterbodies within the PUD.
- Boardwalks, observation piers, fishing piers, community piers or other similar permanently fixed or floating structures shall be permitted for construction and shall adhere to all requisite standards per the Lake County LDC and SFWMD.

Alternate Standards Application

Alternate Standards Application Pursuant to LDR Section 16.00.02.0.1.7

- Apply an Alternate Standard to Section 2.1.1(c) of the Wellness Way Community Design Guidelines and Standards to allow for a reduced front setback of 15' on proposed 50' wide x 70' deep "short pad" lots. Minimum driveway, side, and rear building setbacks will be met as set forth in the Wellness Way Area Plan.
- Justification: This request seeks to provide enhanced variety of housing types and styles, as encouraged through Section 2.1.1(a) of the Wellness Way Community Design Guidelines and Standards. This additional product type allows for increased product diversity throughout the neighborhood, with reduced front setback required to maintain desired density. This alternate standard will apply to the "short pad" lots only, as reflected in the proposed residential standards development table.*



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Schofield Road Final PUD

Lake County, Florida

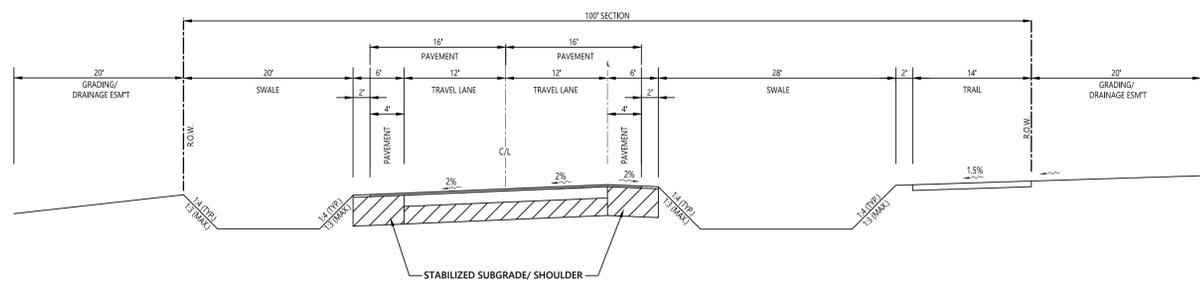
No.	Revision	Date	Appr.

Designed by	Checked by
DW	DW
Issued for	Date
	January 13, 2023

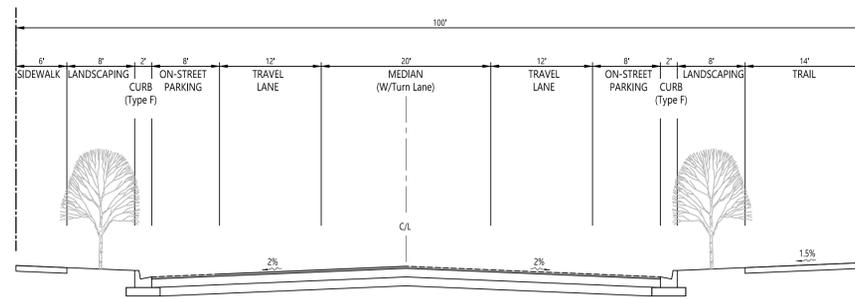
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Drawing Title

Development Standards & Notes

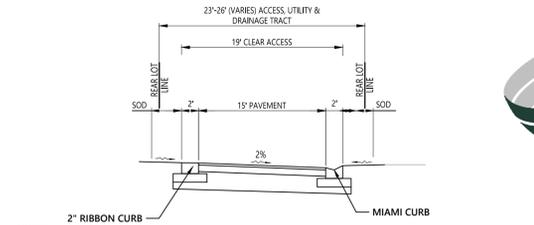
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Project Number	DATE: Nov. 19, 2025
64036.01	



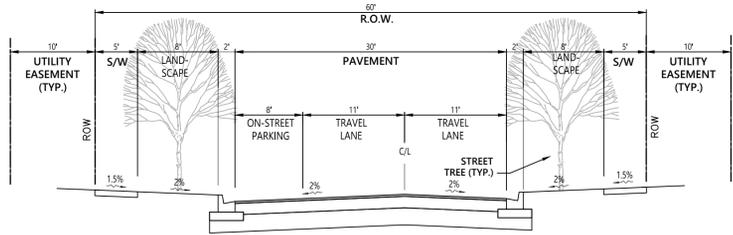
O-1 - US-27 CONNECTOR ROAD SECTION (INTERIM RURAL)
N.T.S.



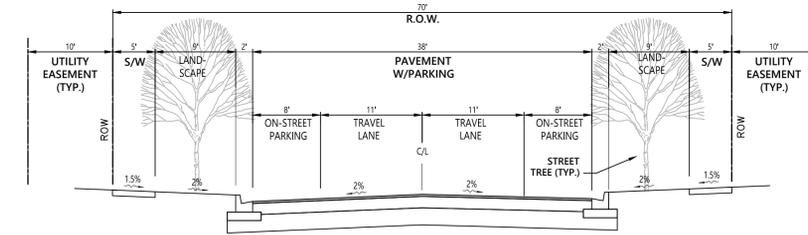
O-2 - US-27 CONNECTOR ROAD SECTION (FUTURE, BY OTHERS)
N.T.S.



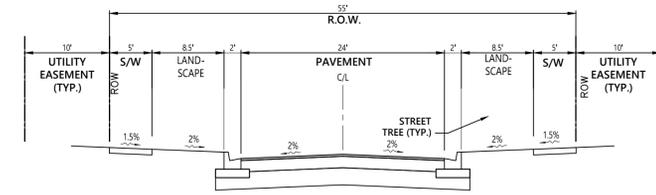
E - Typical Alley Road Section - One Way
N.T.S.



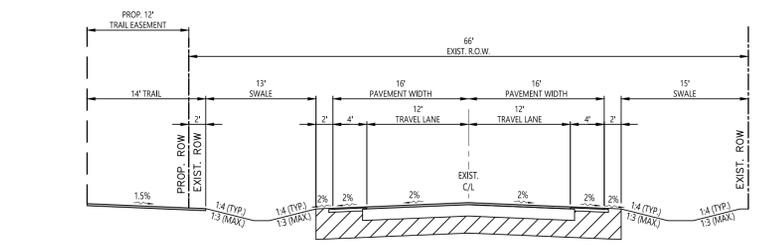
D - Local Street Typical Road Section (22-ft 1-side Parking)
N.T.S.



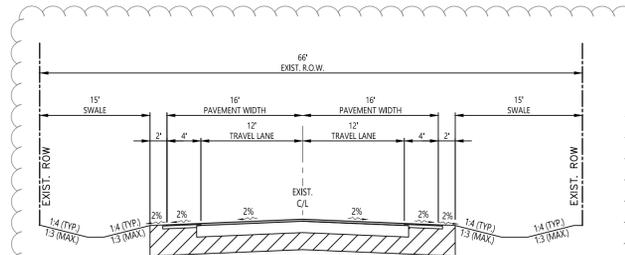
D - Local Street Typical Road Section (22-ft 2-side Parking)
N.T.S.



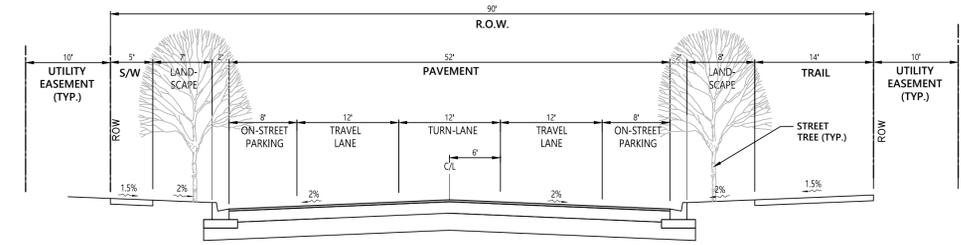
B3 - Local Street Typical Road Section
N.T.S.



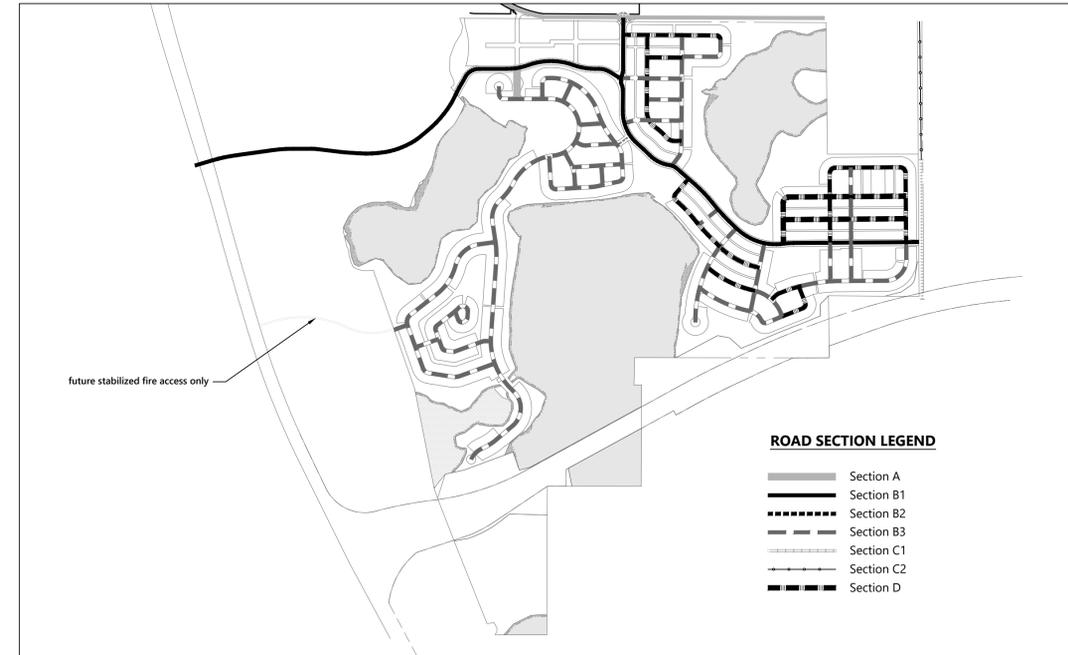
C1 - Typical Road Section - Cook Road
N.T.S.



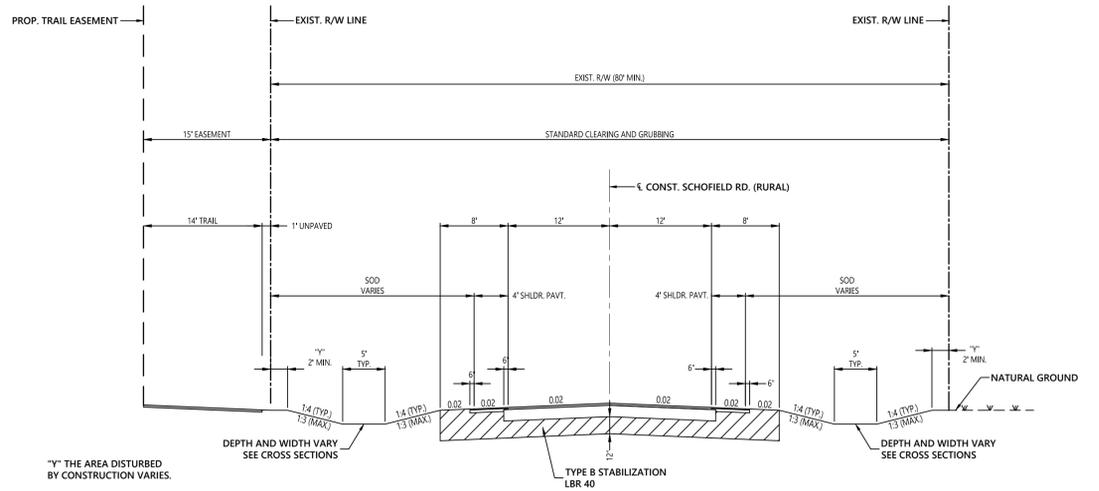
C2 - Typical Road Section - Cook Road
N.T.S.



B1 - Neighborhood Connector with 14ft Trail
N.T.S.



- ROAD SECTION LEGEND**
- Section A
 - Section B1
 - Section B2
 - Section B3
 - Section C1
 - Section C2
 - Section D



A - Typical Road Section - Schofield Road
N.T.S.

**Schofield Road
Final PUD**

Lake County, Florida

No.	Revision	Date	App'd.

Designed by: DW
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Issued for: DW
Date: January 13, 2023

Vertical Datum NAVD 1988

**Typical Road
Sections**

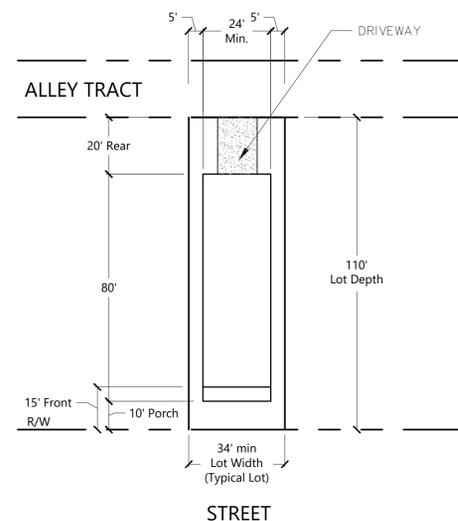


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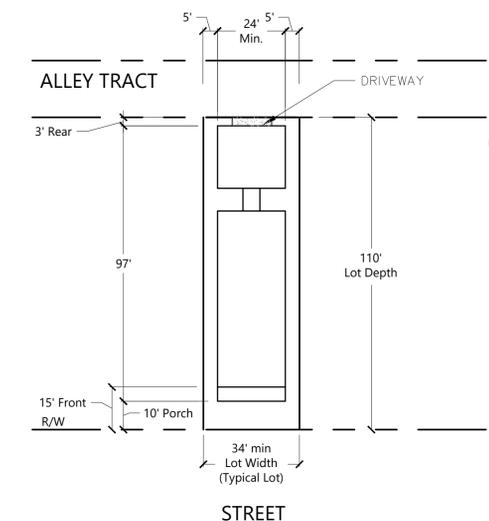
Intersection Density

Neighborhood District

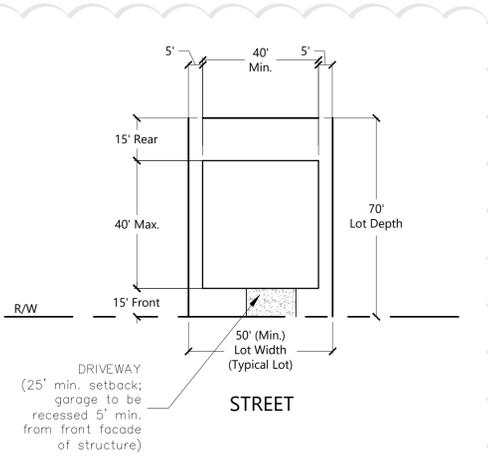
Required 80 intersections/sq. mile
 Provided 124.4 intersections/sq. mile
 97 intersections/499.07 acres x (640 acres/sq mile) = 124.4 intersections/sq mile



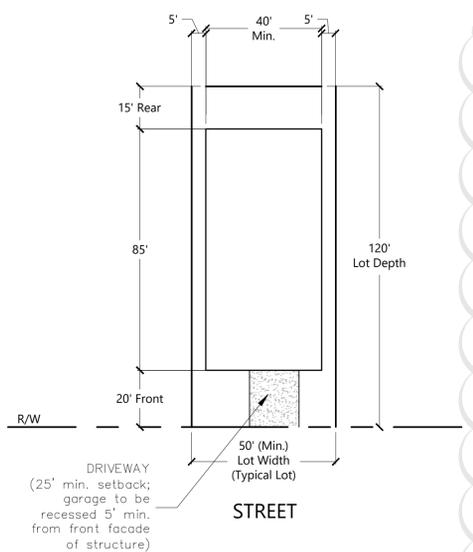
34' - 40' x 110' Single-Family Lot (Rear Loaded)
Scale: 1"=30'



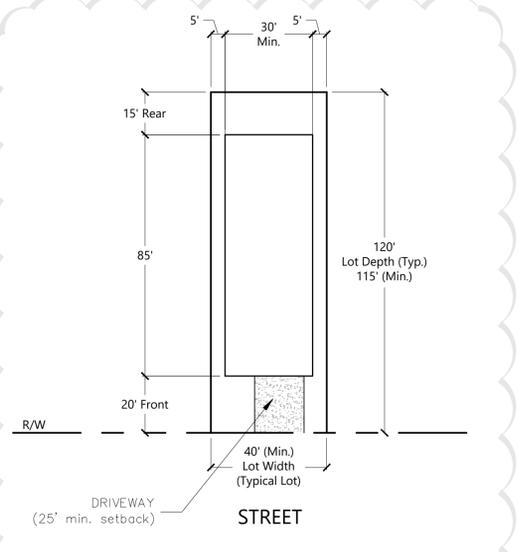
34' - 40' x 110' Single-Family Lot (Rear Loaded with Detached Garage)
Scale: 1"=30'



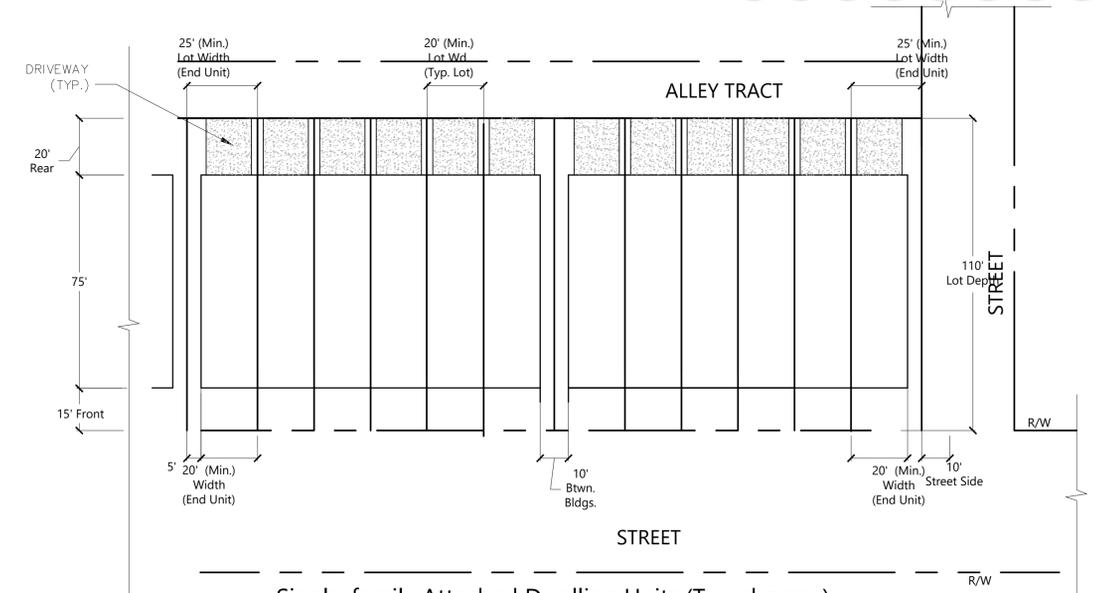
50' x 70' Single-Family Lot (Front Loaded "short pad")
Scale: 1"=30'



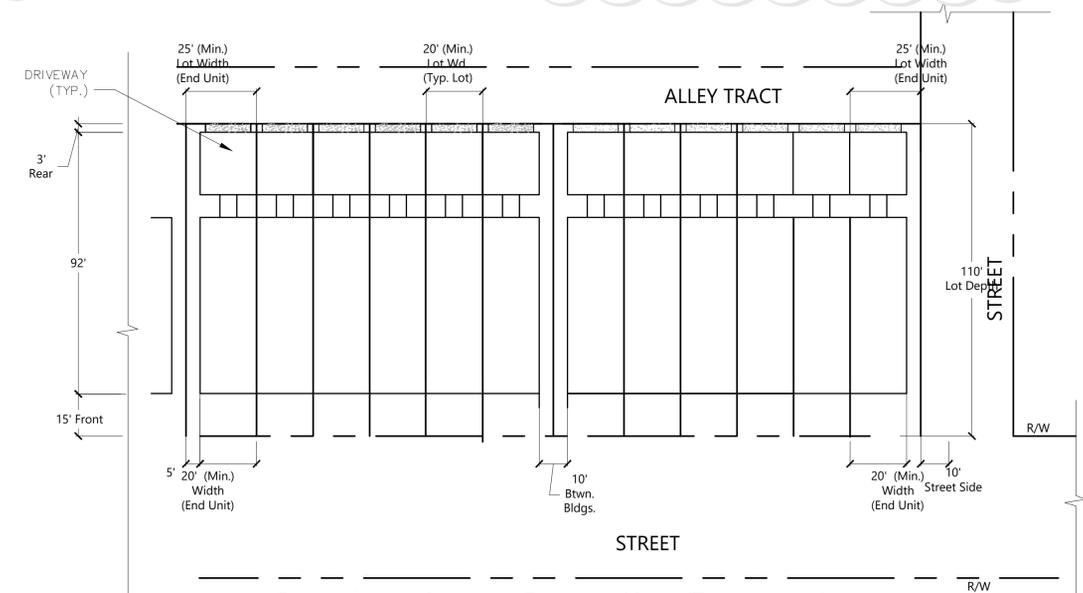
50' - 64' x 120' Single-Family Lot (Front Loaded)
Scale: 1"=30'



Active Adult Villas (Front Loaded)
Scale: 1"=30'



Single-family Attached Dwelling Units (Townhomes) (Rear Loaded)
Scale: 1"=30'



Single-family Attached Dwelling Units (Townhomes) (Rear Loaded with Detached Garage)
Scale: 1"=30'

Schofield Road Final PUD

Lake County, Florida

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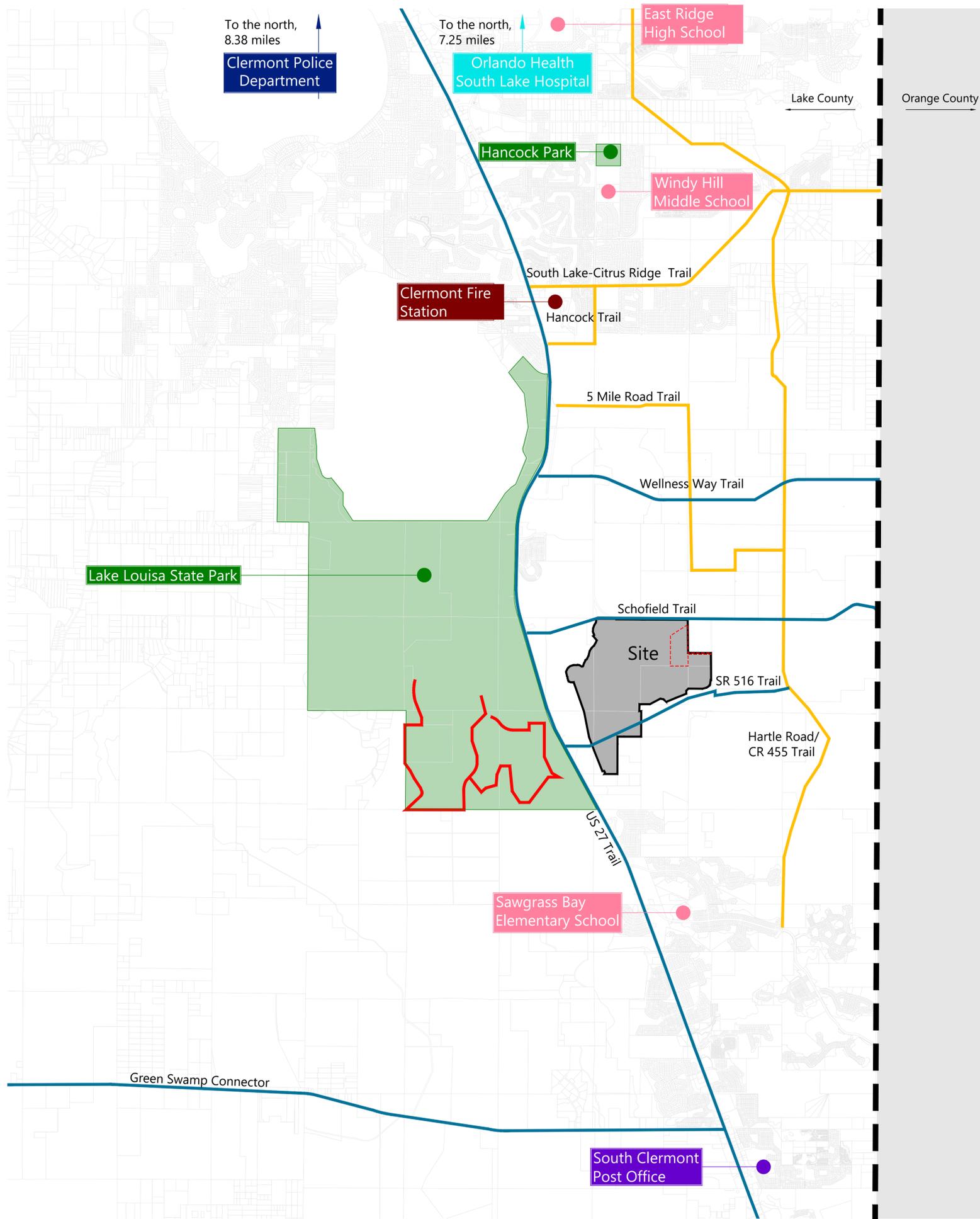
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Intersection Density & Typical Lot Diagrams

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Public Facilities Size/Capacity

Utility Demands

Utility	ADF (GPD)	ADF (GPM)	PDF (GPD) ⁶	PHF (GPM) ^{4,5}
Potable Water	499,050	347	-	1,213
Re-use Water	1,411,076	980	2,822,153	-
Sanitary Sewer	378,788	263	-	789

Notes:

- The Project is located in Sunshine Utilities service area for water, reclaim and sanitary
- A temporary sanitary package plant will be allowed for initial service
- Sunshine Utilities requires an approved service agreement with final construction plans
- Potable Water PHF Factor = 3.5
- Sanitary Sewer PHF Factor = 3.0
- Re-use Water PHF Factor = 2.0

School Capacity

Schools	School Type	Current Capacity	Available Capacity	Project Demand
Sawgrass Bay Elementary School	Elementary	2505	333	213
Lake Pt Academy Windy Hill	Middle	1903	168	110
East Ridge Lake Minneola	High	5529	-186	152

⁴For a single family unit, the student generation rates are 0.140 for elementary school, 0.072 for middle school and 0.100 for high school. School capacity data and student generation rates source is the Lake County School District Report 2021. A proportionate share mitigation agreement shall be approved prior to approval of final plat approval.

Law Enforcement, Fire Protection and Emergency Services

Service Stations	Distance
Clermont Police Department	8.38 miles
Clermont Fire Station	3.67 miles
South Clermont Post Office	10.22 miles
Orlando Health South Lake Hospital	7.25 miles

⁶Data from Lake County My Public Services.

Parks and Trails

Parks and Trails	Size
Hancock Park	34 acres
Lake Louisa State Park	4,372 acres
Hartle Road/CR455 Trail (Planned)	12.41 miles
5 Mile Road Trail (Planned)	5.08 miles
Hancock Trail (Planned)	1.34 miles
South Lake - Citrus Ridge Trail (Planned)	4.2 miles
US 27 (Conceptual)	43.85 miles
Wellness Way Trail (Conceptual)	9.74 miles
Green Swamp Connector (Conceptual)	12.44 miles

⁵Data from Lake County Trails Master Plan.



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LEGEND

- Public School
- Park
- Conceptual Trail
- Planned Trail
- Existing Trail
- Fire Station
- Police Station
- Post Office
- Hospital
- Additional Site Area

Schofield Road Final PUD

Lake County, Florida

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Public Facilities Plan

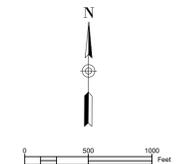
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LEGEND

-  PROPERTY BOUNDARY
-  ACCESS
-  WETLAND
-  BUFFER
-  LAKE
-  PARCEL LINE
-  POTENTIAL TAKING AREA BY CFX
-  NO ACCESS ALLOWED
-  IMPACTED WETLAND
-  PHASE LINE
-  14' TRUNK TRAIL
-  14' TRUNK TRAIL (BY OTHERS)
-  12' NEIGHBORHOOD TRAIL
-  ADDITIONAL SITE AREA



**Schofield Road
Final PUD**

Lake County, Florida

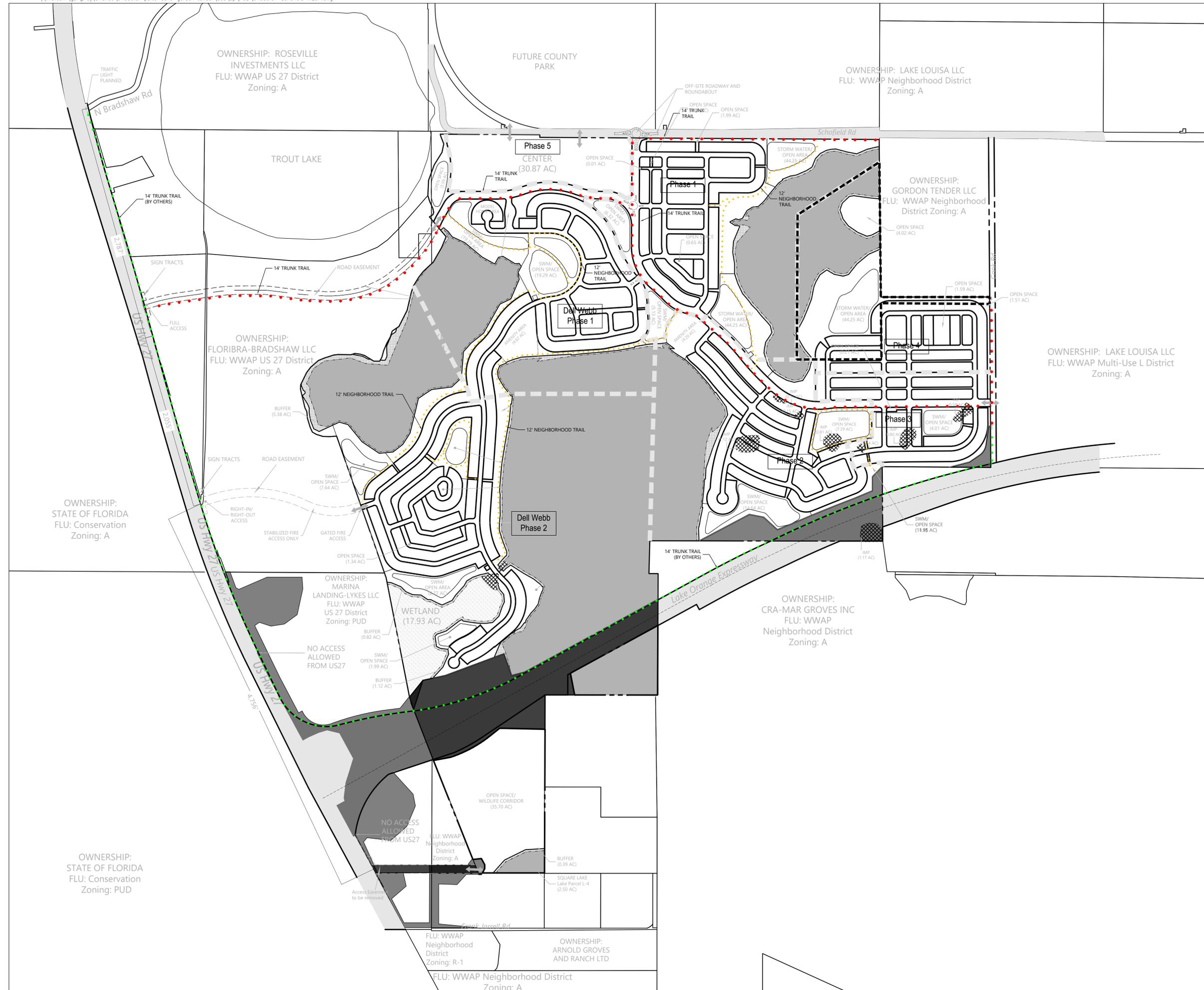
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Trails Plan

Project Number	Drawing Number
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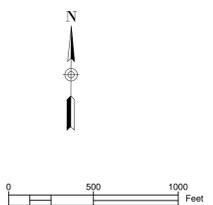


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LEGEND
 - - - - - Park Service Area
 - - - - - Additional Site Area



**Schofield Road
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 Drawing Title

**Close To Home
 Parks Plan**

Drawing Number

10

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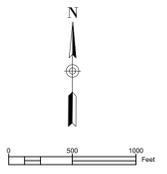


LEGEND

-  WETLAND TO REMAIN
-  WETLAND BUFFER
-  WETLAND TO BE REMOVED
-  GREATER THAN 10 FT FILL
-  GREATER THAN 10 FT CUT

Total Cut/Fill Area 8.25% (69.28 acres)
over 10'

 ADDITIONAL SITE AREA (47.71AC)



**Schofield Road
Final PUD**

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Cut & Fill Plan

Drawing Number

11

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