



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): March 4, 2026
Board of County Commissioners (BCC): April 7, 2026

Case No. and Project Name: PZ2025-132, Greater Groves PUD Amendment

Commissioner District: District 1-Commissioner Anthony Sabatini

Applicant(s): Erik Whynot, Whynot Law

Owner(s): Greater Groves Homeowner's Association, Inc.

Requested Action: Amend and restate Planned Unit Development (PUD) Ordinance #1994-195, for property within the Greater Groves Planned Unit Development to add language to facilitate for the enforcement of regulations for parking of certain specified vehicles.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Property Information

Size: 223.33 +/- acres

Location: West of US 27, East of Boggy Marsh and North of CR 474

Alternate Key No.: All parcels within the Greater Groves Planned Unit Development

Future Land Use: Green Swamp Ridge (Attachment "A")

Current Zoning District: Planned Unit Development (PUD) (Attachment "B")

JPA/ISBA: NA

Flood Zone(s): NA

(BMAP) Location: Lake Okeechobee

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Green Swamp Ridge	Community Facility District (CFD) and Agriculture (A)	Utility and Vacant Land	Sumpter Electric Co-op Inc.
South	Green Swamp Ridge	Planned Unit Development (PUD)	Vacant-future development	Camden Park North
East	Urban Low Density	Community Commercial (C-2) and Planned Unit Development (PUD)	Vacant Land and Residential Subdivision	Eagle Ridge Residential Subdivision
West	Green Swamp Rural Conservation	Agriculture (A) and Planned Unit Development (PUD)	Vacant	Undeveloped land and wetlands

- Summary of Analysis -

The subject parcels within the Greater Groves Planned Unit Development District (PUD) contain approximately 223.33+/- acres. The Planned Development residential subdivision is located West of US 27, East of Boggy Marsh and North of CR 474 in the unincorporated of Lake County area. The subject parcels are zoned as Planned Unit Development (PUD) District and designated with the Green Swamp Ridge Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcels have been developed with a residential single family unit subdivision. The Applicant seeks approval of an amendment to Planned Unit Development (PUD) Ordinance #1994-195 by adding language to restrict street parking within the Planned Unit Development.

The Applicant is requesting to add the language below to facilitate enforcement of street parking regulations.

“The parking, storing, or keeping of vehicles, vessels, buses, trailers, trucks and commercial vehicles shall be regulated by the provisions of Section 3.06.00 of the Land Development Regulations. Section 3.06.00 shall be incorporated into this ordinance by reference and become a material part thereof. Any amendments to Section 3.06.00 shall additionally be incorporated into this Ordinance upon their effective date.”

The Lake County Municipal code, specifically Section 3.06.00 of the Land Use Regulations entitled *Regulations for the parking, storing, or keeping of vehicles, vessels, buses, trailers, trucks and commercial vehicles*, provides parking restrictions related to the parking and storage of several different types of transportation vehicles. The specific language above would need to be added to the Planned Unit Development Ordinance to be specifically enforced in the Greater Groves community. This is the only requested change in the Planned Unit Development district amendment proposal.

The Greater Groves Homeowner’s Association (HOA) is a mandatory HOA. The Applicant has provided assurances that the affirmative vote of the membership to proceed with the requested amendment was proper.

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	Planned Unit Development (PUD)	483	No Change	NS	25%- Residential and 20% Non-residential	40-Feet
Proposed	No change	No Change	No Change	No Change	No Change	No Change

For background purposes, the subject property was rezoned to a Planned Unit Development (PUD) District to facilitate the construction of the 483 single-family residential subdivision on February 20, 1990. In July 1992, a Planned Development amendment was approved to allow for short-term rental use within the development. In September of 1994, an additional amendment was approved to allow construction of 28 additional single-family homes (Phase 6) of the Greater Groves project bringing the total approved units to 483.

The Applicant provided a Project Narrative as shown on Attachment “C”.

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

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

The application seeks an amendment to the language within the Planned Unit Development Ordinance #1994-195 to allow enforcement of regulations in reference to Recreational Vehicles and Street Parking Regulations within the Planned Unit Development. Section 3.06.00 of the Lake County Land Use Regulations provides specific regulations that the Applicant is requesting to be enforced within the Planned Unit Development.

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. The proposed Planned Unit Development amendment is consistent with the Future Land Use Element in that the proposal does not modify the approved land use designation, density, intensity or permitted uses of the development. Instead, it is clarifying enforcement authority for existing parking regulations, supporting the Comprehensive Plan’s objectives for orderly development, compatibility and public safety. The requested application is consistent with this element.

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrently with development. The amended language request does not create additional demand for capital facilities or services. The amendment supports the efficient operation of existing public safety services without requiring new or expanded improvements. The requested application is consistent with this 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 additional language is administrative in nature and does not impact natural resources, environmentally sensitive areas, or approved development standards or patterns. The requested application is consistent with this 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. The proposal is consistent with the Economic Element as it supports the long-term viability of safety in the neighborhood without altering land use or development intensity.

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. Amending the language in reference to street parking has no impact on housing supply, type or affordability. The proposal supports safe and functional residential environment for the Planned Unit Development. The requested application is consistent with this element.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject property is not located within a Joint Planning area or Interlocal Service Boundary Area, therefore has no effect on 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 request shall have no effect on the Parks and Recreation Element.

The **Transportation Element** is intended to emphasize the more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenities. The request will not affect the Transportation Element of the Comprehensive Plan as it does not increase traffic impacts or affect roadway level of services and supports safe and efficient circulation through the enforcement of existing parking regulations. The proposal will also assist with safe and efficient passage for emergency vehicles when necessary.

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 request will not affect the Public Facilities Element.

C. Whether, and the extent to which, the proposed rezoning is inconsistent and proposed land uses.

The proposed request is consistent and proposes no new land uses.

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

The changed condition that justifies the Planned Unit Development amendment is that the current ordinance does not allow for enforcement of regulations for street parking, the additional language will allow the enforcement and create a safe circulation for traffic within the Planned Unit Development.

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

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

Water and Sewage

The approved development has central water and sewer.

Schools

Lake County Schools reviewed the application and had no comments.

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 .76 miles from the subject property at 16240 Sweet Iris in Clemont. Fire protection, water supply and emergency access were addressed during the site plan review process.

Transportation Concurrency

The Planned Unit Development has already had transportation comments reviewed and approved. No requested change will affect transportation levels of service as mentioned above.

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

The proposal shall have no effect on the natural environment.

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

The Applicant provided a statement stating there would be no effect of property values in their Project Narrative (Attachment "C").

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

Due to the request already being an approved regulation for Lake County, the request to add the language to the Planned Unit Development follows an orderly and logical pattern.

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

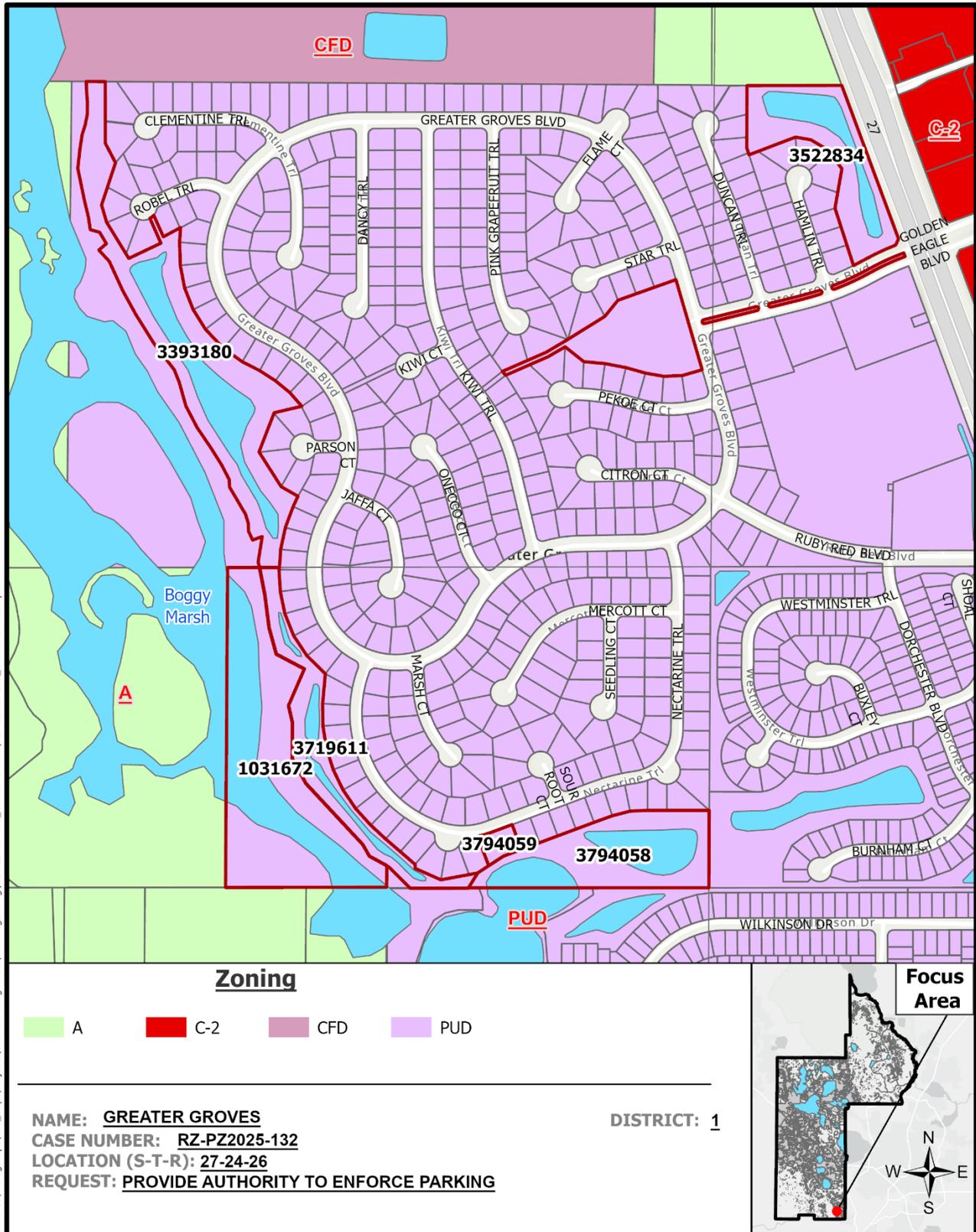
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

NA

Attachment "B" – Zoning District Map

CURRENT ZONING



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Attachment “C” – 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.

No Conflicts

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

Amendment is consistent with all elements of the Comprehensive Plan

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

This is not inconsistent with the existing and proposed land uses

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

No changed conditions

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.

This does not have any additional demands on public facilities.

Attachment “C” – Project Narrative

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

No impacts to natural environment

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

This has no impact on property values in the area

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

No changes in the development pattern

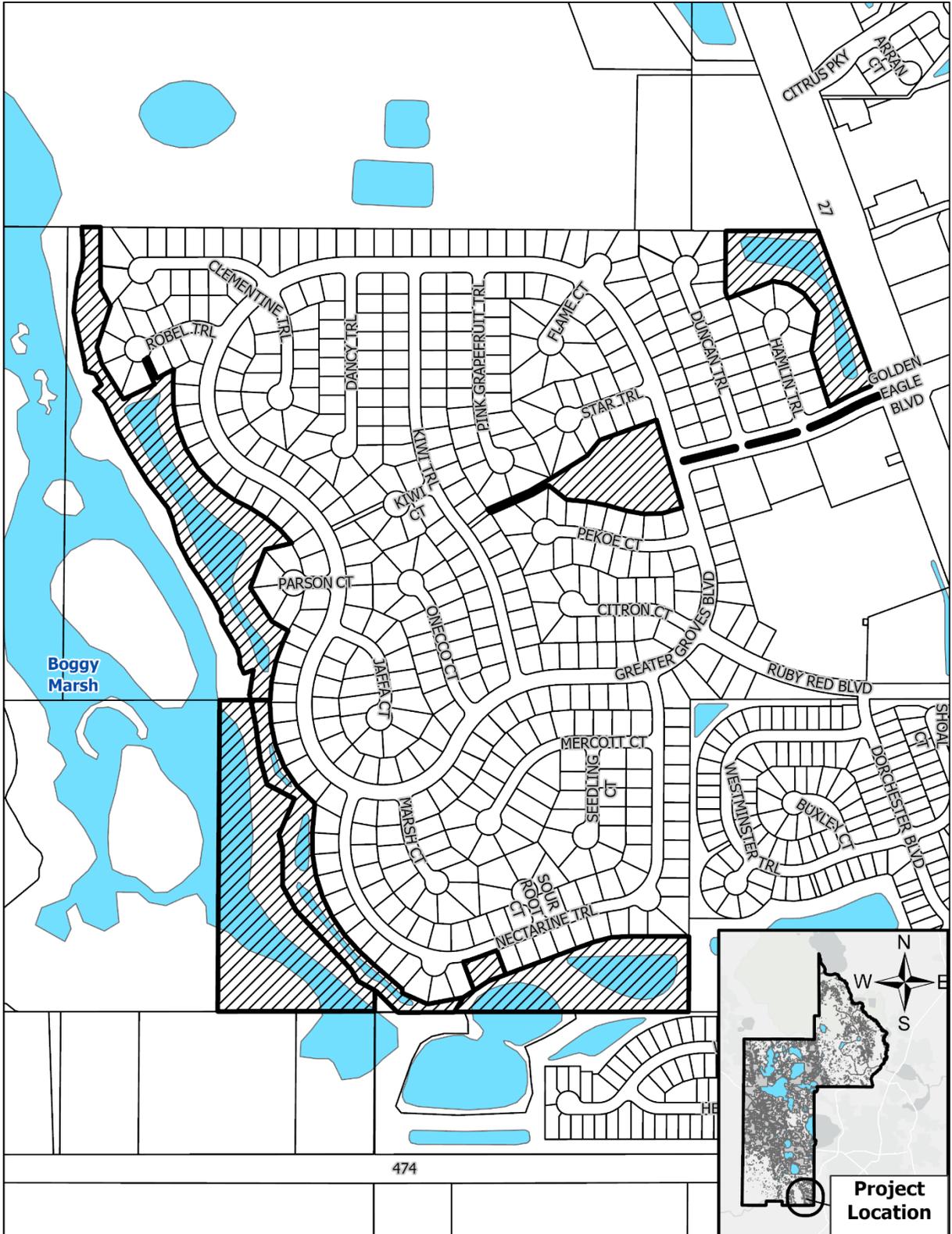
9. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

There is no conflict with public interest

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.

N/A

Map of Subject Property

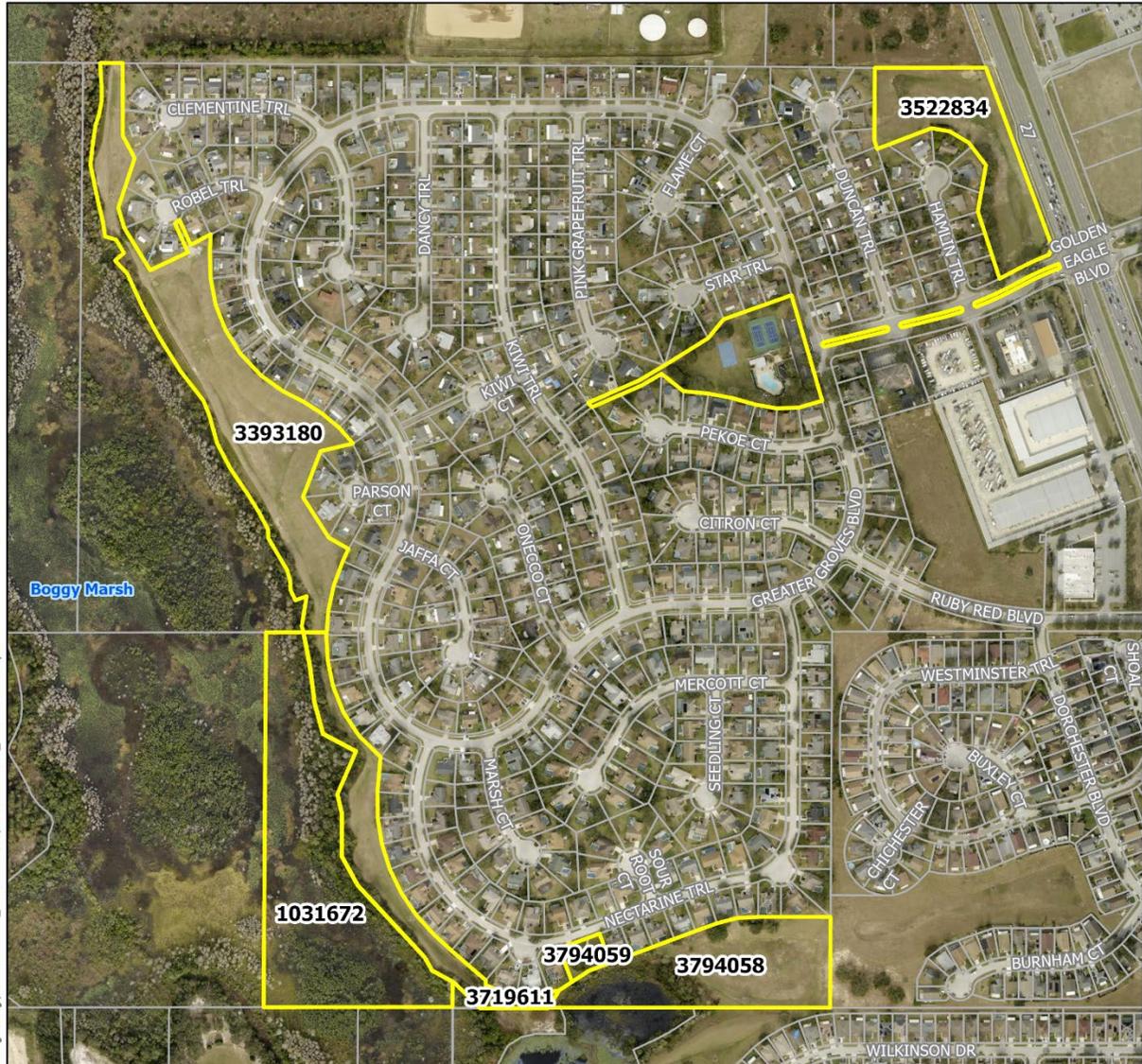


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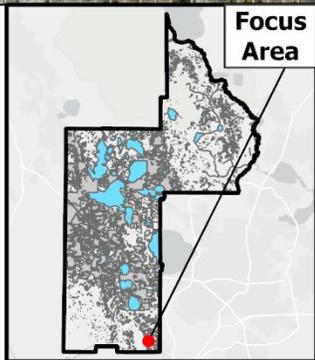
Aerial Map of Subject Property

RZ-PZ2025-132
Greater Groves



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Provide authority to enforce parking



12/31/2025

1 this ordinance by reference and become a material part thereof. Any amendments to
2 Section 3.06.00 shall additionally be incorporated into this Ordinance upon their
3 effective date. All other terms and conditions of PUD Ordinance #1994-195 shall
4 remain in full force and effect.

5 **Section 2. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
6 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake
7 County Comprehensive Plan, and Lake County LDR shall include any future
8 amendments to the Statutes, Code, Plans, and/or Regulations.

9 **Section 3. Conditions.**

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

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

20 **C.** This Ordinance will ensure the benefit of and will constitute a covenant
21 running with the land and the terms, conditions, and provisions of this
22 Ordinance, and will be binding upon the present Owner and any successor and
23 will be subject to each condition in this Ordinance.

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

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

33 **Section 4. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to
34 be invalid or unconstitutional by any court of competent jurisdiction, the holding will
35 in no way affect the validity of the remaining portions of this Ordinance.

36 **Section 5. No Estoppel.** Approval of this ordinance cannot be relied upon to assert a claim of
37 estoppel against the County if the property identified herein cannot be developed due
38 to the inability to meet other requirements under the applicable Land Development
39 Regulations. The Owner is solely responsible for performing any necessary due
40 diligence to ensure the property will appropriately support future development.

41 **Section 6. Filing with the Department of State.** The clerk is hereby directed to send a copy of
42 this Ordinance to the Secretary of State for the State of Florida in accordance with
43 Section 125.66, Florida Statutes.

1 **Section 7. Effective Date.** This Ordinance shall become effective upon recordation in the
2 public records of Lake County, Florida. The Applicant shall be responsible for all
3 recording fees.

4
5
6 **ENACTED** this _____ day of _____, 2026.
7
8 **FILED** with the Secretary of State _____, 2026.
9
10 **EFFECTIVE** _____, 2026.

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18 **BOARD OF COUNTY COMMISSIONERS**
19 **LAKE COUNTY, FLORIDA**

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21
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23 _____
24 **LESLIE CAMPIONE, CHAIRMAN**

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26
27 **ATTEST:**

28
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30 _____
31 **GARY COONEY, CLERK OF THE**
32 **BOARD OF COUNTY COMMISSIONERS**
33 **LAKE COUNTY, FLORIDA**

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36
37 **APPROVED AS TO FORM AND LEGALITY**

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39
40 _____
41 **MELANIE MARSH, COUNTY ATTORNEY**

EXHIBIT "A", LEGAL DESCRIPTION

TRACT 1:

THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 27.

TRACT 2:

THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

TRACT 3:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 223.33, MORE OR LESS.



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