



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

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Tab Number: 6

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

Case No. and Project Name: PZ2025-334, Haines Creek Estates PUD Amendment

Commissioner District: District 3-Commissioner Kirby Smith

Applicant(s): Burgland LH Haines Creek Estates, LLC

Owner(s): Burgland LH Haines Creek Estates, LLC

Requested Action: Amend and restate Planned Unit Development (PUD) Ordinance #2023-36, for property identified as alternate key numbers 1387728, 1387736, 1387779 and 3829154 to amend Section D, Architectural Design Standards.

Staff Determination: Staff finds the rezoning, 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: 46.43 +/- acres

Location: South of Goose Creek Road, north of Eagle Point Ct. in the unincorporated area of Lake County

Alternate Key No.: 1387728, 1387736, 1387779, and 3829154

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

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

JPA/ISBA: NA

Flood Zone(s): NA

(BMAP) Location: Upper Ocklawaha

**Adjacent Property Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density	Mixed Residential (RM) and Medium Suburban Residential (R-6)	Residential	Single-Family Dwelling Units
South	Urban Low Density	Medium Suburban Residential (R-6)	Vacant and Residential	Single-Family Dwelling Unit
East	Urban Low Density	Mixed Residential (RM), Estate Residential (R-2), and Medium Suburban Residential (R-6)	ROW, Residential	Holland Drive ROW Shangri-La Shores Phase 1 Trinity Trail Subdivision Lake Eustis Village Subdivision Eagle Point Subdivision and Single-Family Dwelling Units
West	Conservation	Agriculture Residential (AR) and Medium Suburban Residential (R-6)	Conservation	Undeveloped land

**- Summary of Analysis -**

The subject parcels are identified by Alternate Key Numbers 1387728, 1387736, 1387779 and 3829154 and contain approximately 46.43+/- acres. . The subject parcels are located South of Goose Creek Road and north of Eagle Point Court. The subject parcels are zoned as Planned Unit Development (PUD) and designated with an Urban Low Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. Pursuant to Ordinance #2023-36, approved by the Board of County Commissioners on June 6, 2023, the subject property is approved to be developed as a single family residential subdivision, but current uses are agriculture timber, agriculture homestead and vacant lands. Ordinance #2023-36 included architectural design standards governing building design elements such as facades, minimum structure sizes, garage entry orientation, roof pitch, shingle materials, and exterior finishes. Subsequent to the approval of PUD Ordinance #2023-36, the Florida Legislature amended Section 163.3202, Florida Statutes, to prohibit local governments from regulating specified building design elements in a planned unit development adopted after July 1, 2023. In response to the statutory change, the Lake County Board of County Commissioners approved Ordinance 2023-60 and Ordinance 2023-50, which removed roof pitch requirement for single family homes and the minimum requirement for size of single-family homes constructed in Lake County from the LDR.

The Applicant now seeks to amend PUD Ordinance #2023-36 Section D, entitled *Architectural Design Standards*, as follows:

- To reduce the minimum square feet of living area required for the single-family units from 1,500 square feet to 1,200 square feet
- To remove the roof pitch minimum requirement
- To remove the specific building material and color requirement for the exterior of the home
- To remove the language requiring Architectural Design Standards be placed in the Homeowner Association’s

declarations (Attachment C-redlined PUD).

- Update transportation improvement per agreements.

**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)	145	No Change	.60	25%	40-Feet
Proposed	No change	No Change	No Change	No Change	No Change	No Change

For background purposes, the subject property was rezoned from Agriculture Residential District (AR) and Urban Residential District (R-6) to Planned Unit Development District (PUD) accommodating the 145-lot single-family residential subdivision on June 6, 2023. Construction Plans were approved for this subdivision on November 21, 2024. Subdivision construction has not begun.

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 to amend the Planned Unit Development Ordinance #2023-36 Section D entitled *Architectural Design Standards*. Since the approval of this Planned Unit Development, the roof pitch requirement and the minimum square footage for single family dwelling units were repealed from the LDR in September of 2023. The proposed amendment is consistent with Chapter 4.03.01 entitled “*PUD* Planned Unit Development District Purpose and Intent” which states Planned Unit Developments are intended to provide for land to be used more effectively, and to allow a diversification of uses, structures and open space.

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 Applicant seeks to remove certain architectural design elements from an existing PUD approved under Ordinance #2023-36. Since the requested change addresses community aesthetics rather than density or other public infrastructure components, the request change is consistent with all elements of the Comprehensive Plan.

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

The proposed request is consistent with the Land Use Regulations Section 4.03.00 “PUD” Planned Unit Development District “Purpose and Intent”, in allowing a diversification of uses, structures and open space. The proposed amendment will allow for a more diverse development program for the Planned Unit Development (PUD).

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

The changed condition that justifies the Planned Unit Development amendment is Ordinance #2023-60 and #2023-50 which repealed the roof pitch and minimum dwelling size requirements from the Lake County Land Use Regulations.

**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

Water and sewer are provided to the development by Lakeside Waterworks.

Schools

Lake County Schools reviewed the application and determined that the Planned Unit Development (PUD) has a valid school concurrency reservation. (Attachment "D").

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 #72 is located .95 miles from the subject property at 12340 CR 44, Leesburg. Fire protection, water supply and emergency access will be addressed during the site plan review process, should the conditional use permit be approved by the Board.

Transportation Concurrency

The Planned Unit Development Department 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.**

Any required State permitting or mitigation will be obtained before development can commence. All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

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

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

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

Due to the repeal of the roof pitch and minimum dwelling size regulations for Lake County, the request to remove the language from 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.**

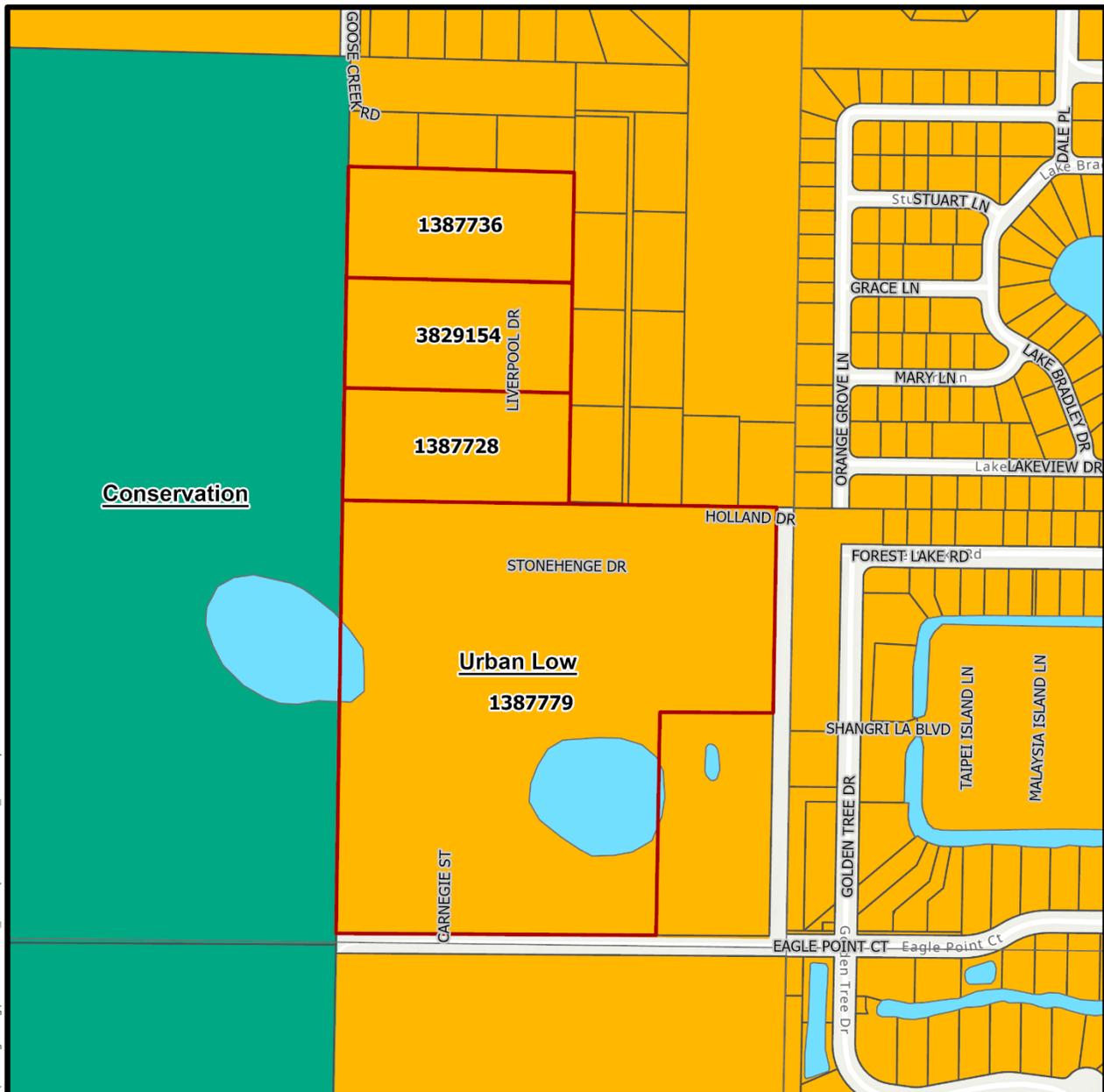
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

**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 "A" – Future Land Use Map

## CURRENT FUTURE LAND USE

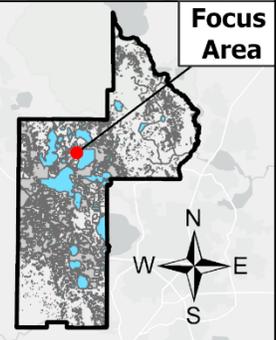


### FLU

Urban Low Conservation

NAME: HAINES CREEK ESTATES  
CASE NUMBER: RZ-PZ2025-334  
LOCATION (S-T-R): 01-19-25  
REQUEST: PUD AMENDMENT

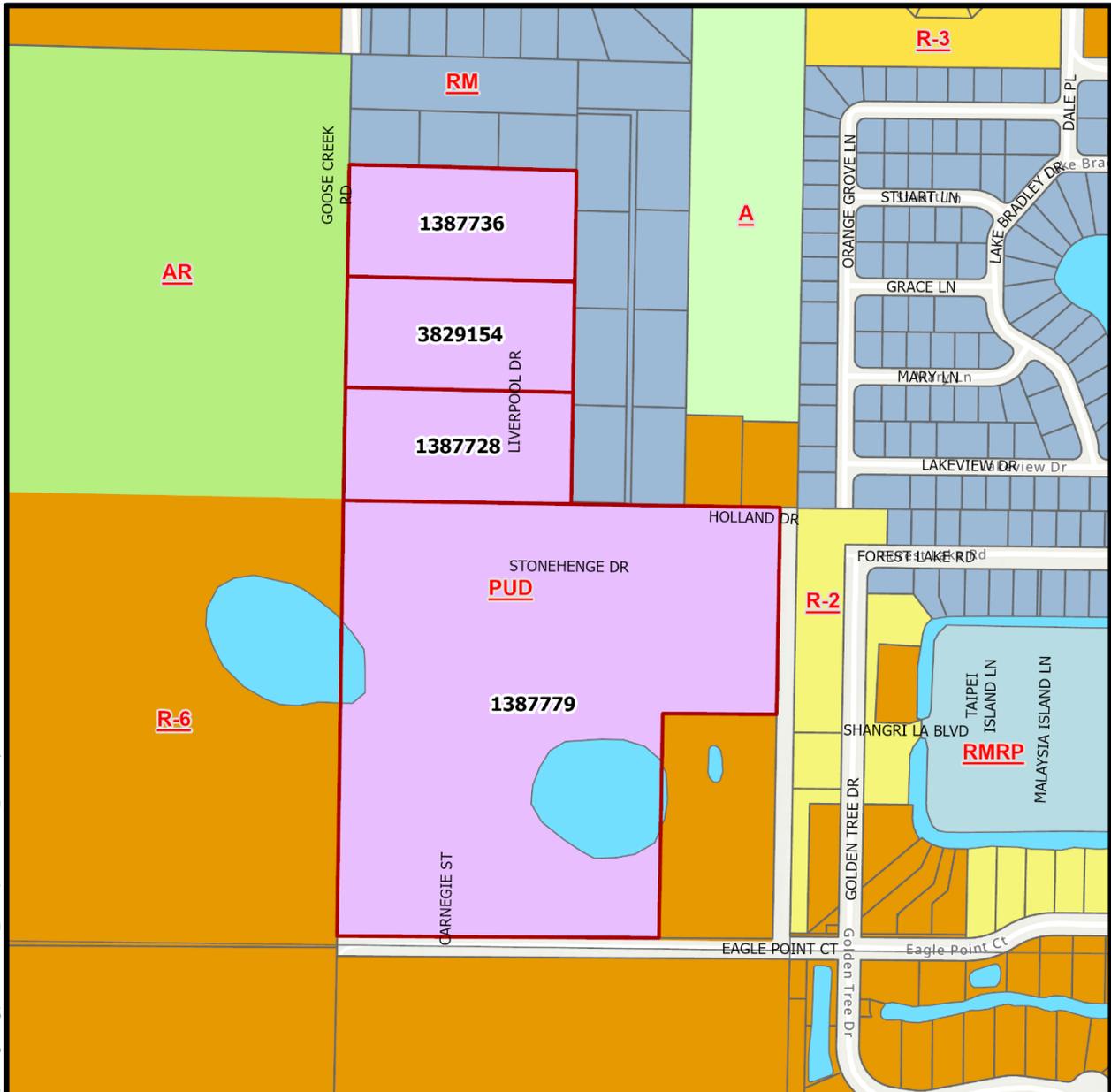
DISTRICT: 3



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11/6/2025

# Attachment "B" – Zoning District Map

## CURRENT ZONING

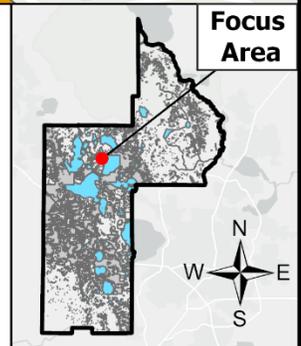


### Zoning

 A	 R-2	 R-6	 RM
 AR	 R-3	 RMRP	 PUD

**NAME:** HAINES CREEK ESTATES  
**CASE NUMBER:** RZ-PZ2025-334  
**LOCATION (S-T-R):** 01-19-25  
**REQUEST:** PUD AMENDMENT

**DISTRICT:** 3



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11/6/2025

# Attachment "C" – Redlined PUD

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**ORDINANCE #202 2**

**Goose Creek PUD**

**RZ-22-08-3**

**AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, ~~Burgland Investments, LLC~~ LH Haines Creek Estates Investments, LLC (the "Applicant" and "Owners") submitted an application ~~on behalf of Burgland Investments, LLC and John Stoneburner Inc. (the "Owners")~~ to rezone approximately 46.43 +/- acres from Agriculture Residential (AR) and Urban Residential District (R-6) to Planned Unit Development (PUD) to accommodate a 145-lot single-family residential subdivision; and

**WHEREAS**, the subject property consists of approximately 46.43 +/- acres located south of Goose Creek Road in the Leesburg Area, in Section 01, Township 19 South, Range 25 East, identified by Alternate Key Numbers 1387728, 1387736, 1387779, and 3829154, and more particularly in Exhibit "A" – Legal Description; and

**WHEREAS**, the subject property is located within the Urban Low Density Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

**WHEREAS**, the subject property is located within the ~~will be rezoned to~~ Planned Unit Development (PUD) zoning district in accordance with the Lake County Zoning Regulations Map; and

**WHEREAS**, the subject property will be rezoned to the PUD zoning district in accordance with the Lake County Zoning Regulations; and

**WHEREAS**, Lake County Planning and Zoning Board did review petition RZ- 22-08-3 on the 7th day of ~~September~~ 2026, after giving notice of a hearing for a change in the use of land, including a notice that the petition will be presented to the Board of County Commissioners of Lake County, Florida, on the 4th day of ~~October~~ 2026, ~~and was postponed to the 11th Day of October~~; and

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

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

**WHEREAS**, the approval of this ordinance shall supersede and replace all previous zoning ordinances on the property.

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida, that:

**Section 1. Terms:** The County Manager or designee shall amend the Lake County Map to Planned Unit Development (PUD) for the property described in Exhibit "A". The uses of the property will be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit "B". To the extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance will take precedence.

**A. Permitted Land Uses.**

1. A maximum of 145 Single-Family Dwelling Units, not to exceed 3.46 dwelling units per

# Attachment “C” – Redlined PUD (2)

- 1 net acre. A mandatory Homeowners Association must be established.
- 2 2. Accessory uses directly associated with the above use may be approved by the County
- 3 Manager or designee.
- 4 3. Any other use of the site not specified above will require approval of an amendment to
- 5 this Ordinance by the Board of County Commissioners.

6 **B. Open Space, Impervious Surface Ratio, and Building Height.** Open space, impervious  
 7 surface ratio and building height shall be in accordance with the Comprehensive Plan and  
 8 LDR, as amended.

- 9 1. Minimum 25% open space required in accordance with the Comprehensive Plan.
- 10 2. Impervious surface ratio and building height shall be in accordance with the
- 11 Comprehensive Plan, and LDR, as amended.

12 **C. Setbacks.** The minimum setback for Single-Family Dwelling Units shall be as follows:

Development Type	Front	Secondary Front	Side	Rear
Single-Family Residence	25-feet	15-feet	5-feet	20-feet
Accessory Structures	25-feet	15-feet	5-feet	5-feet
<b>Note:</b> Pools, pool enclosures, screen rooms, and associated pool enclosures shall have side and rear setbacks of <u>5-feet</u> from the property line.				

- 13 1. All setbacks must be measured from the property line.
- 14 2. With the exception of water dependent structures, all structures must be setback a
- 15 minimum of fifty (50) feet from the jurisdiction wetland line.
- 16 3. Any setback not specified must be in accordance with the Land Development
- 17 Regulations (LDR), as amended.

18 **D. Architectural Design Standards.** The following Standards shall apply to all development  
 19 on the property.

- 20 1. Building Design.
  - 21 a. Single-Family Residential (SFR) units shall be designed utilizing Craftsman,
  - 22 Bungalow, Florida Cracker/Low Country, Southern Living (front porch), or
  - 23 Historical ~~Dubstead~~ style architectural design standards which shall require a
  - 24 variety of architectural features and materials such as stone, stucco, craftsman
  - 25 columns, porches, metal roofs, tile, shutters, decorative doors, etc. to achieve
  - 26 each architectural style.
  - 27 b. Minimum structure size shall be 1,500~~1,200~~ square feet living area (heated and
  - 28 air-conditioned space.
  - 29 c. Either side load or front load garage design may be utilized. All SFR units shall
  - 30 be designed and built with a 2-car garage minimum
  - 31 d. Conversion of garage into living space shall be prohibited.

# Attachment “C” – Redlined PUD (3)

- 1 e. Only architectural shingles may be utilized. ~~Roof pitch shall be a minimum of 5~~
- 2 ~~to 12 pitch.~~
- 3 f. ~~Exterior finish shall be stucco/hardy board with stone or brick accents.~~
- 4 g. ~~All exterior colors shall be earth tones.~~
- 5 h. A minimum of two (2) off-street parking spaces shall be provided for each SFR
- 6 lot and shall be shown on the plot plan for each SFR building permit application.
- 7 i. All amenities such as sidewalks, golf cart paths, sidewalks, pocket parks, or
- 8 open space shall be dedicated to the public, owned and maintained by the
- 9 Homeowner’s Association, and accessible morning to dusk by lot owners.
- 10 Amenities for residents shall include a dog park and one of the following: a tot
- 11 lot, pocket park, or other passive and active recreational opportunities.
- 12 2. Driveway Access. All SFR units shall have a paved 2-car wide driveway access from
- 13 garage to street (concrete or pavers). Only one (1) driveway access per lot. Double road
- 14 frontage driveway access is prohibited.
- 15 3. Front yard fencing shall be limited to 4-feet in height.
- 16 4. RV Storage on lots with or without a SFR unit is prohibited.
- 17 5. ~~The Architectural Design Standards above shall be incorporated into the Homeowners~~
- 18 ~~Association declarations.~~
- 19 6. All areas of the Planned Unit Development shall maintain a grass height of 12 inches or
- 20 less until such time as the PUD fully develops.
- 21 **E. Bear Management.**
- 22 1. Homeowners shall be required to use County approved, bear-resistant garbage carts, if
- 23 available. If bear resistant garbage carts are not available, regular carts shall be modified
- 24 to be bear or keeping cans in a secured location.
- 25 2. Homeowners shall not have bird and wildlife feeders that are not modified to exclude
- 26 bears.
- 27 3. Homeowners shall be placed on notice that they are purchasing a property within an
- 28 area known for Florida Black Bear habitat. New homeowners shall be given information
- 29 published by the Florida Fish and Wildlife Conservation Commission regarding living
- 30 among the Florida Black Bear and ways to reduce encounters.
- 31 4. All PUD requirements regarding the Florida Black Bear management shall be included
- 32 in the homeowners’ governing documents for the community and shall be enforced by
- 33 the Homeowners Association for the property. Lake County shall have the right, but not
- 34 the obligation, to enforce such provisions.
- 35 **F. Landscaping, Buffering, and Screening.**
- 36 1. Drought tolerant, native trees and drought tolerant, native vegetation shall be utilized for
- 37 all street trees, landscape buffers, and stormwater retention/detention areas.
- 38 2. Best Management Practices for native landscaping and “right plant-right place”
- 39 landscaping techniques shall be utilized in the design and installation of invasive exotic

# Attachment "C" – Redlined PUD (4)

- 1 plant species in all landscape plantings is prohibited.
- 2 3. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation
- 3 and shall incorporate soil moisture and rain sensors into the irrigation design.
- 4 4. Landscaping and screening shall be in accordance with the Comprehensive Plan and
- 5 LDR, as amended.
- 6 5. A six (6) foot vinyl fence shall be installed by the developer adjacent to Lots 1-39 on the
- 7 PUD plan.

## 8 G. Environmental Requirements.

- 9 1. An environmental assessment dated within six (6) months of the date the preliminary
- 10 plat is submitted will be required to demonstrate the presence of vegetation, soils,
- 11 threatened and endangered species that may exist on the site. Any State permitting or
- 12 mitigation will be required before development can commence compliance in
- 13 accordance with the Comprehensive Plan and LDR, as amended.
- 14 2. Wetland areas shall not be within any platted lot in accordance with the Comprehensive
- 15 Plan.
- 16 3. Environmental resources shall be protected in accordance with the Comprehensive Plan
- 17 and LDR, as amended.

## 18 H. Noise. Compliance must be in accordance with the LDR, as amended

## 19 I. Transportation.

- 20 1. Traffic calming will need to be included in the subdivision design utilizing the Florida
- 21 Greenbook Traffic Calming Treatments and acceptable measures by Lake County.
- 22 2. Right-turn lanes are required on eastbound County Road 44 onto Goose Creek Road →
- 23 and Shelly Drive as allowed by existing right-of-way.
- 24 3. Access to the development will require improvements to meet county standards for the
- 25 proposed extension of Goose Creek Road and Eagle Point Court.
- 26 4. The development shall access Goose Creek Road via a roadway within a 60' right of
- 27 way (as shown on Exhibit "B") to be designed, permitted, and constructed by the
- 28 developer,
- 29 5. The developer shall also extend Eagle Point Court west into the entrance of the
- 30 proposed development. The developer shall complete these improvements at their sole
- 31 cost and expense ~~in order to~~ obtain building permits. The developer shall obtain any and
- 32 all right-of-way necessary for the improvements to connect to Eagle Point Court.
- 33 6. Sidewalks will be required per LDR, as amended.
- 34 7. All internal roads shall be designed to meet Lake County Road Design Standards.
- 35 8. Future road maintenance will be funded through the use of a municipal service taxing
- 36 unit (MSTU), or municipal service benefit unit (MSBU) as authorized under Section 2
- 37 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan
- 38 approval, the Owner shall provide any documentation required by the County to impose
- 39 an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the
- 40 Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-

Updated per agreement-The Developer shall provide pavement resurfacing for the entire length of Goose Creek Road from CR 44 to the development entrance and provide stabilized shoulders along the road. All pavement markings along the road shall be updated with the pavement resurfacing.

# Attachment “C” – Redlined PUD (5)

Ordinance #202 2 \_\_\_\_\_  
Goose Creek PUD

- 1 ad valorem assessment using the uniform method of collection set forth under Section  
2 7 197.3632, Florida Statutes.
- 3 9. All access management shall be in accordance with the Comprehensive Plan and Land  
4 Development Regulations, as amended.
- 5 **J. Parking Requirements.** Parking will be provided in accordance with the LDR, as amended,  
6 or as set forth in the Architectural Design Standards above.
- 7 **K. Stormwater Management.**
- 8 1. The stormwater management system shall be designed in accordance with all  
9 applicable Lake County and St. Johns River Water Management District (SJRWMD)  
10 requirements, as amended.
- 11 2. The developer shall be responsible for any flood studies required for developing the site  
12 and comply with FEMA, Comprehensive Plan and LDR, as amended. Any development  
13 within the floodplain as identified on the FEMA maps will required compensating storage.
- 14 **L. Utilities.** Water and sewer shall be provided to the development by Lakeside waterworks.  
15 A copy of the utility service agreement shall be provided.
- 16 **M. Lighting.** All development will adhere to the dark-sky principles set forth in Section 3.09.00,  
17 LDR, as amended. These same provisions shall apply to individual lot owners as well as the  
18 common areas.
- 19 **N. Signage.** All signage must be in accordance with the LDR, as amended.
- 20 **O. Schools.** School Concurrency shall be met before final plat approval in accordance with the  
21 Comprehensive Plan and LDR, as amended.
- 22 **P. Concurrency Management Requirements.** All development must comply with the Lake  
23 County Concurrency Management System, as amended.
- 24 **Q. Development Review and Approval.** Prior to the issuance of any permits, the Owner shall  
25 submit a preliminary plat, construction plans, and final plat generally consistent with the  
26 Conceptual Plan attached as Exhibit “B” for review and approval in accordance with the  
27 Comprehensive Plan and LDR, as amended.
- 28 **R. PUD Expiration.** Physical development shall commence within three (3) years from the  
29 date of this Ordinance approval. Failure to commence construction within three (3) years of  
30 approval shall cause the revocation of this ordinance, in accordance with the  
31 Comprehensive Plan or superseding documents, as amended. Prior to expiration of the  
32 three-year time frame, the Board of County Commissioners may grant, via a Public Hearing,  
33 one (1) extension of the time frame for a maximum of two (2) years upon a showing that  
34 reasonable efforts have been made towards securing the required approvals and  
35 commencement of work. Notwithstanding the foregoing, if at any time the developer is  
36 granted an extension of time pursuant to Section 252.363, Florida Statutes, or Section 7-5,  
37 Lake County Code, to the preliminary plat, construction plans, or final plat, commencement  
38 of physical development shall be equally extended so long as the development is proceeding  
39 in good faith and does not allow the originally extended development order to expire.
- 40 **S. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references  
41 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County

# Attachment "C" – Redlined PUD (6)

Ordinance #202   2    
Goose Creek PUD

1 Comprehensive Plan, and Lake County LDR shall include any future amendments to the  
2 Statutes, Code, Plans, and/or Regulations.

3 **Section 2. Conditions.**

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

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

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

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

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

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

25 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of  
26 this Ordinance to the Secretary of State for the State of Florida in accordance with Section  
27 125.66, Florida Statutes.

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

29 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 20262.

31 FILED with the Secretary of State \_\_\_\_\_, 20262.

33 EFFECTIVE \_\_\_\_\_, 20262.

35 BOARD OF COUNTY COMMISSIONERS  
36 LAKE COUNTY, FLORIDA  
37

# Attachment "D" – School Concurrency



201 West Burleigh Boulevard · Tavares · FL 32778-2496  
(352) 253-6500 · Fax: (352) 253-6503 · [www.lake.k12.fl.us](http://www.lake.k12.fl.us)

*Superintendent:*  
Diane S. Kornegay, M.Ed.

*School Board Members:*  
*District 1*  
Bill Mathias  
*District 2*  
Tyler Brandeburg  
*District 3*  
Marc Dodd  
*District 4*  
Mollie Cunningham  
*District 5*  
Stephanie Luke

May 13, 2025

Via Email

Mr. Chuck Hiott  
Half Engineering  
902 N. Sinclair Avenue  
Tavares, FL 32778

**RE: Haines Creek Estates aka Goose Creek – Lake County  
School Concurrency Capacity Reservation (District Project #LCS2021-35LOD3)  
Alternate Keys: 1387728, 1387736, 1387779, 3829154**

Dear Mr. Hiott:

School District staff have received a copy of the letter, dated March 6, 2025 indicating approval of a time extension for the construction plans for the project.

Based on Lake County's time extension approval of the construction plans the school capacity reservation has been extended to run with the County's construction plan expiration date(s). **The new expiration date is March 20, 2027.**

If you have any questions or require additional information, please do not hesitate to contact me at (352) 253-6694 or via email at [lavalleyh@lake.k12.fl.us](mailto:lavalleyh@lake.k12.fl.us).

Sincerely,

Helen LaValley  
Growth Planning Department

# Attachment “E” – 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

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

Amendment is consistent with all elements of the Comprehensive Plan

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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

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

No changed conditions

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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.

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# Attachment “E” – Project Narrative (Page 2)

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

No impacts to natural environment

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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

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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

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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

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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

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# Map of Subject Property

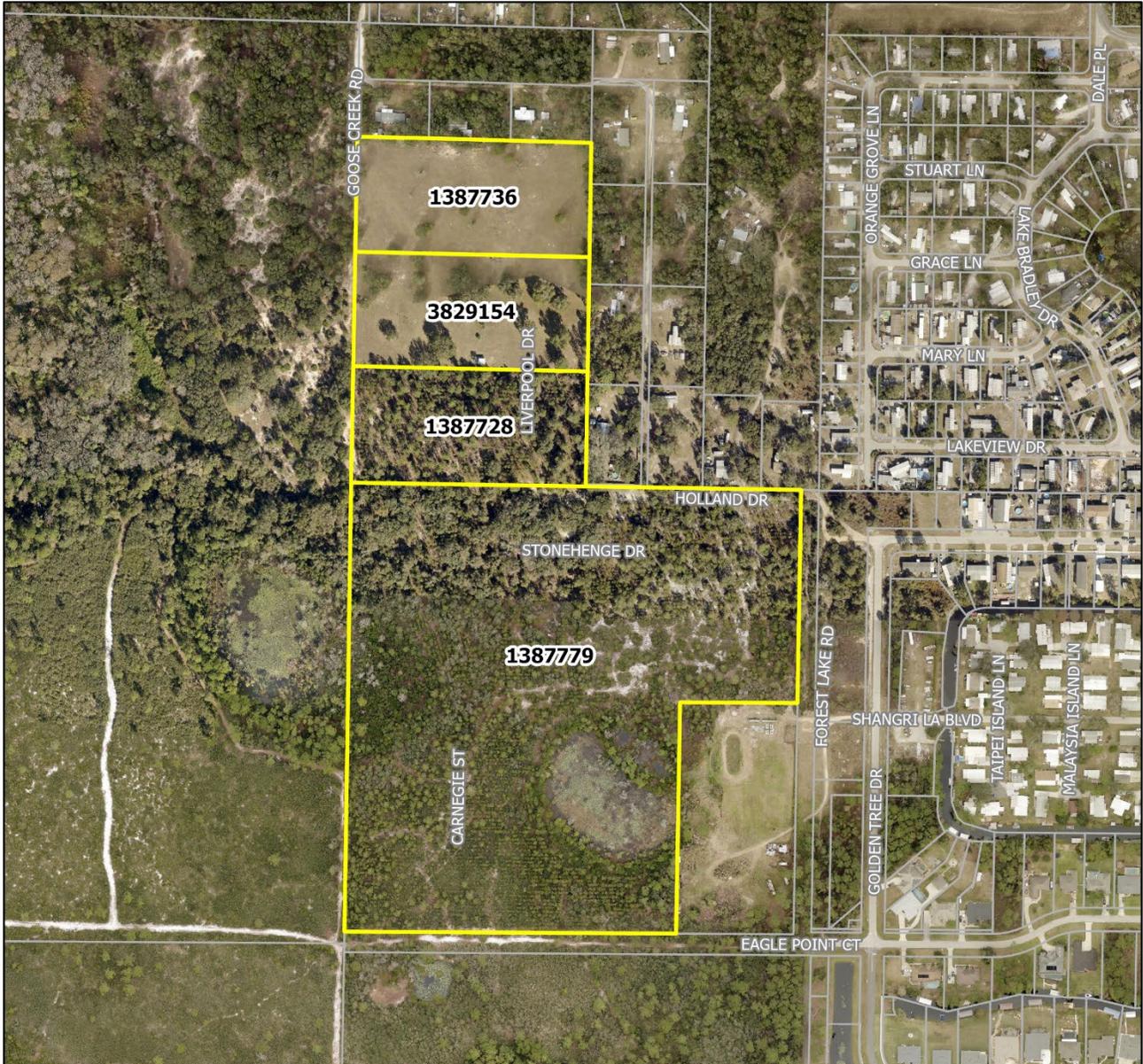


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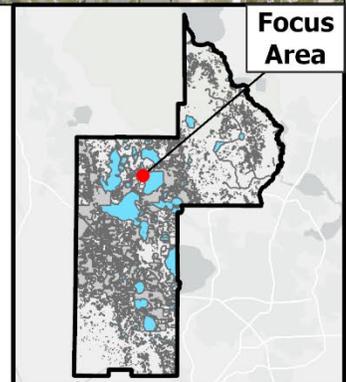
# Aerial Map of Subject Property

**RZ-PZ2025-334**  
**Haines Creek Estates**



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PUD amendment



11/6/2025



**A. Permitted Land Uses.**

1. A maximum of 145 Single-Family Dwelling Units, not to exceed 3.46 dwelling units per net acre. A mandatory Homeowners Association must be established.
2. Accessory uses directly associated with the above use may be approved by the County Manager or designee.
3. Any other use of the site not specified above will require approval of an amendment to this Ordinance by the Board of County Commissioners.

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

1. Minimum 25% open space required in accordance with the Comprehensive Plan.
2. Impervious surface ratio and building height shall be in accordance with the Comprehensive Plan, and LDR, as amended.

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

Development Type	Front	Secondary Front	Side	Rear
Single-Family Residence	25-feet	15-feet	5-feet	20-feet
Accessory Structures	25-feet	15-feet	5-feet	5-feet

1. All setbacks must be measured from the property line.
2. Note: Pools, pool enclosures, screen rooms, and associated pool enclosures shall have side and rear setbacks of 5-feet from the property line.
3. With the exception of water dependent structures, all structures must be setback a minimum of fifty (50) feet from the jurisdiction wetland line.
4. Any setback not specified must be in accordance with the LDR, as amended.

**D. Architectural Design Standards.** The following Standards shall apply to all development on the property.

1. Building Design
  - a. Single-Family Residential (SFR) units shall be designed utilizing Craftsman, Bungalow, Florida Cracker/Low Country, Southern Living (front porch), or Historical Dubsdread style architectural design standards which shall require a variety of architectural features and materials such as stone, stucco, craftsman columns, porches, metal

- 1 roofs, tile, shutters, decorative doors, etc. to achieve each architectural  
2 style.
- 3 b. Minimum structure size shall be 1,200 square feet living area (heated  
4 and air-conditioned space).
- 5 c. Either side load or front load garage design may be utilized. All SFR  
6 units shall be designed and built with a 2-car garage minimum
- 7 d. Conversion of garage into living space shall be prohibited.
- 8 e. Only architectural shingles may be utilized.
- 9 f. A minimum of two (2) off-street parking spaces shall be provided for  
10 each SFR lot and shall be shown on the plot plan for each SFR building  
11 permit application.
- 12 g. All amenities such as golf cart paths, sidewalks, pocket parks, or open  
13 space shall be dedicated to the public, but owned and maintained by the  
14 Homeowner's Association, and accessible morning to dusk by lot  
15 owners. Amenities for residents shall include a dog park and one of the  
16 following: a tot lot, pocket park, or other passive and active recreational  
17 opportunities.
- 18 2. Driveway Access. All SFR units shall have a paved 2-car wide driveway access  
19 from garage to street (concrete or pavers). Only one (1) driveway access per  
20 lot. Double road frontage driveway access is prohibited.
- 21 3. Front yard fencing shall be limited to 4-feet in height.
- 22 4. RV storage on lots with or without a SFR unit is prohibited.
- 23 5. All areas of the Planned Unit Development shall maintain a grass height of 12  
24 inches or less until such time as the PUD fully develops.

25 **E. Bear Management.**

- 26 1. Homeowners shall be required to use County approved, bear-resistant garbage  
27 carts, if available. If bear-resistant garbage carts are not available, regular carts  
28 shall be modified to be bear-resistant or keep cans in a secured location.
- 29 2. Homeowners shall not have bird and wildlife feeders that are not modified to  
30 exclude bears.
- 31 3. Homeowners shall be placed on notice that they are purchasing a property  
32 within an area known for Florida Black Bear habitat. New homeowners shall  
33 be given information published by the Florida Fish and Wildlife Conservation  
34 Commission regarding living among the Florida Black Bear and ways to  
35 reduce encounters.
- 36 4. All PUD requirements regarding the Florida Black Bear management shall be  
37 included in the homeowner governing documents for the community and shall  
38 be enforced by the homeowner's association for the property. Lake County  
39 shall have the right, but not the obligation, to enforce such provisions.

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

1. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.
2. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.
3. Best Management Practices for native landscaping and “right plant-right place” landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.
4. The HOA shall manage buffer areas in accordance with a management plan that protects native habitats and limits the proliferation of nuisance/exotic vegetative species. A copy of the management plan will be provided to the County.
5. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.
6. Landscaping and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.
7. A six (6) foot vinyl fence shall be installed by the developer adjacent to Lots 1-39 on the PUD plan.

**G. Environmental Requirements.**

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

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

**I. Transportation.** All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.

1. Traffic calming will need to be included in the subdivision design utilizing the Florida Greenbook Traffic Calming Treatments and acceptable measures by Lake County.
2. The Developer shall provide pavement resurfacing for the entire length of Goose Creek Road from CR 44 to the development entrance and provide stabilized shoulders along the road. All pavement markings along the road shall be updated with the pavement resurfacing.

3. Access to the development will require improvements to meet county standards for the proposed extension of Goose Creek Road and Eagle Point Court.
4. The development shall access Goose Creek Road via a roadway within a 60' right of way (as shown on Exhibit "B") to be designed, permitted, and constructed by the developer,
5. The developer shall also extend Eagle Point Court west into the entrance of the proposed development. The developer shall complete these improvements at their sole cost and expense in order to obtain building permits. The developer shall obtain any and all right-of-way necessary for the improvements to connect to Eagle Point Court.
6. Sidewalks will be required per LDR, as amended.
7. All internal roads shall be designed to meet Lake County Road Design Standards.
8. Future road maintenance will be funded through the use of a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non- ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.
9. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

**J. Stormwater Management.**

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

**K. Utilities.** Potable water and wastewater services shall be provided by Lakeside Waterworks, a Florida Municipal Corporation.

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

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

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

- 1           **O. Concurrency Management Requirements.** Any development must comply with  
2           the Lake County Concurrency Management System, as amended.
- 3           **P. Development Review and Approval.** Prior to the issuance of any permits, the  
4           Owner shall submit a preliminary plat, construction plans, and final plat generally  
5           consistent with the Conceptual Plan attached as Exhibit “B” for review and  
6           approval in accordance with the Comprehensive Plan and LDR, as amended.
- 7           **Q. PUD Expiration.** Physical development shall commence within three (3) years  
8           from the date of this Ordinance approval. Failure to commence construction within  
9           three (3) years of approval shall cause the revocation of this ordinance, in  
10          accordance with the Comprehensive Plan or superseding documents, as amended.  
11          Prior to expiration of the three-year time frame, the Board of County  
12          Commissioners may grant, via a Public Hearing, one (1) extension of the time  
13          frame for a maximum of two (2) years upon a showing that reasonable efforts have  
14          been made towards securing the required approvals and commencement of work.  
15          Notwithstanding the foregoing, if at any time the developer is granted an extension  
16          of time pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County  
17          Code, to the preliminary plat, construction plans, or final plat, commencement of  
18          physical development shall be equally extended so long as the development is  
19          proceeding in good faith and does not allow the originally extended development  
20          order to expire.
- 21          **R. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific  
22          references in this Ordinance to the Florida Statutes, Florida Administrative Code,  
23          Lake County Comprehensive Plan, and Lake County LDR shall include any future  
24          amendments to the Statutes, Code, Plans, and/or Regulations.

25 **Section 2. Conditions.**

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

1 may request a change from the existing plans and conditions by following  
2 procedures contained in the LDR, as amended.

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

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

9 **Section 4. No Estoppel.** Approval of this ordinance cannot be relied upon to assert a claim of  
10 estoppel against the County if the property identified herein cannot be developed due  
11 to the inability to meet other requirements under the applicable Land Development  
12 Regulations. The Owner is solely responsible for performing any necessary due  
13 diligence to ensure the property will appropriately support future development.

14 **Section 5. Filing with the Department of State.** The clerk is hereby directed to send a copy of  
15 this Ordinance to the Secretary of State for the State of Florida in accordance with  
16 Section 125.66, Florida Statutes.

17 **Section 6. Effective Date.** This Ordinance shall become effective upon recordation in the  
18 public records of Lake County, Florida. The Applicant shall be responsible for all  
19 recording fees.

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**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**

1

**EXHIBIT “A”, LEGAL DESCRIPTION.**

1

**EXHIBIT “A” – LEGAL DESCRIPTION (PAGE 1 OF 2)**

2

**ALTERNATE KEY 1387728 AND 1387779 –**

The Southeast 1/4 of the Southeast 1/4, less the South 685 feet of the East 380 feet, Less Road Right-of-Way, in Section 1, Township 19 South, Range 25 East, Lake County, Florida, and

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 1, Township 19 South, Range 25 East, Lake County, Florida (hereinafter the “Land”).

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**ALTERNATE KEY 1387736 –**

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 and the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, all in Section 01, Township 19 South, Range 25 East, Lake County, Florida. Together with an easement for ingress and egress described as follows: an easement extending 182.56 feet, beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 01, Township 19 South, Range 25 East, Lake County, Florida, thence running South across the West 20 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 01, and continuing South 147.44 feet across the West 15 feet of said Northeast 1/4 of the Southeast 1/4 of said Section 01 thereof. Also, an easement extending South 330 feet, across the East 5 feet of the Northwest 1/4 of the Southeast 1/4 of said Section 01 thereof.

**LESS:**

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 01, Township 19 South, Range 25 East, Lake County, Florida. Together with an easement for Ingress and Egress described as follows: an Easement extending 182.56 feet, beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 01, Township 19 South, Range 25 East, Lake County, Florida, thence running South across the West 20 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 01, and continuing South 147.44 feet across the West 15 feet of said Northeast 1/4 of the Southeast 1/4 of said Section 01 thereof. Also, an easement extending South 330 feet, across the East 5 feet of the Northwest 1/4 of the Southeast 1/4 of said Section 01 thereof. Also an easement for ingress and egress over the following described parcel of land: The West 50 feet of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 and the West 50 feet of the North 170.46 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 01, Township 19 South, Range 25 East, Lake County, Florida.

Together with an easement for ingress and egress over the following described property: The West 45 feet of the West 200 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 19 South, Range 25 East, Lake County, Florida.

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**EXHIBIT "A", LEGAL DESCRIPTION (CONTINUED)**

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Ordinance #2023-36, Goose Creek PUD

1 EXHIBIT "A" – LEGAL DESCRIPTION (PAGE 2 OF 2)

2 ALTERNATE KEY 3829154 -

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 01, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: AN EASEMENT EXTENDING 182.56 FEET, BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, THENCE RUNNING SOUTH ACROSS THE WEST 20 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 01, AND CONTINUING SOUTH 147.44 FEET ACROSS THE WEST 15 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 01 THEREOF. ALSO, AN EASEMENT EXTENDING SOUTH 330 FEET, ACROSS THE EAST 5 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 01 THEREOF. ALSO AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WEST 50 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 50 FEET OF THE NORTH 170.48 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

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