



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 8

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

Case No. and Project Name: PZ2025-179, Serenoa PUD Amendment

Commissioner District: District 1 – Commissioner Anthony Sabatini

Applicant(s): Professional Resource Development, Inc.

Owner(s): Professional Resource Development, Inc.

Requested Action: Amend and Restate Planned Unit Development (PUD) Ordinance #2019-60, for property identified with alternative key number 3914076, to allow the use of a Self-Storage Facility.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 16.64 +/- acres

Location: East of Sawgrass Bay Boulevard, north of Pacific Ace Way in the unincorporated Lake County area

Alternate Key No. 3914076 (specific Alternative Key for Self-Storage Facility)

Future Land Use: Conservation Subdivision (Attachment “A”)

Current Zoning District: Planned Unit Development by Ordinance #2019-60 (Attachment “B”)

JPA/ISBA: N/A

Overlay/Rural Protection Area: Wellness Way Area Plan

Flood Zone(s): N/A

Located within BMAP: Lake Okeechobee

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Conservation Subdivision	Serenoa PUD	Palms at Serenoa	Residential Common Area
South	Conservation Subdivision	Serenoa PUD	Village Phase 1A	Residential Common Area
East	Conservation Subdivision	Serenoa PUD	Vacant	Wetland
West	Urban Low/Conservation Subdivision	Pacific Ace PUD	Vacant	Residential Common Area

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 3914076 and contains approximately +/-16.64 acres. The total acreage for the Serenoa Planned Unit Development is +/-985 acres. The Applicant seeks approval of a 120,000 square foot Self-Storage Facility, located within the Serenoa Planned Unit Development, east of Sawgrass Bay Boulevard. The subject parcel is zoned Planned Unit Development (PUD) and is designated with a Conservation Subdivision Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and is located within the Wellness Way Area Plan Boundary. There are portions of the property adjacent to the road that are currently under site plan review for commercial uses consistent with Ordinance #2019-60.

The Applicant is requesting to amend and restate Ordinance #2019-60 to add the Self-Storage Facility use. The requested use is inconsistent with the FLUC as commercial uses are not permitted in the Conservation Subdivision classification. Staff must emphasize that the Serenoa Planned Unit Development (PUD) (f/k/a Avalon Groves PUD) was approved on January 24, 2012, prior to the Wellness Way Area Plan and therefore vested for the uses identified in the original ordinance. Ordinance #2012-10 approved 1.) Up to 350,000 square feet, comprising retail, commercial and office uses excluding institutional uses and 2.) uses consistent with those permitted in the Land Development Regulations (LDR) for the Neighborhood Commercial (C-1) District. As a vested PUD predating the implementation of the Wellness Way Area Plan, changes to the PUD that are inconsistent with the underlying FLUC could negatively impact the vested status of the development.

The Concept Plan (Attachment "C") depicts a 4-story (maximum of 75 ft.) Self-Storage Facility that contains 120,000 square feet in area. The facility will not be located directly adjacent to Sawgrass Bay Boulevard. but will access the road for entrance to the facility. The facility will be behind several other parcels currently in the development process for Commercial/Office uses.

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	350,000 SF of Retail, Commercial and Office Uses	NA	Entire PUD .60 but not to exceed .90 on any given lot	25% for PUD-FLU requires 50%	75'
Proposed	PUD	NA	120,000 SF of Self-Storage Use	.57	43%	75'

For background purposes, the subject property was zoned to PUD in 2012 known then as the Avalon Groves PUD by Ordinance #2012-10 (Attachment "D"). At the time the Avalon Groves PUD was approved, the property was assigned to the Urban Low Density Future Land Use Category. In 2016, the Lake County Board of County Commissioners approved the Wellness Way Area Plan Map and Text Amendment. The subject property was included within that boundary and was assigned to the Conservation Subdivision Future Land Use Category. In August of 2016, Special Master 05-16 became effective which allowed the property to be developed consistently with Ordinance #2016-20 (Avalon Groves PUD). In 2019, Ordinance #2019-60 (Attachment "E") was approved which, in addition to renaming the development as the Serenoa PUD, sought amendments related to the phasing program for the residential and nonresidential uses along with a reconfiguration of the associated parking.

The Applicant provided a Project Narrative as shown on Attachment "F".

- 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 current Planned Unit Development (PUD) to allow the construction of a Self-Storage Facility. The LDR's allow self-storage uses in Planned Commercial (CP) zoning only while the current PUD permits commercial uses to the extent they are allowed under the Neighborhood Commercial (C-1) zoning district. Additionally, as a vested PUD, changes may only be made to the extent the changes are consistent with the underlying future land use category.

The proposed Concept Plan shows that the project will meet the regulations for Open Space providing 43%. The Impervious Surface Area Ratio (ISR) allowed per the PUD is 60% and the Applicant is proposing 57%. The Self-Storage Facility is proposed at a maximum height of 75', which is the maximum height allowed per PUD.

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 property is currently designated as the Conservation Subdivision Future Land Use Category (FLUC) in the Wellness Way Area Plan Boundary. The proposed use is inconsistent with Comprehensive Plan Policy I-8.1.1, entitled *Jobs-to-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides*, and Policy I-8.1.2, entitled *Target Industries*, as Self-Storage Facilities is not a specific targeted industry for the non-residential portion of Wellness Way.

The Conservation Subdivision FLU is intended to promote a balance between carefully designed residential development while supporting the ecological value of the wetlands and uplands that characterize the area. The requested use is inconsistent with the FLUC as commercial uses are not permitted in the Conservation Subdivision classification. As a vested PUD predating the implementation of the Wellness Way Area Plan, changes to the PUD that are inconsistent with the underlying FLUC could negatively impact the vested status of the development.

New development will be required to meet all criteria specified in the Comprehensive Plan.

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

The proposed Self-Storage Facility is inconsistent with the surrounding area. This area is being developed as the commercial portion of the Planned Unit Development of the Serenoa PUD. Although not specifically allowed under the PUD, Self-Storage Facilities would be an appropriate support use for the adjacent residential uses.

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

The requested use is inconsistent with the FLUC as commercial uses are not permitted in the Conservation Subdivision classification. As a vested PUD predating the implementation of the Wellness Way Area Plan, changes to the PUD that are inconsistent with the underlying FLUC could negatively impact the vested status of the 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 on public facilities and services.

Water and Sewage

Sunshine Water has provided documentation (Attachment "G") indicating they can provide water and wastewater to the site. The Applicant must comply with Policy IX-3.1.1 entitled *Regional Wastewater Service Criteria*.

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service. The Applicant provided the following comment: *"If approved, the Owner(s) will be responsible for arranging waste collection services through a County-authorized commercial hauler."*

Public Safety

Lake County Fire Station #112 is located two (2) miles from the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process, should the requested use 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 2,867 trips in the peak direction. Currently the impacted segment from Boggy Marsh Road to CR 474 is operating at fifty percent (50%) in the PM peak Direction (LOS "C"). This project will be generating approximately eighteen (18) PM peak hour trips, in which ten (10) trips will impact the peak hour direction with no change in the LOS.

A Request for Exemption From doing a full Tier 1 Traffic Impact Analysis was completed and approved.

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

An environmental assessment will be submitted with site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. 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 regarding the effect of property values in their Project Narrative (Attachment "D").

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

The subject parcel is being developed as the commercial portion of the Serenoa PUD. The Planned Unit Development currently allows for 350,000 square feet of commercial development; the proposed use would not affect this requirement of the Planned Unit Development.

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

The proposed rezoning amendment inconsistent with the Land Development Regulations (LDR) and with the Comprehensive Plan.

As stated in Sections B and D, the requested use is inconsistent with the FLUC as commercial uses are not permitted in the Conservation Subdivision classification. As a vested PUD predating the implementation of the Wellness Way Area Plan, changes to the PUD that are inconsistent with the underlying FLUC could negatively impact the vested status of the development.

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.

N/A

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE

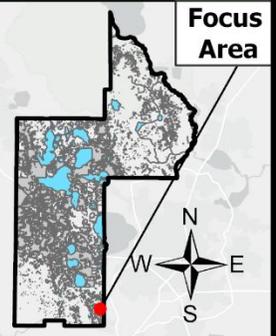


Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-179_Serenoa\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-179_Serenoa.aprx
5/17/2025

FLU
Urban Low Conservation Subdivision

NAME: SERENOA
CASE NUMBER: RZ-PZ2025-179
LOCATION (S-T-R): 13-24-26
REQUEST: INDOOR SELF-STORAGE FACILITY

DISTRICT: 1



Attachment "D" – Ordinance #2012-10

INSTRUMENT #2012031662
OR BK 4141 PG 961 - 980 (20 PGS)
DATE: 3/27/2012 2:34:00 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$171.50

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

ORDINANCE NO. #2012-10
Avalon Groves Planned Unit Development (PUD)
PH #21-11-1

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

WHEREAS, Chuck Piper (the "Applicant") has submitted a rezoning application on behalf of Hearthstone Lake County, LLC (the "Property Owner") to rezone property within the Agriculture (A) Zoning District to Planned Unit Development (PUD) zoning to facilitate the development of mixed-use community of residential and non-residential uses and to revoke existing Conditional Use Permit (CUP) #933-3; and,

WHEREAS, the Subject Property consists of approximately 985 +/- acres, located in the South Lake County area east of the Sawgrass PUD and west of Orange County in Sections 13, 14, 23, 24, Township 24 South, Range 26 East, currently having Alternate Key Number(s) 1101701, 1031486, 1031605, 1594839, 1031648, 1101816, 1031621, 1031613, 3636112, 1101824 more particularly described as follows:

LEGAL DESCRIPTION:
(EXHIBIT "A" – ATTACHED)

WHEREAS, the subject property is located within the Rural Transition and Urban Low Density Future Land Use Categories as shown on the Lake County Comprehensive Plan Future Land Use Map; and

WHEREAS, the Lake County Zoning Board reviewed Petition PH #21-11-1 on the 4th day of January, 2012, after giving Notice on petition for a change in the use of land, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 24th day of January, 2012, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County 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 and conditions pertaining to the development of the above described property have been duly approved, and

NOW THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Lake County, Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they pertain to the above subject property subject to the following terms:

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map in accordance with this Ordinance. Where there is a conflict between this PUD Ordinance and Lake County Land Development Regulations (LDR), the terms of this Ordinance shall take precedence. This Ordinance shall rescind and replace Conditional Use Permit (CUP) #933-3.

Avalon Groves PUD
Proj. #2011100005/ AR#1938
1-25-12

FILED
MAR 27 2012
CLERK OF STATE
TALLAHASSEE, FLORIDA
2 AM 10:47

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

1
2 The uses of the property shall be limited to the uses specified in this Ordinance and generally consistent
3 with the Conceptual Master Plan attached hereto as Exhibit B. To the extent there are conflicts between
4 Exhibit B and this Ordinance, this Ordinance shall take precedence.

5
6 **A. Land Uses:**

7
8 1. Residential Development:

- 9 a. Density. 1,659 dwelling units including up to 800 multi-family units (including Paired
10 Homes/Duplexes).
11 b. Common Facilities: All amenities such as clubhouses, common areas, community pools and
12 recreational facilities for each residential phase shall be completed prior to issuance of a
13 Certificate of Occupancy on 25% of the residential dwelling units in each residential phase.
14 c. Accessory dwelling units.
15 i. Shall be limited to one unit per legally created lot.
16 ii. Accessory dwelling size - 1,200 maximum square feet or no greater than 40% of the air
17 conditioned living area of the principal dwelling unit.
18 iii. For each lot for which an accessory dwelling unit is approved, a covenant, or similar legally
19 binding instrument, shall be recorded prior to certificate of occupancy stipulating that the
20 parcel shall not be further subdivided.
21 d. Model Homes and Sales Centers. Construction of model units, sales centers and temporary
22 parking lots associated with model units or sales centers and located on an adjoining lot shall
23 be allowed. Up to seven (7) Model homes can be started prior to each final plat via metes
24 and bounds.

25
26 2. Commercial/Office/Retail Development:

- 27 a. Up to 350,000 square feet, comprising retail, commercial and office uses excluding
28 institutional uses.
29 b. Uses shall be consistent with those permitted in the Land Development Regulations for the
30 Neighborhood Commercial (C-1) Zoning District

31
32 3. Institutional Uses. Up to 175,000 square feet of civic uses and schools are permitted within the
33 development, subject to the maximum floor area and impervious surface ratios of the underlying
34 future land use category.

35
36 4. Short-term rentals:

- 37 a. There shall be no restriction on the duration of the rental term of any units in this planned
38 unit development.

39 5. Phasing:

- 40 a. Commercial/Office/Retail Phasing Program – The nonresidential phasing program shall
41 ensure that the rate of nonresidential development approval coincides with the rate of
42 residential development approval as specified in the table below.

Attachment "D" – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

1
2
3

4
5
6
7
8
9

Table 1
Minimum Commercial/Office/Retail Phasing in Urban Low Future Land Use area

Residential development (units)	Minimum commercial/office/retail floor area	Cumulative required commercial/office/retail floor area
500 units	20,000 SF	20,000 SF
1,000 units	20,000 SF	40,000 SF
1,659 units	20,000 SF	60,000 SF

Note: Upon the completion of each residential plat, the Developer shall submit a Monitoring Report for review that documents approved nonresidential floor area and number of residential units at the time of application. Mixed use phases shall demonstrate compliance with this requirement upon each application. For the purposes of this report nonresidential shall mean commercial, retail or office.

Attachment "D" – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

1
2
3
4

**Table 2
Proposed Residential Units**

North Tract	Land Use	AC	DU/AC	Units
Rural Transition* FLU Designation	Residential**	188.98	1du/5 acre	38
			1/3 du/net acre	63
			1 du/net acre	189
	Wetlands	92.23	0.20	18
	Total:	281.21		207 max

* Residential development of equal to or greater than 1 unit per 3 acres shall be clustered and developed as a Rural Residential Subdivision

** This calculation is based on 50% open space (O/S) provided per Rural Transition Future Land Use for rural conservation subdivision as specified herein and the Comprehensive Plan, as amended, for development of 1 unit per acre. Thirty-five percent open space shall be provided for densities of 1 unit per 3 acres or less.

5

South Tract	Land Use	AC	DU/Net AC	Units
Urban Low FLU Designation	Residential	231.59		
	Village Center	10.00		
	Subtotal:	345.07	4.0	1,380
	Wetlands	359.31	0.20	72
	Total:	704.38	2.1	1,452

* 25% open space (O/S) per Urban Low Future Land Use is required.

6

B. Dimensional Standards

7

8

9

1. Commercial/Office/Retail/Institutional requirements:

10

11

12

13

14

15

16

a. Landscape buffers, fences or walls, shall not be required between commercial or mixed (residential/commercial) uses within this planned unit development except to visually screen parking, loading or storage areas.

b. No setback shall be required between commercial buildings such as retail or office and the sidewalk. For retail or office uses on internal streets other than the extension of Sawgrass Bay Boulevard, setbacks may include paved surfaces of concrete or individual pavers that function as an extension of the sidewalk.

Avalon Groves PUD
Proj. #2011100005/ AR#1938
1-25-12

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

- 1 c. Parking shall not be located between the front of a commercial building and that fronts
- 2 the extension of Sawgrass Bay Boulevard. A maximum of one row of parking may be
- 3 permitted where a tree buffer of at least ten feet is provided between the parking and
- 4 the edge of right of way.
- 5 d. All dimensional standards shall comply with Florida Fire Prevention Codes, applicable
- 6 National Fire Protection Codes and Lake County Fire Protection Standards.

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

1
2
3
4

- 2. Residential requirements:
 - a. Single Family Residential Dimensional Standards

Minimum Dimensions	Single Family Attached (Townhomes)	Single Family Attached (Paired Homes)	Single Family Detached	Live / Work Unit
Front Setback:	10 feet from dwelling to adjacent road rights of way; 5 feet from dwelling to adjacent common space.			
Secondary Front Setback:	10 feet			
Side Setback:	5 feet for detached side or 0 feet for attached units (along the shared property line of common wall). Lot drainage easement shall be a minimum of 8-feet wide between structures.	0 feet. Minimum separation of 8 feet between structures for lot drainage easement.	0 feet. Minimum separation of 8 feet between structures for lot drainage easement.	5 feet for detached side or 0 feet for attached units (along the shared property line of common wall). Lot drainage easement shall be a minimum of 8-feet wide between structures.
Rear setback:	5-feet or 4 feet from an alley			
Front garage setback	Garages shall be setback at least 20 feet from the front property line.			
Lot Width (in feet)	15	20	23	20
Lot Depth (in feet)	50	50	60	50
Unit Width (in feet)	15	18	18	18
Living Area (in feet)	600	500	650	500

5
6

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

b. Multi-Family Residential Dimensional Standards

Minimum Dimensions	Multi-family
Front:	10 feet from face of curb
Secondary Front	15 feet
Side:	15 between adjacent buildings
Rear setback:	10 feet

Notes on Residential Standards:

- (1) Minimum as measured from the property line.
- (2) Front-loaded, rear-loaded, or shared parking lots are permitted.
- (3) Balconies, porches, stoops, bay windows and roof overhangs may encroach upon front setback and corner lot side setback up to 3 feet. Balconies and roof overhangs may encroach upon rear setback.
- (4) On-street parking may be used to satisfy parking requirements.
- (5) Minimum of one off-street parking space per unit is required.
- (6) Pools or screen rooms shall be subject to the 5 foot rear setback.
- (7) Driveways shall be setback 2 feet from the side property line or 0 feet if shared driveway.
- (8) Lighting and Signage shall comply with the LDR, as amended.
- (9) Residential Driveway connections to Sawgrass Bay Boulevard extension are prohibited, except for connections for live/work units developed as part of a mixed use phase.

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

c. Definition of Housing Types

For the purpose of this Planned Unit Development the following terms shall be defined as:

- i. Single Family Detached: A single residential unit on a single platted lot that is a single building not physically connected to any other unit.*
- ii. Paired Homes (Duplex): A single residential unit that is separately owned and platted but may be attached on one side along a lot line to an additional single family unit.
- iii. Single Family Attached (Townhome): A single residential unit that is separately owned and platted but may be attached on one or both sides along a lot line to additional single family units.
- iv. Multi-family: A building containing multiple residential units on a single lot that are intended to be collectively managed by an apartment manager or condo association.
- v. Live/Work: An attached single-family dwelling that contains a flexible space that may be used for commercial purposes. Up to 50% of the square footage may be used for commercial purposes.*

* The addition of an accessory dwelling unit does not change the definition of a single family unit.

C. Impervious Surface Ratio

- 1. Urban Low future land use – shall not exceed .60 within the total developable area.
- 2. Rural Transitional future land use – shall not exceed .30 within the developable area.
- 3. Impervious surface area shall not exceed 0.90 on any given individual residential, mixed use, or commercial lot providing the development phase as a whole does not exceed the maximum impervious surface ratio of the underlying future land use category.

D. Building height:

- 1. 50-feet (maximum) for residential structures
- 2. 75-feet (maximum) for non-residential and civic structures

E. Site Design and Development Guidelines:

- 1. All development shall be in accordance with the design standards specified in the Comprehensive Plan and Land Development Regulation, as amended.
- 2. All development shall consist of functional areas in accordance with Traditional Neighborhood Design principles including neighborhoods which include a Neighborhood Core, Neighborhood Proper, and Neighborhood Edge.
 - a. Each Neighborhood Core shall contain higher density housing types, as well as:
 - i. Civic uses/spaces or Recreation uses; and
 - ii. Commercial uses;

A minimum of one (1) Neighborhood Core consistent with Table 1 of this ordinance.

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

- 1 b. Neighborhood Proper areas shall include a range of housing densities and may
- 2 also include some civic or recreational uses and park space.
- 3 c. Neighborhood Edge areas will include lower density housing and provide edges to
- 4 transition to natural areas, wetlands and low intensity uses on adjacent properties.
- 5 These may also include civic and recreational uses or park space used to
- 6 transition to natural resource areas.
- 7 3. Pedestrian orientation - The maximum block length for all development shall not exceed
- 8 750-feet.
- 9 4. Rural Conservation Subdivision development, within the Rural Transitional future land use
- 10 a. One (1) dwelling unit per one (1) net buildable acre (maximum) may be permitted.
- 11 b. A minimum of 50% of the net buildable area of the Rural Conservation Subdivision
- 12 shall be dedicated as common open space. A conservation easement or similar
- 13 recorded and legally binding instrument, as allowed by law shall be recorded to
- 14 preserve the open space areas at plat or final development of each phase.
- 15 c. Half of the required open space shall be configured in a single contiguous tract for
- 16 the purposes of creating contiguous expanses of open space to include the most
- 17 sensitive habitat on each site. The open space shall include environmentally
- 18 sensitive areas adjacent to public conservation lands or adjacent rural lands, if
- 19 present. An open space management plan shall be incorporated into site plan or
- 20 plats applications.
- 21 d. Open spaces shall be configured in a manner to create “edges” of distinction
- 22 between rural land uses and urban land uses.
- 23 e. Proposed subdivisions shall include a minimum of fifteen (15) net buildable acres
- 24 for development of rural conservation subdivisions in order to receive the one (1)
- 25 dwelling per acre density.
- 26 f. Compatibility with existing adjacent residential developments. In order to promote
- 27 compatibility with existing residential developments that are immediately adjacent
- 28 to the proposed development site, the applicant shall use one of the following
- 29 measures:
- 30 i. A forested, or re-forested, or wetland buffer designed to screen the proposed
- 31 new development from the existing development, and is a minimum of 100 feet
- 32 in depth, shall be provided between the existing adjacent residential
- 33 development and the proposed new lots; or
- 34 ii. A vegetative buffer, which may be forested, or wetlands to create a minimum of
- 35 200 feet in depth shall be provided between the existing adjacent residential
- 36 development and the proposed new lots.
- 37 iii. Streets shall not cross wetlands unless other access is not practically feasible.
- 38 iv. Streets shall not traverse slopes greater than a 20 percent grade to facilitate
- 39 low impact design. If the Developer can demonstrate a hardship created by this
- 40 requirement, then a variance may grant such crossings.
- 41 g. Construction envelope and Low Impact Development principles and techniques
- 42 shall be used. Clearing and grading of treed areas, natural vegetation, and
- 43 existing topography should be limited to the minimum amount required to create
- 44 buildable lots, construct roadways, install required infrastructure including on-site
- 45 septic systems, and allow reasonable access for construction equipment. For this

Avalon Groves PUD
Proj. #2011100005/ AR#1938
1-25-12

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

- 1 reason, a construction envelope shall be established and denoted on all
2 preliminary and final site designs and construction documents. The construction
3 envelope shall not exceed 30 feet beyond the building footprint.
4
- 5 5. Interconnection: Interconnection of the proposed subdivisions with adjoining properties is
6 encouraged where there are no environmental constraints, as depicted on the conceptual
7 plan. If interconnection of a proposed subdivision with adjoining properties cannot be
8 completed due to the lack of roadway facilities or dedicated right-of-way on an adjacent
9 property at the time that the application is submitted, the future right-of-way required to
10 develop this interconnection shall be dedicated and shown on the final plat in lieu of
11 construction of the interconnecting roadway to the property line.
12
- 13 6. Parks:
14 a. A minimum of a 3.3 acre park shall be dedicated prior to approval of the 500th
15 dwelling unit.
16
- 17 **F. Public School Concurrency:**
18 The developer or Property Owner shall be solely responsible for mitigating public schools
19 impacts in accordance with concurrency management provisions specified in the Land
20 Development Regulations, as amended.
21 1. All development within two (2) miles of any school site shall provide 5-foot wide
22 sidewalks that connect to Sawgrass Bay Boulevard extension for the purpose of
23 creating a walkable-network to the schools.
24 2. The Property Owner or Applicant shall provide a conceptual master sidewalk/trail plan
25 demonstrating a viable connection network with parks and schools prior to the
26 commencement of the first phase of construction.
27
- 28 **G. Utilities:**
29 1. Solid Waste – The Developer or Property Owner shall demonstrate that all accessways
30 are designed to accommodate solid waste collection vehicles to Lake County standards,
31 as amended. Private solid waste collection may be provided with approval by the County
32 Manager or designee.
33
34 2. Water/Wastewater Facilities - Central potable water and wastewater service system shall
35 be provided by Utilities Incorporated (Inc.), its successor or by the developer. Septic
36 systems or individual potable water wells shall not be permitted.
37
38 3. Utilities shall be underground unless a variance is received.
39
40 4. Drainage/Stormwater Management/Floodplain/Surface Water Protection:
41
42
43

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

- 1 a. Stormwater management plan shall be required with the submittal of a final development
- 2 order. Any facilities associated with the Sawgrass Bay Boulevard extension road within
- 3 or impacting Orange County shall be approved by Orange County, prior to approval of
- 4 the Construction Plan.
- 5 b. Development within the 100-year floodplain shall be solely for the storage of floodwaters
- 6 and for passive recreation and conservation facilities in accordance with the Land
- 7 Development Regulations, as amended.
- 8 c. The stormwater management system shall be constructed in accordance with St. Johns
- 9 River Management District (SJRWMD) permit requirements, and LDR, as amended.
- 10 d. Stormwater management facilities will be designed to minimize impacts to existing
- 11 surface waters.
- 12 e. Stormwater facilities for the Sawgrass Bay Boulevard extension may be used as a
- 13 shared facility to be maintained by the H.O.A. or similar private entity.
- 14 f. All stormwater ponds developed by the project shall be owned and maintained by the
- 15 H.O.A. or similar private entity.
- 16

17 **H. Fire Protection and Rescue Services:** All Development shall comply with the State Fire Code,
18 Florida Fire Prevention Code, National Fire Protection Standards, the Orange County/Lake County
19 Mutual Aid Agreement, and the Land Development Regulations, as amended.

20
21 **I. Transportation Improvements:**

- 22
- 23 1. Prior to Phase 1 construction, the Property Owner shall execute a Development
- 24 Agreement with the County for the dedication of a 106 foot wide right of way and non-
- 25 exclusive easement for future road and utilities necessary to facilitate the future Sawgrass
- 26 Bay Boulevard extension. Any road or transportation impact fee credits will be addressed
- 27 in the Development Agreement. As project phasing is not proposed, the traffic impact
- 28 study will need to be updated and resubmitted prior to construction plan approval of the
- 29 501st lot and 50,000 square feet of non-residential for the project or as provided for in a
- 30 Development Agreement executed with the Board of County Commissioners. The
- 31 Developer will be required to update and address any necessary transportation impact
- 32 mitigation that may result due to the Sawgrass Bay Boulevard connection to Orange
- 33 County not being completed.
- 34
- 35 2. When warranted, the Property Owner shall coordinate with Orange County regarding any
- 36 necessary road improvements to Fleming Road in Orange County. The Property Owner
- 37 shall provide Lake County Public Works with copies of any agreements required by
- 38 Orange County for any Fleming Road improvements.
- 39
- 40 3. The Developer or Property Owner shall upgrade the current flashing beacon to a full traffic
- 41 signal when warranted at the intersection of US Highway 27 and Sawgrass Bay Boulevard
- 42 in accordance with Lake County standards, as amended.
- 43
- 44
- 45

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14
 - 15
 - 16
 - 17
 - 18
 - 19
 - 20
 - 21
 - 22
 - 23
 - 24
 - 25
 - 26
 - 27
 - 28
 - 29
 - 30
 - 31
 - 32
 - 33
 - 34
 - 35
 - 36
 - 37
 - 38
 - 39
 - 40
 - 41
 - 42
 - 43
 - 44
4. Sidewalks and Bicycle Facilities. All sidewalks shall be 5-feet wide minimum and constructed in accordance with the LDR, as amended. Bicycle lanes shall be situated within the Sawgrass Bay Boulevard extension right-of-way, in accordance with County standards, as amended. Sidewalks and bicycle lanes within the Sawgrass Bay Boulevard extension right-of-way shall be installed by the Developer concurrent with road construction.
 5. Pedestrian accessways shall be provided at intervals along roadways and common areas not to exceed 600-feet along all roadways.
 6. On-Street Parking – Parking shall not be allowed along the Sawgrass Bay Boulevard extension to Fleming Road in Orange County.
 7. Multiple points of access shall be designed into the road network to facilitate access by fire/safety and public and private service vehicles. A minimum of two access points shall be provided in each subdivision except where environmental constraints exist.

J. Signage:

1. All signage shall be in accordance with the Land Development Regulations as amended.
2. Signage and entry features may be allowed within County dedicated right-of-way subject to a Lake County right of way utilization permit.

K. Open Space and Environmental Considerations:

1. An environmental assessment shall be provided to address all flora and fauna species and associated habitat. The assessment shall be submitted for review at the time construction plans are submitted.
2. Tree and soil protection areas. Areas designated for tree and soil protection that are located outside of the dedicated open space shall be identified. These areas shall include the critical root zone and greatest extent of the drip line for the trees included in the area to be protected. The method of protection shall be indicated on the plan, including fencing or other protection methods. The method of protection shall be installed prior to the issuance of a development permit.
3. Open Space -
 - a. Urban Low (UL) Future Land Use Category shall require a minimum of 25%, open space, over the entire UL land area.
 - b. Rural Transitional (RT) Future Land Use Category shall require a minimum of 50% Open Space, over the entire RT land area if a maximum density of 1 unit per net acre is used. If a density of 1 unit per 3 net acres is used 35% Open Space shall be provided.

Attachment “D” – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

- 1 c. Open space areas shall be provided in accordance with Comprehensive Plan, as
- 2 amended.
- 3
- 4 4. Wetlands:
- 5
- 6 a. Development shall adhere to the wetland setbacks specified in the Comprehensive Plan
- 7 and Land Development Regulations.
- 8
- 9 b. All wetlands within the property shall be placed into a conservation easement that shall
- 10 run in favor of, and be enforceable by, a homeowners' association, a public agency
- 11 acceptable to Lake County, or Lake County, at its option. The conservation easement
- 12 shall require that all wetlands and wetland buffers be maintained in their natural and
- 13 unaltered state. Any such easement shall allow access to water dependent structures
- 14 such as docks and walkways.
- 15
- 16 c. Wetlands shall not be included as part of any platted lot, other than a lot platted as
- 17 common area, which shall be dedicated to a homeowners' association, qualified agency
- 18 or Lake County for ownership and maintenance.
- 19
- 20 d. Upland buffers adjacent to wetlands shall be included within the conservation easement.
- 21 Such easement will specifically allow water dependant structures serving the adjacent
- 22 upland uses.
- 23

L. Landscaping and Buffering:

- 24
- 25
- 26 1. A minimum of one (1) canopy tree shall be required for all single-family detached lots
- 27 greater than 4,000 square feet in size.
- 28 2. A minimum of (1) ornamental tree shall be required for each lot comprising an attached
- 29 dwelling unit.
- 30 3. A minimum of six (6) trees per acre shall be required.
- 31 4. A fifty (50) foot wide buffer shall be along the perimeter property line, adjacent to
- 32 agricultural land areas and agriculture zoned properties. The buffer will be assessed
- 33 during the review of the required preliminary plat or site plan and may consist of existing
- 34 non-invasive-vegetation or Florida Friendly vegetation.
- 35 5. Entrance Features: The Owner may construct entrance features, which may consist of
- 36 walls, landscaping, contoured berms and signage concurrent with construction of the
- 37 adjacent roadway. Entrance features shall not be constructed within rights-of-way without
- 38 appropriate right of way permits.
- 39 6. All other landscaping shall be in accordance with the Land Development Regulations, as
- 40 amended.
- 41 7. A landscape plan shall be submitted for review and approval prior to installation of any
- 42 trees along any publicly dedicated right-of-way.
- 43
- 44

Attachment "D" – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

- 1 8. Installation of trees within 8' of the sidewalk, shall require the developer to commit the
- 2 H.O.A. or other private entity to be responsible for the ownership and maintenance of the
- 3 tree and sidewalk. Those commitments shall be made in a development agreement at the
- 4 time of final plat.
- 5 9. Parking lot landscaping shall be in accordance with Land Development Regulations, as
- 6 amended.

M. Maintenance

- 9 1. Common Areas
- 10 The Owner shall form and incorporate a private non-profit entity such as a Homeowners'
- 11 Association or Community Development District for the purpose of operating,
- 12 maintaining and controlling the common areas, utility easements and common facilities.
- 13 The incorporation of the private entity shall be in conjunction with final development
- 14 approval.
- 15
- 16 2. Streets, Stormwater Facilities and Rights-of -Way
- 17 a. All streets and stormwater facilities that have not been dedicated to the County will be
- 18 maintained by a private entity, such as an HOA or CDD.
- 19 b. Maintenance of landscaping and common space that has not been accepted by the
- 20 county in street rights of way shall be maintained by a private entity, such as an HOA
- 21 or CDD.
- 22

N. Development Review and Approval:

23 Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat

24 or site plan application generally consistent with EXHIBIT "B" – CONCEPTUAL PLAN, for

25 review and approval in accordance with the Comprehensive Plan and the Land Development

26 Regulations, as amended.

27

28

O. Concurrency Management Requirements:

- 29
- 30 1. A capacity reservation certificate shall be required before any final development order is
- 31 authorized for construction. The Applicant or Developer shall comply with the Land
- 32 Development Regulations as amended. In the future event that concurrency requirements
- 33 are changed from the date of this Ordinance approval, Lake County shall implement
- 34 concurrency for this development consistent with the adopted concurrency management
- 35 system in effect at that time.
- 36 2. Granting of this PUD Ordinance does not grant or approve concurrency. No development
- 37 shall proceed unless a full concurrency review has been completed prior to each stage of
- 38 development.
- 39

Attachment "D" – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

P. Term. Physical development shall commence within three (3) years from the date of this Ordinance approval.

1. Failure to commence construction of either infrastructure for 100 dwelling units, or infrastructure for 10,000 square feet of commercial use, and the necessary extension of Sawgrass Bay Boulevard to Phase I of the project, within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended.
2. 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.

Q. Monitoring Report for Non-Residential Ratio. Upon submittal of each development phase, the Applicant shall submit a monitoring report on the development progress for the entire PUD.

R. Continuation of Agriculture Uses

1. Agriculture uses shall be allowed on any portion of the property until such time as that portion of the property receives a final development order consistent with this Ordinance, the Comprehensive Plan, and Land Development Regulations, as amended.
2. Open grazing, stables, tree harvesting, silviculture and pisciculture are specifically permitted. Feed lots, hog farms and other site intensive, potentially noxious agricultural activities are specifically prohibited. The Developer expressly agrees that no clearing of non-invasive trees or wetland alteration will take place within the area used for bona fide agricultural operation.

S. 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 Land Development Regulation shall include any future amendments to the Statutes, Code, Plan, and/or Regulations.

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

- A. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with requirements of Lake County, and obtaining the permits required from the other appropriate governmental agencies.
- B. This ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.

Attachment "D" – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

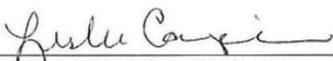
- 1 C. Construction and operation of the proposed use shall at all times comply with the
- 2 regulations of Lake County and any other permitting agencies.
- 3
- 4 D. The transfer of ownership or lease of any or all of the property described in this ordinance
- 5 shall include in the transfer or lease agreement, a provision that the purchaser or lessee
- 6 receives written or record notice of the conditions pertaining to the PUD and that such
- 7 notices shall run with title to the land. The purchaser or lessee may be required a change
- 8 from the existing plans and conditions by following procedures contained in the Lake
- 9 County Land Development Regulations, as amended.
- 10
- 11 E. Action by the Lake County Code Enforcement Special Master. The Lake County Code
- 12 Enforcement Special Master shall have authority to enforce the terms and conditions set
- 13 forth in this ordinance.
- 14

15 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be
16 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in
17 no way affect the validity of the remaining portions of this Ordinance.
18

19 **Section 4. Effective Date.** This Ordinance shall become effective as provided by law.

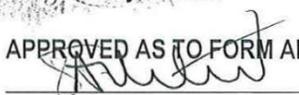
20
21 ENACTED this 24th day of January, 2012.
22
23 FILED with the Secretary of State February 2, 2012.
24
25 EFFECTIVE February 2, 2012.
26

27 BOARD OF COUNTY COMMISSIONERS
28 LAKE COUNTY, FLORIDA

29 
30 _____
31 LESLIE CAMPIONE, CHAIRMAN

32
33 This _____ day of _____, 2012.

34
35 ATTEST:
36 
37 _____
38 NEIL KELLY, Clerk of the
39 Board of County Commissioners
40 Lake County, Florida

41 APPROVED AS TO FORM AND LEGALITY
42 
43 _____
44 SANFORD A. MINKOFF, County Attorney
45
46

Attachment "D" – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

EXHIBIT - A LEGAL DESCRIPTION

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

MARINA LANDING, INC. (PARCEL 1)
The Northwest 1/4; and the Northwest 1/4 of the Northeast 1/4; and the South 1/2 of the Northeast 1/4; and the North 1/4 of the Southeast 1/4; all in Section 13, Township 24 South of Range 26 East of the Tallahassee Meridian, in Lake County, Florida; Less the Northwest 1/4 of the Northwest 1/4, Section 13, Township 24 South, Range 26 East, Lake County, Florida.

TOGETHER WITH all right, title and interest in and to Easements more particularly described in the following instruments of record.

Roadway Easement Agreement filed in Official Records Book 986, Page 934; as modified by Modification of Roadway Easement Agreement filed in Official Records Book 1486, Page 923, Public Records of Lake County, Florida; and Stipulation filed in Official Records Book 921, Page 246, Public Records of Lake County, Florida; and Easement for Ingress and Egress filed in Official Records Book 1483, Page 2313, Public Records of Lake County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.

ORANGE BLOSSOM HILLS, INC. (PARCEL 2)
PARCEL 1:
The South 1/4 of the Southeast 1/4, The South 1/2 of the Southwest 1/4, The East 3/4 of the North 1/2 of the Southwest 1/4 of Section 13, Township 24 South, Range 26 East, Lake County, Florida.

PARCEL 2:
The South 3/4 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4; BEGIN at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, run Southwesterly to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, South to South line of Section, East to Southwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4, North to POINT OF BEGINNING; all being in Section 14, Township 24 South, Range 26 East, located in Lake County, Florida.

PARCEL 3:
BEGIN at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, run Southeasterly to Southeast corner of Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, North to Section line, thence West to POINT OF BEGINNING; North 1/4 of the Northeast 1/4 of the Northeast 1/4; all being in Section 23, Township 24 South, Range 26 East, located in Lake County, Florida.

PARCEL 4:
The North 1/2 of the Northeast 1/4, Section 24, Township 24 South, Range 26 East, located in Lake County, Florida.

Attachment "D" – Ordinance #2012-10 (Continued)

ORDINANCE NO. #2012-10
(PH#21-11-1 Avalon Groves PUD)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

PARCEL 5:

BEGIN at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, run Northeasterly to Northeast corner of Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, thence West to the Northwest corner of Section, thence South to POINT OF BEGINNING; being in Section 24, Township 24 South, Range 26 East, located in Lake County, Florida.

Together with easement granted in Warranty Deeds recorded in Deed Book 361, Page 371, and in Deed Book 372, Page 442 of the Public Records of Lake County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.

BLR - AVALON LAKES LLC (PARCEL 3)

The Northwest 1/4 of the Southwest 1/4, The Southeast 1/4 of the Northeast 1/4, The Northeast 1/4 of the Southeast 1/4, The Southwest 1/4 of the Northeast 1/4, The Northwest 1/4 of the Southeast 1/4, The Northeast 1/4 of the Southwest 1/4, The Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 all in Section 24, Township 24 South, Range 26 East, Lake County, Florida.

AND:

The Northwest 1/4 of Section 24, Township 24 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4, AND LESS AND EXCEPT: Begin at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 24; run thence Northeasterly to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4; thence run West to the Northwest corner of said Section 24, thence South to the POINT OF BEGINNING.

Being subject to any rights-of-way, restrictions and easements of record.

Attachment "D" – Ordinance #2012-10 (Continued)

EXHIBIT - B

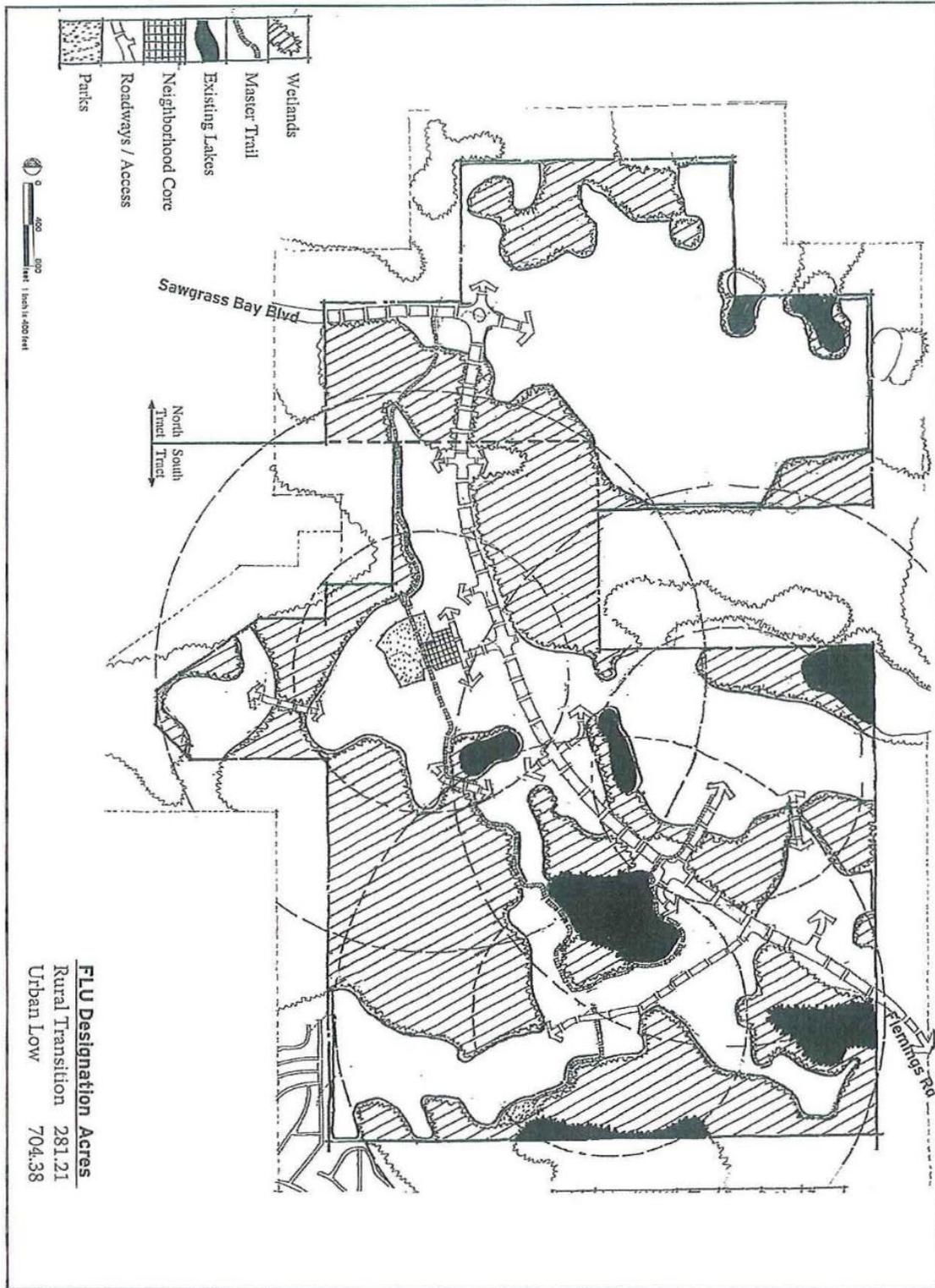


EXHIBIT - B

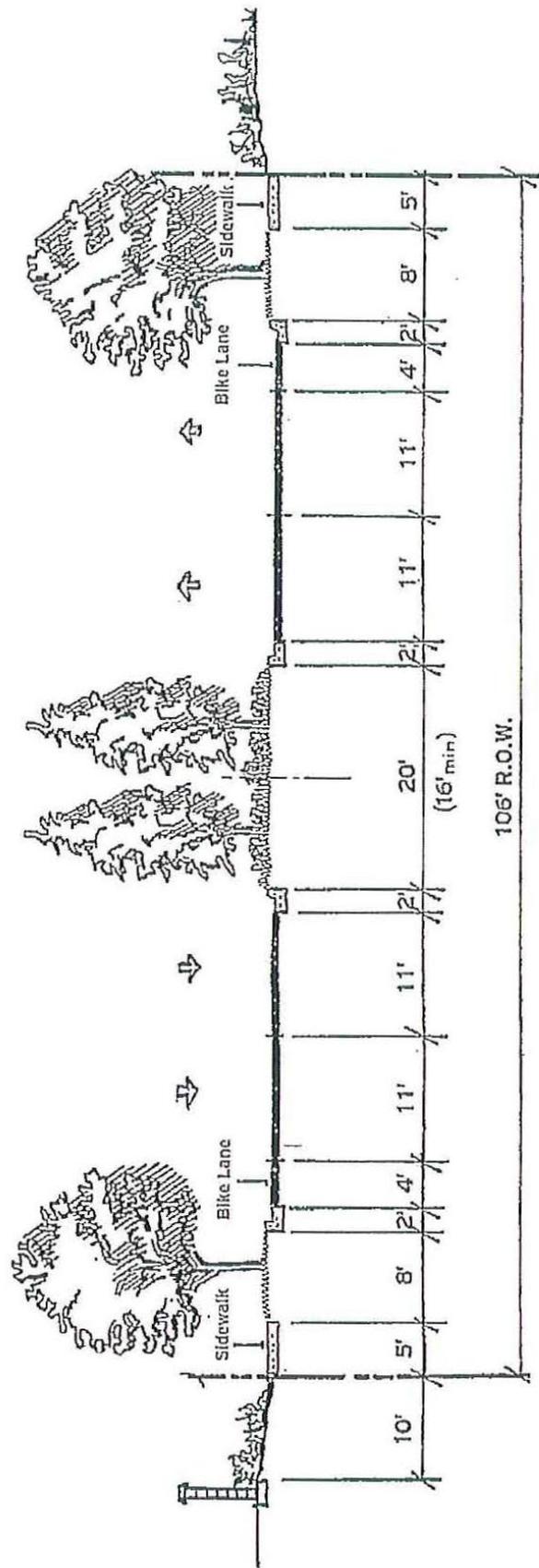
FLU Designation	Acres
Rural Transition	281.21
Urban Low	704.38

Exhibit
4 of 6

AVALON GROVES PUD
Lake County, Florida
Master Plan

Developed by
Hearthstone Lake Co. LLC
CAHILL ASSOCIATES
1700 Perry Highway, Suite 100, Jacksonville, FL 32217
P.O. Box 1000, Maitland, FL 32751
A-11, 2011 CA 000-100 01/12/02

Attachment "D" – Ordinance #2012-10 (Continued)



Attachment "E" – Ordinance #2019-60

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

**Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)
RZ-19-18-1**

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

WHEREAS, Dianne Fenech, AICP (the "Applicant") has submitted a rezoning application on behalf of VK Avalon Groves, LLC (the "Property Owner") to amend PUD Ordinance #2016-20 by establishing a new ordinance with new development conditions regarding the phasing program for the residential and non-residential uses and configuration of the associated parking; and

WHEREAS, the subject property consists of approximately 985 +/- acres, located in the South Lake County area east of the Sawgrass PUD, and west of Orange County, in Sections 13-14, 23-24, Township 24 South, Range 26 East, currently including Alternate Key Number(s) 3914076, 1101701, 1031486, 1031605, 1594839, 1031648, 1101816, 1031621, 1031613, 3636112, 1101824, and 3884039, etc., and more particularly described in Exhibit "A":

LEGAL DESCRIPTION:
(EXHIBIT "A" – ATTACHED)

WHEREAS, on the 22nd day of September, 2011, the Lake County 2030 Comprehensive Plan became effective; and

WHEREAS, on the 24th day of January, 2012, the Board of County Commissioners approved PUD Ordinance #2012-10 regarding the Avalon Groves Planned Unit Development; and

WHEREAS, Section 1(P) of PUD Ordinance #2012-10 requires physical development to commence within three (3) years from the Ordinance approval date and provides the Board of County Commissioners with the ability to grant, via public hearing, a one (1) extension 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; and

WHEREAS, the subject property was located within the Rural Transition and Urban Low Density Future Land Use Categories and is located within the Wellness Way Urban Service Area (WWUSA) as shown on the Lake County Comprehensive Plan Future Land Use Map; and

WHEREAS, on the 5th day of January, 2016, the Lake County Board of County Commissioners approved Ordinance #2016-1, LPA #14/10/1-2 Wellness Way Area Plan Map and Text Amendment; and

WHEREAS, on the 17th day of May, 2016, the Lake County Board of County Commissioners approved PUD Ordinance #2016-20 regarding the Avalon Groves Planned Unit Development; and

WHEREAS, on the 23rd day of August, 2016, Special Master 05-16 became effective and allowed the subject property to be developed consistent with PUD Ordinance #2016-20; and

WHEREAS, the subject property is located within the Wellness Way 3 Future Land Use Category; and

WHEREAS, the Lake County Planning and Zoning Board reviewed petition RZ-19-18-1 on the 2nd day of October, 2019, after giving notice on petition for a change in the use of land, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 22nd day of October, 2019; and

1

**INSTRUMENT #2019132280
OR BK 5377 PG 2244 - 2261 (18 PGS)
DATE: 11/21/2019 8:04:25 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$154.50**

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

1 **WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of
2 the Lake County Zoning Board, Staff Report and any comments, favorable or unfavorable from the Public
3 and surrounding property owners at a Public Hearing duly advertised; and

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

6 **NOW THEREFORE, BE IT ORDAINED**, by the Board of County Commissioners of Lake County,
7 Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they
8 pertain to the above subject property subject to the following terms:

9 **Section 1.** Terms: The County Manager or designee shall amend the Lake County Zoning Map in
10 accordance with this Ordinance. Where there is a conflict between this PUD Ordinance
11 and Lake County Land Development Regulations (LDR), the terms of this Ordinance shall
12 take precedence. This ordinance shall supersede and replace any and all previous
13 ordinances for this property, specifically Ordinance #2012-10 and ordinance #2016-20.

14 The uses of the property shall be limited to the uses specified in this Ordinance and
15 generally consistent with the Conceptual Master Plan attached hereto as Exhibit "B". To
16 the extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance shall
17 take precedence.

18 **A. Land Uses:**

19 1. Residential Development:

20 a. Density: 1,659 dwelling units including up to 800 multi-family units (including Paired
21 Homes/Duplexes).

22 b. Common Facilities: All amenities such as clubhouses, common areas, community pools
23 and recreational facilities for each residential phase shall be completed prior to issuance of
24 a Certificate of Occupancy on 25% of the residential dwelling units in each residential
25 phase.

26 c. Accessory dwelling units:

27 i. Shall be limited to one unit per legally created lot.

28 ii. Accessory dwelling size - 1,200 maximum square feet or no greater than 40% of the
29 air conditioned living area of the principal dwelling unit.

30 iii. For each lot for which an accessory dwelling unit is approved, a covenant, or similar
31 legally binding instrument, shall be recorded prior to certificate of occupancy
32 stipulating that the parcel shall not be further subdivided.

33 d. Model Homes and Sales Centers: Construction of model units, sales centers and
34 temporary parking lots associated with model units or sales centers and located on an
35 adjoining lot shall be allowed. Up to seven (7) model homes can be started prior to each
36 final plat via metes and bounds.

37 2. Commercial/Office/Retail Development:

38 a. Up to 350,000 square feet, comprising retail, commercial and office uses excluding
39 institutional uses.

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

- b. Uses shall be consistent with those permitted in the Land Development Regulations (LDR) for the Neighborhood Commercial (C-1) Zoning District.
- 3. Institutional Uses. Up to 175,000 square feet of civic uses and schools are permitted within the development, subject to the maximum floor area and impervious surface ratios of the underlying future land use category.
- 4. Short-term rentals:
 - a. There shall be no restriction on the duration of the rental term of any units in this planned unit development.
- 5. Phasing:
 - a. Commercial/Office/Retail Phasing Program – The nonresidential phasing program shall ensure that the rate of nonresidential development approval coincides with the rate of residential development approval as specified in the table below.

Table 1
Minimum Commercial/Office/Retail Phasing in Urban Low Future Land Use area

Residential development (Certificate of Occupancy)	Minimum commercial/office/retail floor area	Cumulative required commercial/office/ retail floor area
1,000 units	30,000 SF	30,000 SF
1,659 units	30,000 SF	60,000 SF

Note: Upon the completion of each residential plat, the Developer shall submit a Monitoring Report for review that documents approved nonresidential floor area and number of residential units at the time of application. The Applicant will be required to provide residential certificate of occupancy data with the development application for the non-residential development. No additional certificate of occupancies will be issued after the 1000th certificate of occupancy without the submittal of development application for nonresidential development consistent with the square footage specified above. Mixed use phases shall demonstrate compliance with this requirement upon each application. For the purposes of this report nonresidential shall mean commercial, retail or office.

[Remainder of Page Intentionally Blank]

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
 Serenoa Planned Unit Development (PUD) Amendment
 (f/k/a Avalon Groves PUD)

1
 2
 3

**Table 2
 Proposed Residential Units**

North Tract	Land Use	AC	DU/AC	Units
Rural Transition* FLU Designation	Residential**	188.98	1du/5 acre	38
			1/3 du/net acre	63
			1 du/net acre	189
	Wetlands	92.23	0.20	18
	Total:	281.21		207 max

* Residential development of equal to or greater than 1 unit per 3 acres shall be clustered and developed as a Rural Residential Subdivision

** This calculation is based on 50% open space (O/S) provided per Rural Transition Future Land Use for rural conservation subdivision as specified herein and the Comprehensive Plan, as amended, for development of 1 unit per acre. Thirty-five percent open space shall be provided for densities of 1 unit per 3 acres or less.

4

South Tract	Land Use	AC	DU/Net AC	Units
Urban Low FLU Designation	Residential	231.59		
	Village Center	10.00		
	Subtotal:	345.07	4.0	1,380
	Wetlands	359.31	0.20	72
	Total:	704.38	2.1	1,452

* 25% open space (O/S) per Urban Low Future Land Use is required.

5

B. Dimensional Standards

6

1. Commercial/Office/Retail/Institutional requirements:

7

a. Landscape buffers, fences or walls, shall not be required between commercial or mixed (residential/commercial) uses within this planned unit development except to visually screen parking, loading or storage areas.

8

9

10

b. No setback shall be required between commercial buildings such as retail or office and the sidewalk. For retail or office uses on internal streets other than the extension of Sawgrass Bay Boulevard, setbacks may include paved surfaces of concrete or individual pavers that function as an extension of the sidewalk.

11

12

13

14

c. All dimensional standards shall comply with Florida Fire Prevention Codes, applicable National Fire Protection Codes and Lake County Fire Protection Standards.

15

16

17

18

[Remainder of Page Intentionally Blank]

19

20

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
 Serenoa Planned Unit Development (PUD) Amendment
 (f/k/a Avalon Groves PUD)

- 1 2. Residential requirements:
- 2 a. Single Family Residential Dimensional Standards

Minimum Dimensions	Single Family Attached (Townhomes)	Single Family Attached (Paired Homes)	Single Family Detached	Live / Work Unit
Front Setback:	10-feet from dwelling to adjacent road rights of way; 5-feet from dwelling to adjacent common space.			
Secondary Front Setback:	10-feet			
Side Setback:	5-feet for detached side or 0-feet for attached units (along the shared property line of common wall). Lot drainage easement shall be a minimum of 8-feet wide between structures.	0-feet. Minimum separation of 8-feet between structures for lot drainage easement.	0-feet. Minimum separation of 8-feet between structures for lot drainage easement.	5-feet for detached side or 0-feet for attached units (along the shared property line of common wall). Lot drainage easement shall be a minimum of 8-feet wide between structures.
Rear setback:	5-feet or 4-feet from an alley			
Front garage setback	Garages shall be setback at least 20-feet from the front property line.			
Lot Width (in feet)	15	20	23	20
Lot Depth (in feet)	50	50	60	50
Unit Width (in feet)	15	18	18	18
Living Area (in feet)	600	500	650	500

- 3 b. Multi-Family Residential Dimensional Standards:

Minimum Dimensions	Multi-family
Front:	10-feet from face of curb
Secondary Front	15-feet
Side:	15-between adjacent buildings
Rear setback:	10-feet

4
5

Attachment “E” – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

- 1 **Notes on Residential Standards:**
- 2 (1) Minimum as measured from the property line.
- 3 (2) Front-loaded, rear-loaded, or shared parking lots are permitted.
- 4 (3) Balconies, porches, stoops, bay windows and roof overhangs may encroach upon front
- 5 setback and corner lot side setback up to 3-feet. Balconies and roof overhangs may
- 6 encroach upon rear setback.
- 7 (4) On-street parking may be used to satisfy parking requirements.
- 8 (5) Minimum of one off-street parking space per unit is required.
- 9 (6) Pools or screen rooms shall be subject to the 5-foot rear setback.
- 10 (7) Driveways shall be setback 2-feet from the side property line or 0-feet if shared driveway.
- 11 (8) Lighting and Signage shall comply with the Land Development Regulations (LDR), as
- 12 amended.
- 13 (9) Residential Driveway connections to Sawgrass Bay Boulevard extension are prohibited,
- 14 except for connections for live/work units developed as part of a mixed use phase.
- 15 c. Definition of Housing Types:
- 16 For the purpose of this Planned Unit Development the following terms shall be defined as:
- 17 i. Single Family Detached: A single residential unit on a single platted lot that is a single
- 18 building not physically connected to any other unit.*
- 19 ii. Paired Homes (Duplex): A single residential unit that is separately owned and platted but
- 20 may be attached on one side along a lot line to an additional single family unit.
- 21 iii. Single Family Attached (Townhome): A single residential unit that is separately owned and
- 22 platted but may be attached on one or both sides along a lot line to additional single family
- 23 units.
- 24 iv. Multi-family: A building containing multiple residential units on a single lot that are intended
- 25 to be collectively managed by an apartment manager or condo association.
- 26 v. Live/Work: An attached single-family dwelling that contains a flexible space that may be
- 27 used for commercial purposes. Up to 50% of the square footage may be used for
- 28 commercial purposes.*
- 29 * The addition of an accessory dwelling unit does not change the definition of a single family
- 30 unit.
- 31 **C. Impervious Surface Ratio:**
- 32 1. Urban Low future land use – shall not exceed 0.60 within the total developable area.
- 33 2. Rural Transitional future land use – shall not exceed 0.30 within the developable area.
- 34 3. Impervious surface area shall not exceed 0.90 on any given individual residential, mixed use,
- 35 or commercial lot providing the development phase as a whole does not exceed the maximum
- 36 impervious surface ratio of the underlying future land use category.

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

- 1 **D. Building height:**
- 2 1. 50-feet (maximum) for residential structures
- 3 2. 75-feet (maximum) for non-residential and civic structures
- 4 **E. Site Design and Development Guidelines:**
- 5 1. All development shall be in accordance with the design standards specified in the
- 6 Comprehensive Plan and Land Development Regulations (LDR), as amended.
- 7 2. All development shall consist of functional areas in accordance with Traditional Neighborhood
- 8 Design principles including neighborhoods which include a Neighborhood Core, Neighborhood
- 9 Proper, and Neighborhood Edge.
- 10 a. Each Neighborhood Core shall contain higher density housing types, as well as:
- 11 i. Civic uses/spaces or Recreation uses; and
- 12 ii. Commercial uses;
- 13 b. A minimum of one (1) Neighborhood Core consistent with Table 1 of this ordinance.
- 14 c. Neighborhood Proper areas shall include a range of housing densities and may also
- 15 include some civic or recreational uses and park space.
- 16 d. Neighborhood Edge areas will include lower density housing and provide edges to
- 17 transition to natural areas, wetlands and low intensity uses on adjacent properties. These
- 18 may also include civic and recreational uses or park space used to transition to natural
- 19 resource areas.
- 20 3. Pedestrian orientation: The maximum block length for all development shall not exceed 750-
- 21 feet.
- 22 4. Rural Conservation Subdivision development, within the Rural Transitional future land use:
- 23 a. One (1) dwelling unit per one (1) net buildable acre (maximum) may be permitted.
- 24 b. A minimum of 50% of the net buildable area of the Rural Conservation Subdivision shall be
- 25 dedicated as common open space. A conservation easement or similar recorded and
- 26 legally binding instrument, as allowed by law shall be recorded to preserve the open space
- 27 areas at plat or final development of each phase.
- 28 c. Half of the required open space shall be configured in a single contiguous tract for the
- 29 purposes of creating contiguous expanses of open space to include the most sensitive
- 30 habitat on each site. The open space shall include environmentally sensitive areas
- 31 adjacent to public conservation lands or adjacent rural lands, if present. An open space
- 32 management plan shall be incorporated into site plan or plats applications.
- 33 d. Open spaces shall be configured in a manner to create "edges" of distinction between rural
- 34 land uses and urban land uses.
- 35 e. Proposed subdivisions shall include a minimum of fifteen (15) net buildable acres for
- 36 development of rural conservation subdivisions in order to receive the one (1) dwelling per
- 37 acre density.

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

- 1 f. Compatibility with existing adjacent residential developments. In order to promote
2 compatibility with existing residential developments that are immediately adjacent to the
3 proposed development site, the applicant shall use one of the following measures:
- 4 i. A forested, or re-forested, or wetland buffer designed to screen the proposed new
5 development from the existing development, and is a minimum of 100-feet in depth,
6 shall be provided between the existing adjacent residential development and the
7 proposed new lots; or
- 8 ii. A vegetative buffer, which may be forested, or wetlands to create a minimum of 200-
9 feet in depth shall be provided between the existing adjacent residential development
10 and the proposed new lots.
- 11 iii. Streets shall not cross wetlands unless other access is not practically feasible.
- 12 iv. Streets shall not traverse slopes greater than a 20 percent grade to facilitate low
13 impact design. If the Developer can demonstrate a hardship created by this
14 requirement, then a variance may grant such crossings.
- 15 g. Construction envelope and Low Impact Development principles and techniques shall be
16 used. Clearing and grading of treed areas, natural vegetation, and existing topography
17 should be limited to the minimum amount required to create buildable lots, construct
18 roadways, install required infrastructure including on-site septic systems, and allow
19 reasonable access for construction equipment. For this reason, a construction envelope
20 shall be established and denoted on all preliminary and final site designs and construction
21 documents. The construction envelope shall not exceed 30-feet beyond the building
22 footprint.
- 23 5. Interconnection: Interconnection of the proposed subdivisions with adjoining properties is
24 encouraged where there are no environmental constraints, as depicted on the conceptual plan.
25 If interconnection of a proposed subdivision with adjoining properties cannot be completed due
26 to the lack of roadway facilities or dedicated right-of-way on an adjacent property at the time
27 that the application is submitted, the future right-of-way required to develop this interconnection
28 shall be dedicated and shown on the final plat in lieu of construction of the interconnecting
29 roadway to the property line.
- 30 6. Parks:
- 31 a. A minimum of a 3.3 acre park shall be dedicated prior to approval of the 500th dwelling
32 unit.
- 33 **F. Public School Concurrency:**
- 34 The developer or Property Owner shall be solely responsible for mitigating public schools impacts
35 in accordance with concurrency management provisions specified in the Land Development
36 Regulations, as amended.
- 37 1. All development within two (2) miles of any school site shall provide 5-foot wide sidewalks that
38 connect to Sawgrass Bay Boulevard extension for the purpose of creating a walkable-network
39 to the schools.

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

- 1 2. The Property Owner or Applicant shall provide a conceptual master sidewalk/trail plan
- 2 demonstrating a viable connection network with parks and schools prior to the commencement
- 3 of the first phase of construction.
- 4 **G. Utilities:**
- 5 1. Solid Waste – The Developer or Property Owner shall demonstrate that all access ways are
- 6 designed to accommodate solid waste collection vehicles to Lake County standards, as
- 7 amended. Private solid waste collection may be provided with approval by the County Manager
- 8 or designee.
- 9 2. Water/Wastewater Facilities - Central potable water and wastewater service system shall be
- 10 provided by Utilities Incorporated (Inc.), its successor or by the developer. Septic systems or
- 11 individual potable water wells shall not be permitted.
- 12 3. Utilities shall be underground unless a variance is received.
- 13 4. Drainage/Stormwater Management/Floodplain/Surface Water Protection:
- 14 a. Stormwater management plan shall be required with the submittal of a final development
- 15 order. Any facilities associated with the Sawgrass Bay Boulevard extension road within or
- 16 impacting Orange County shall be approved by Orange County, prior to approval of the
- 17 Construction Plan.
- 18 b. Development within the 100-year floodplain shall be solely for the storage of floodwaters
- 19 and for passive recreation and conservation facilities in accordance with the Land
- 20 Development Regulations, as amended.
- 21 c. The stormwater management system shall be constructed in accordance with St. Johns
- 22 River Management District (SJRWMD) permit requirements, and Land Development
- 23 Regulations (LDR), as amended.
- 24 d. Stormwater management facilities will be designed to minimize impacts to existing surface
- 25 waters.
- 26 e. Stormwater facilities for the Sawgrass Bay Boulevard extension may be used as a shared
- 27 facility to be maintained by the H.O.A. or similar private entity.
- 28 f. All stormwater ponds developed by the project shall be owned and maintained by the
- 29 H.O.A. or similar private entity.
- 30 **H. Fire Protection and Rescue Services:** All Development shall comply with the State Fire Code,
- 31 Florida Fire Prevention Code, National Fire Protection Standards, the Orange County/Lake County
- 32 Mutual Aid Agreement, and the Land Development Regulations, as amended.
- 33 **I. Transportation Improvements:**
- 34 1. Prior to Phase 1 construction, the Property Owner shall execute a Development Agreement
- 35 with the County for the dedication of a 106 foot wide right of way and non-exclusive easement
- 36 for future road and utilities necessary to facilitate the future Sawgrass Bay Boulevard
- 37 extension. Any road or transportation impact fee credits will be addressed in the Development
- 38 Agreement. As project phasing is not proposed, the traffic impact study will need to be updated
- 39 and resubmitted prior to construction plan approval of the 501st lot and 50,000 square feet of
- 40 non-residential for the project or as provided for in a Development Agreement executed with

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

- 1 the Board of County Commissioners. The Developer will be required to update and address
- 2 any necessary transportation impact mitigation that may result due to the Sawgrass Bay
- 3 Boulevard connection to Orange County not being completed.
- 4 2. When warranted, the Property Owner shall coordinate with Orange County regarding any
- 5 necessary road improvements to Fleming Road in Orange County. The Property Owner shall
- 6 provide Lake County Public Works with copies of any agreements required by Orange County
- 7 for any Fleming Road improvements.
- 8 3. The Developer or Property Owner shall upgrade the current flashing beacon to a full traffic
- 9 signal when warranted at the intersection of US Highway 27 and Sawgrass Bay Boulevard in
- 10 accordance with Lake County standards, as amended.
- 11 4. Sidewalks and Bicycle Facilities. All sidewalks shall be 5-foot wide minimum and constructed in
- 12 accordance with the Land Development Regulations (LDR), as amended. Bicycle lanes shall
- 13 be situated within the Sawgrass Bay Boulevard extension right-of-way, in accordance with
- 14 County standards, as amended. Sidewalks and bicycle lanes within the Sawgrass Bay
- 15 Boulevard extension right-of-way shall be installed by the Developer concurrent with road
- 16 construction.
- 17 5. Pedestrian access ways shall be provided at intervals along roadways and common areas not
- 18 to exceed 600-feet along all roadways.
- 19 6. On-Street Parking – Parking shall not be allowed along the Sawgrass Bay Boulevard extension
- 20 to Fleming Road in Orange County.
- 21 7. Multiple points of access shall be designed into the road network to facilitate access by
- 22 fire/safety and public and private service vehicles. A minimum of two access points shall be
- 23 provided in each subdivision except where environmental constraints exist.
- 24 **J. Signage:**
- 25 1. All signage shall be in accordance with the Land Development Regulations (LDR), as
- 26 amended.
- 27 2. Signage and entry features may be allowed within County dedicated right-of-way subject to a
- 28 Lake County right of way utilization permit.
- 29 **K. Open Space and Environmental Considerations:**
- 30 1. An environmental assessment shall be provided to address all flora and fauna species and
- 31 associated habitat. The assessment shall be submitted for review at the time construction
- 32 plans are submitted.
- 33 2. Tree and soil protection areas. Areas designated for tree and soil protection that are located
- 34 outside of the dedicated open space shall be identified. These areas shall include the critical
- 35 root zone and greatest extent of the drip line for the trees included in the area to be protected.
- 36 The method of protection shall be indicated on the plan, including fencing or other protection
- 37 methods. The method of protection shall be installed prior to the issuance of a development
- 38 permit.
- 39
- 40

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

- 1 3. Open Space:
- 2 a. Urban Low (UL) Future Land Use Category shall require a minimum of 25%, open space,
- 3 over the entire UL land area.
- 4 b. Rural Transitional (RT) Future Land Use Category shall require a minimum of 50% Open
- 5 Space, over the entire RT land area if a maximum density of 1 unit per net acre is used. If
- 6 a density of 1 unit per 3 net acres is used 35% Open Space shall be provided.
- 7 c. Open space areas shall be provided in accordance with Comprehensive Plan, as
- 8 amended.
- 9 4. Wetlands:
- 10 a. Development shall adhere to the wetland setbacks specified in the Comprehensive Plan
- 11 and Land Development Regulations (LDR), as amended.
- 12 b. All wetlands within the property shall be placed into a conservation easement that shall run
- 13 in favor of, and be enforceable by, a homeowners' association, a public agency acceptable
- 14 to Lake County, or Lake County, at its option. The conservation easement shall require
- 15 that all wetlands and wetland buffers be maintained in their natural and unaltered state.
- 16 Any such easement shall allow access to water dependent structures such as docks and
- 17 walkways.
- 18 c. Wetlands shall not be included as part of any platted lot, other than a lot platted as
- 19 common area, which shall be dedicated to a homeowners' association, qualified agency or
- 20 Lake County for ownership and maintenance.
- 21 d. Upland buffers adjacent to wetlands shall be included within the conservation easement.
- 22 Such easement will specifically allow water dependent structures serving the adjacent
- 23 upland uses.
- 24 **L. Landscaping and Buffering:**
- 25 1. A minimum of one (1) canopy tree shall be required for all single-family detached lots greater
- 26 than 4,000 square feet in size.
- 27 2. A minimum of (1) ornamental tree shall be required for each lot comprising an attached
- 28 dwelling unit.
- 29 3. A minimum of six (6) trees per acre shall be required.
- 30 4. A fifty (50) foot wide buffer shall be along the perimeter property line, adjacent to agricultural
- 31 land areas and agriculture zoned properties. The buffer will be assessed during the review of
- 32 the required preliminary plat or site plan and may consist of existing non-invasive-vegetation or
- 33 Florida Friendly vegetation.
- 34 5. Entrance Features: The Owner may construct entrance features, which may consist of walls,
- 35 landscaping, contoured berms and signage concurrent with construction of the adjacent
- 36 roadway. Entrance features shall not be constructed within rights-of-way without appropriate
- 37 right of way permits.
- 38 6. All other landscaping shall be in accordance with the Land Development Regulations (LDR), as
- 39 amended.

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(t/k/a Avalon Groves PUD)

- 1 7. A landscape plan shall be submitted for review and approval prior to installation of any trees
2 along any publicly dedicated right-of-way.
- 3 8. Installation of trees within 8' of the sidewalk, shall require the developer to commit the H.O.A.
4 or other private entity to be responsible for the ownership and maintenance of the tree and
5 sidewalk. Those commitments shall be made in a development agreement at the time of final
6 plat.
- 7 9. Parking lot landscaping shall be in accordance with Land Development Regulations (LDR), as
8 amended.

9 **M. Maintenance:**

- 10 1. Common Areas:
11 The Owner shall form and incorporate a private non-profit entity such as a Homeowners'
12 Association or Community Development District for the purpose of operating, maintaining and
13 controlling the common areas, utility easements and common facilities. The incorporation of
14 the private entity shall be in conjunction with final development approval.
- 15 2. Streets, Stormwater Facilities, and Rights-of-Way:
16 a. All streets and stormwater facilities that have not been dedicated to the County will be
17 maintained by a private entity, such as an HOA or CDD.
18 b. Maintenance of landscaping and common space that has not been accepted by the county
19 in street rights of way shall be maintained by a private entity, such as an HOA or CDD.

20 **N. Development Review and Approval:**

21 Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat or
22 site plan application generally consistent with EXHIBIT "B" – CONCEPTUAL PLAN, for review and
23 approval in accordance with the Comprehensive Plan and the Land Development Regulations
24 (LDR), as amended.

25 **O. Concurrency Management Requirements:**

- 26 1. A capacity reservation certificate shall be required before any final development order is
27 authorized for construction. The Applicant or Developer shall comply with the Land
28 Development Regulations (LDR) as amended. In the future event that concurrency
29 requirements are changed from the date of this Ordinance approval, Lake County shall
30 implement concurrency for this development consistent with the adopted concurrency
31 management system in effect at that time.
- 32 2. Granting of this PUD Ordinance does not grant or approve concurrency. No development shall
33 proceed unless a full concurrency review has been completed prior to each stage of
34 development.

35 **P. Terms:** Physical development shall commence on or before May 24, 2018.

- 36 1. Failure to commence construction of either infrastructure for 100 dwelling units, or infrastructure for
37 10,000 square feet of commercial use, and the necessary extension of Sawgrass Bay Boulevard to
38 Phase 1 of the project, on or before May 24, 2018, shall cause the revocation of this ordinance, in
39 accordance with the Comprehensive Plan or superseding documents, as amended.

Attachment “E” – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

- 1 **Q. Monitoring Report for Non-Residential Ratio:** Upon submittal of each development
- 2 phase, the Applicant shall submit a monitoring report on the development progress for
- 3 the entire PUD.
- 4 **R. Continuation of Agriculture Uses:**
- 5 1. Agriculture uses shall be allowed on any portion of the property until such time as
- 6 that portion of the property receives a final development order consistent with this
- 7 Ordinance, the Comprehensive Plan, and Land Development Regulations (LDR),
- 8 as amended.
- 9 2. Open grazing, stables, tree harvesting, silviculture and pisciculture are specifically
- 10 permitted. Feed lots, hog farms and other site intensive, potentially noxious
- 11 agricultural activities are specifically prohibited. The Developer expressly agrees
- 12 that no clearing of non-invasive trees or wetland alteration will take place within
- 13 the area used for bona fide agricultural operation.
- 14 **S. Future Amendments to Statutes, Code, Plans, and/or Regulations:** the specific
- 15 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake
- 16 County Comprehensive Plan, and Lake County Land Development Regulations (LDR)
- 17 shall include any future amendments to the Statutes, Code, Plan, and/or Regulations.
- 18 **Section 2.** Conditions as altered and amended which pertain to the above tract of land shall mean:
- 19 A. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove,
- 20 improve, move, convert, or demolish any building structure, or alter the land in any
- 21 manner within the boundaries of the above described land without first submitting the
- 22 necessary plans in accordance with requirements of Lake County, and obtaining the
- 23 permits required from the other appropriate governmental agencies.
- 24 B. This ordinance shall inure to the benefit of, and shall constitute a covenant running
- 25 with the land and the terms, conditions, and provisions hereof, and shall be binding
- 26 upon the present owner and any successor, and shall be subject to each and every
- 27 condition herein set out.
- 28 C. Construction and operation of the proposed use shall at all times comply with the
- 29 regulations of Lake County and any other permitting agencies.
- 30 D. The transfer of ownership or lease of any or all of the property described in this
- 31 ordinance shall include in the transfer or lease agreement, a provision that the
- 32 purchaser or lessee receives written or record notice of the conditions pertaining to the
- 33 PUD and that such notices shall run with title to the land. The purchaser or lessee
- 34 may be required a change from the existing plans and conditions by following
- 35 procedures contained in the Lake County Land Development Regulations (LDR), as
- 36 amended.
- 37 E. Action by the Lake County Code Enforcement Special Master. The Lake County Code
- 38 Enforcement Special Master shall have authority to enforce the terms and conditions
- 39 set forth in this ordinance.
- 40 **Section 3.** **Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be
- 41 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in
- 42 no way affect the validity of the remaining portions of this Ordinance.

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

1 **Section 4. Effective Date.** This Ordinance shall become effective as provided by law.
2
3 ENACTED this 22nd day of October, 2019.
4
5 FILED with the Secretary of State November 5th, 2019.
6
7 EFFECTIVE October 22, 2019.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA



LESLIE CAMPIONE, CHAIRMAN

18 **ATTEST:**

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



27 **APPROVED AS TO FORM AND LEGALITY**

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

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

Exhibit "A" – Legal Description

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

MARINA LANDING, INC. (PARCEL 1)

The Northwest 1/4; and the Northwest 1/4 of the Northeast 1/4; and the South 1/2 of the Northeast 1/4; and the North 1/4 of the Southeast 1/4; all in Section 13, Township 24 South of Range 26 East of the Tallahassee Meridian, in Lake County, Florida; Less the Northwest 1/4 of the Northwest 1/4, Section 13, Township 24 South, Range 26 East, Lake County, Florida.

TOGETHER WITH all right, title and interest in and to Easements more particularly described in the following instruments of record.

Roadway Easement Agreement filed in Official Records Book 986, Page 934; as modified by Modification of Roadway Easement Agreement filed in Official Records Book 1486, Page 923, Public Records of Lake County, Florida; and Stipulation filed in Official Records Book 921, Page 246, Public Records of Lake County, Florida; and Easement for Ingress and Egress filed in Official Records Book 1483, Page 2313, Public Records of Lake County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.

ORANGE BLOSSOM HILLS, INC. (PARCEL 2)

PARCEL 1:

The South 1/4 of the Southeast 1/4, The South 1/2 of the Southwest 1/4, The East 3/4 of the North 1/2 of the Southwest 1/4 of Section 13, Township 24 South, Range 26 East, Lake County, Florida.

PARCEL 2:

The South 3/4 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4; BEGIN at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, run Southwesterly to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, South to South line of Section, East to Southwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4, North to POINT OF BEGINNING; all being in Section 14, Township 24 South, Range 26 East, located in Lake County, Florida.

PARCEL 3:

BEGIN at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, run Southeasterly to Southeast corner of Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, North to Section line, thence West to POINT OF BEGINNING; North 1/4 of the Northeast 1/4 of the Northeast 1/4; all being in Section 23, Township 24 South, Range 26 East, located in Lake County, Florida.

PARCEL 4:

The North 1/2 of the Northeast 1/4, Section 24, Township 24 South, Range 26 East, located in Lake County, Florida.

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

Exhibit "A" – Legal Description, Cont.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

PARCEL 5:
BEGIN at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, run Northeasterly to Northeast corner of Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, thence West to the Northwest corner of Section, thence South to POINT OF BEGINNING; being in Section 24, Township 24 South, Range 26 East, located in Lake County, Florida.

Together with easement granted in Warranty Deeds recorded in Deed Book 361, Page 371, and in Deed Book 372, Page 442 of the Public Records of Lake County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.

BLR - AVALON LAKES LLC (PARCEL 3)

The Northwest 1/4 of the Southwest 1/4, The Southeast 1/4 of the Northeast 1/4, The Northeast 1/4 of the Southeast 1/4, The Southwest 1/4 of the Northeast 1/4, The Northwest 1/4 of the Southeast 1/4, The Northeast 1/4 of the Southwest 1/4, The Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 all in Section 24, Township 24 South, Range 26 East, Lake County, Florida.

AND:

The Northwest 1/4 of Section 24, Township 24 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4, AND LESS AND EXCEPT: Begin at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 24; run thence Northeasterly to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4; thence run West to the Northwest corner of said Section 24, thence South to the POINT OF BEGINNING.

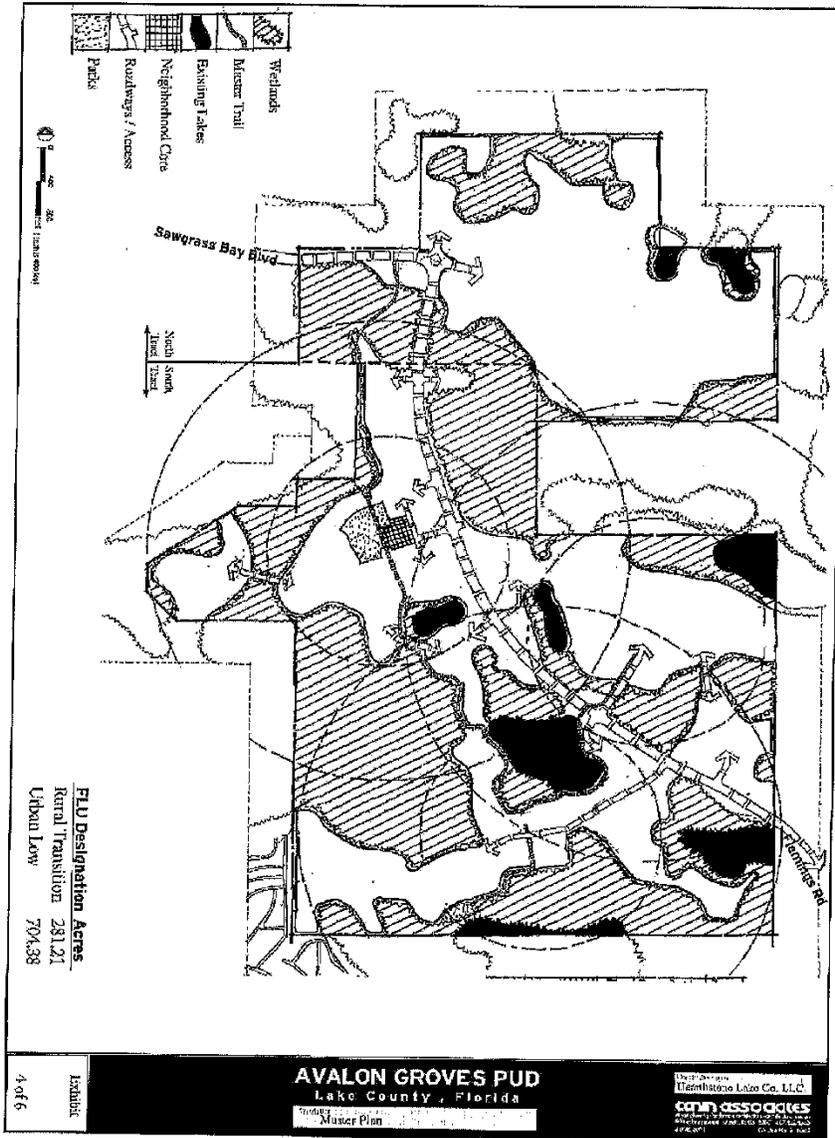
Being subject to any rights-of-way, restrictions and easements of record.

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

1

Exhibit "B" – Conceptual Master Plan



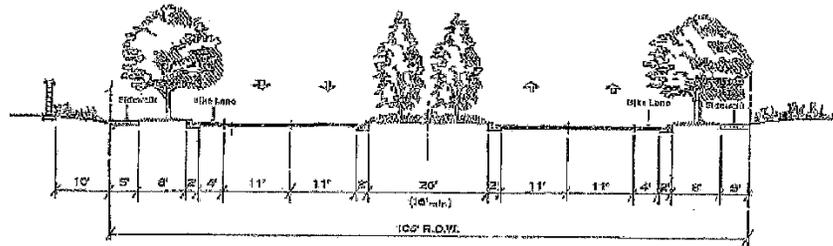
2
3

Attachment "E" – Ordinance #2019-60 (Continued)

Ordinance #2019-60
Serenoa Planned Unit Development (PUD) Amendment
(f/k/a Avalon Groves PUD)

1

Exhibit "B" – Conceptual Master Plan, Cont.



2
3

Attachment “F” – Project Narrative

II. Proposed PUD Amendment Request

This request is to amend the Serenoa PUD Ordinance 2019-60 to create an additional permitted use within the Serenoa PUD for an indoor self-service storage facility (the “Proposed Amendment”).

III. Compliance with LDR Section 14.03.03

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

The Proposed Amendment is not in conflict with any applicable provisions of the Code.

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

The Proposed Amendment is consistent with all elements of the Comprehensive Plan. Pursuant to Comprehensive Plan Policy I-8.2.1, the Conservation Subdivision FLUC is intended to promote a balance between carefully designed residential development while supporting the ecological value of the ‘mosaic’ of wetlands and

Attachment “F” – Project Narrative (Continued)

uplands that characterize the area. The Proposed Amendment is consistent with the purpose of the Conservation Subdivision FLUC designation because it supports the approved development in the PUD and surrounding area and has little impact on the environment and public facilities. The addition of indoor self-storage will compliment the other permitted commercial uses on the Property and is consistent with the types of uses permitted in commercial centers allowed by the Comprehensive Plan.

- 3. Whether the proposed rezoning is inconsistent with existing and proposed land uses.**

The PUD is entitled for up to 350,000 square feet of retail, commercial and office uses. The addition of indoor self-service storage (without any increase in the amount of commercial square footage) will complement the other permitted uses in the PUD and surrounding area.

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

The configuration of the Property results in only a portion having frontage along Sawgrass Bay Boulevard. The only access to the Property is from Sawgrass Bay Boulevard along this frontage with no opportunities for cross-connections to other rights of ways or adjacent properties. This configuration presents difficulties in master planning and developing a vibrant commercial center. Due to its market demands and characteristics of use, the development of the interior portion of the Property with indoor self-service storage would result in a beneficial and viable use of the Property.

- 5. Whether the proposed rezoning would result in demands on public facilities, and whether 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.**

No additional area of commercial entitlements is being sought beyond what has already been approved in the existing PUD. A self-service indoor storage facility will not add facilities that create additional demands on water and sewer demands, roads, solid waste, parks and recreation, schools, police or fire and emergency medical facilities. Stormwater drainage will be provided in accordance with Lake County site design standards.

- 6. Whether the rezoning would result in significant impacts on the natural environment.**

The Property is approved for 350,000 square feet of commercial, retail and office uses. This Proposed Amendment will not impact the natural environment.

- 7. Whether the proposed rezoning would affect the property values in the area.**

Attachment “F” – Project Narrative

The Property is currently undeveloped. Proposed development will provide a service valued by surrounding residential and commercial property owners thereby appreciating property values in the area.

8. Whether the proposed rezoning would result in an orderly and logical development pattern.

The PUD was approved with residential and commercial, retail and office uses together with design standards to create an attractive community. This proposed development would result in an orderly and logical development pattern. The need for self-storage is a logical outgrowth of the other approved uses in the PUD and surrounding area.

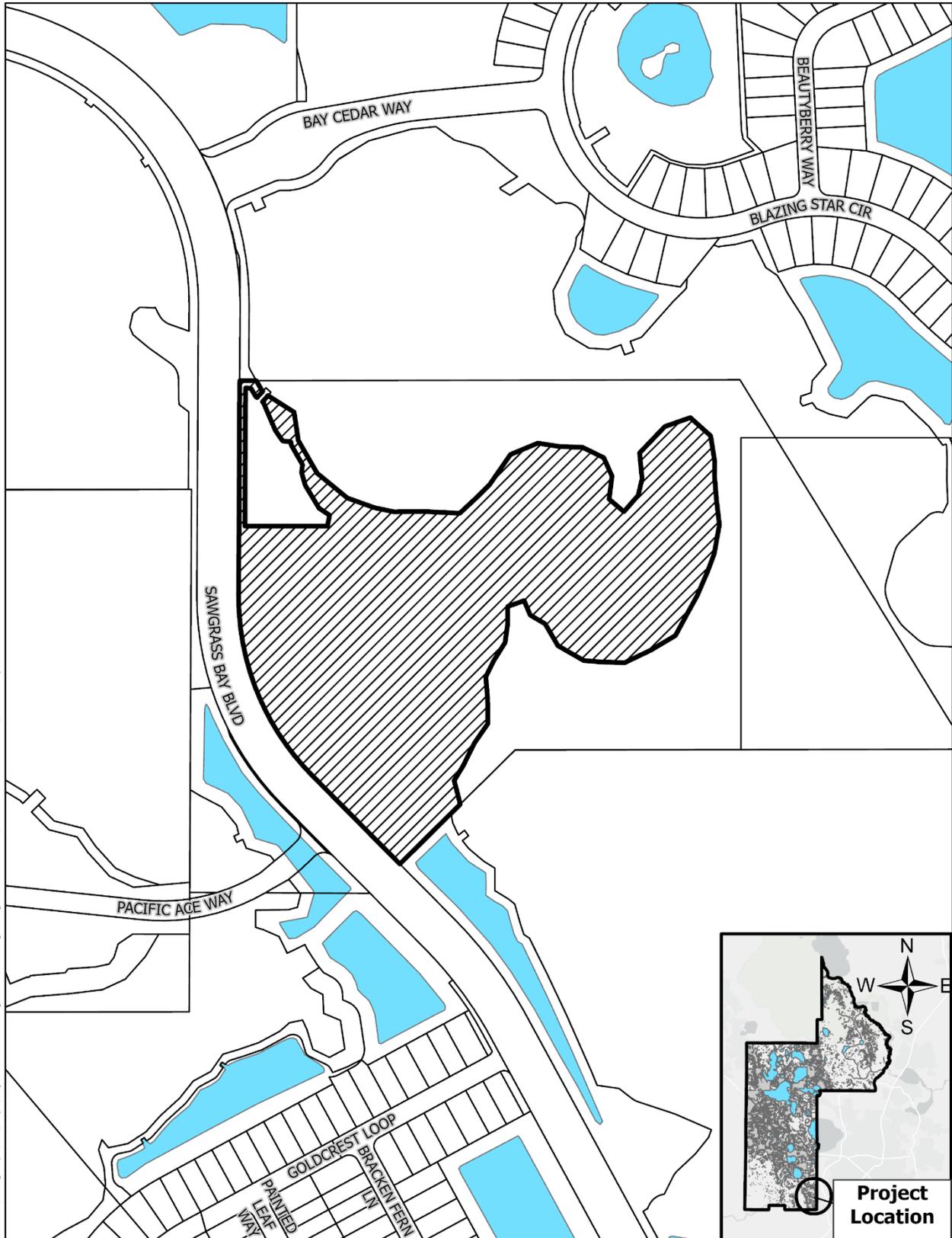
9. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The Proposed Amendment would not be in conflict with the public interest. It would be in harmony and compatible with the intent of the land development regulations for commercial development in accordance with LDC 3.01.02.C.

IV. Conclusion

The applicant requests an amendment to the Serenoa PUD to allow an indoor self-service storage facility for the surrounding residents and commercial property owners within the community. This type of development has little impact on the environment and public facilities and will be built in accordance with design standards provided by the County and approved PUD.

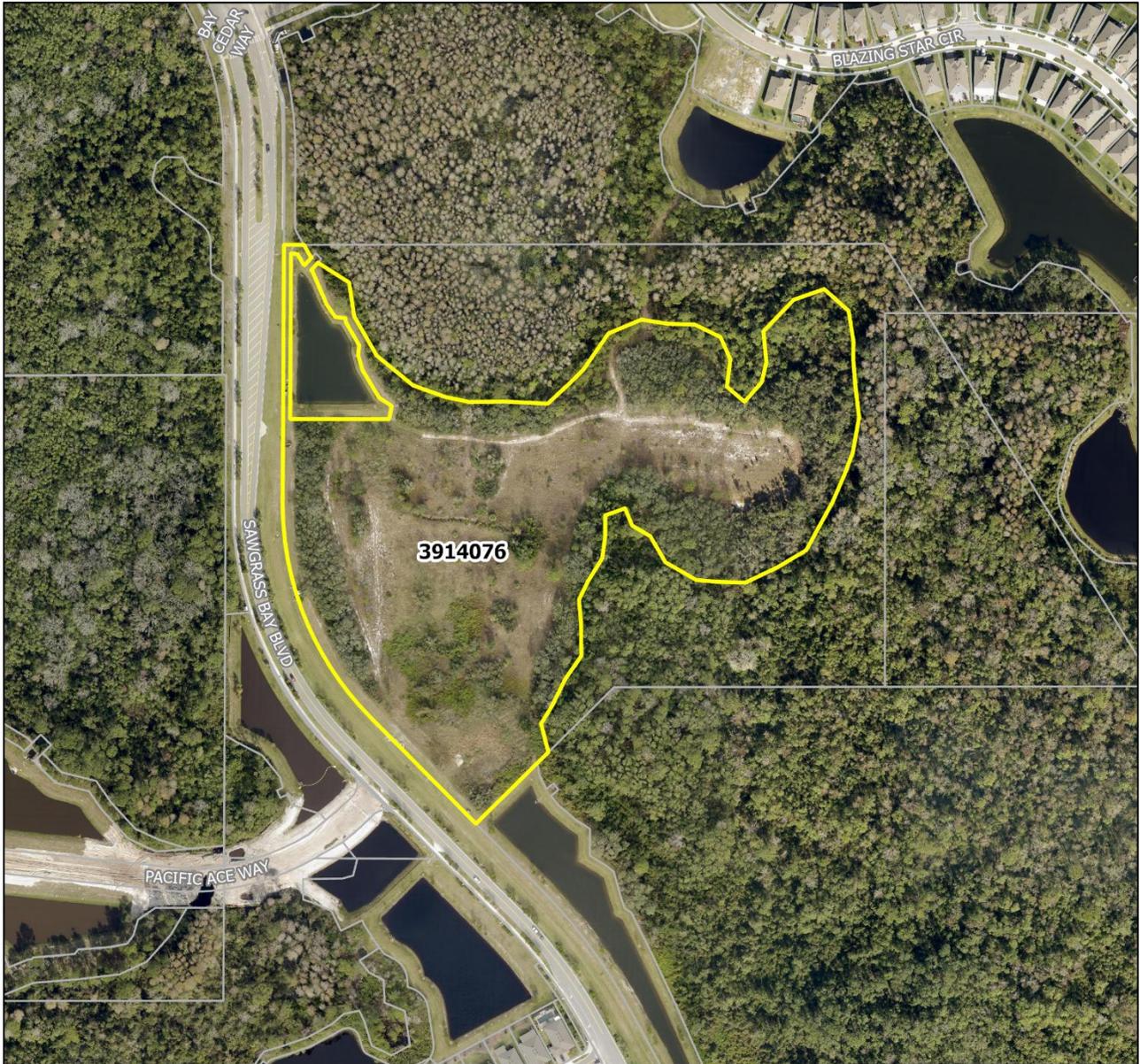
Map of Subject Property



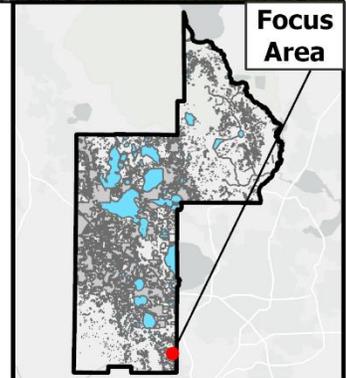
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\Z-PZ2025-179_Serenoa\Z-PZ2025-179_Serenoa.aprx

Aerial Map of Subject Property

RZ-PZ2025-179
SERENOA



INDOOR SELF-STORAGE FACILITY



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-179_Serenoa\GrowthManagement\Planning\Zoning\RZ-PZ2025-179_Serenoa.aprx

5/1/2025

ORDINANCE 2026 - _____

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAP; AMENDING AND RESTATING THE SERENOA PLANNED UNIT DEVELOPMENT APPROVED UNDER ORDINANCE #2019-60 TO ADD THE ADDITIONAL USE OF A SELF-STORAGE FACILITY; LOCATED IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jonathan P. Huels (the "Applicant") has submitted a rezoning application on behalf of Professional Resource Development, Inc. (the "Property Owner") to amend PUD Ordinance #2019-60 to establish indoor self-storage as a permitted use; and

WHEREAS, this rezoning ordinance will amend Section 1.A.2, Land Uses, of Ordinance #2019-60; and

WHEREAS, the subject property is located east of Sawgrass Bay Boulevard, and north of Pacific Ace Way, in Section 13, Township 24 South, Range 26 East, including Alternate Key Number 3914076, and more particularly described in Exhibit "A" – Legal Description:

WHEREAS, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan became effective; and

WHEREAS, on the 24th day of January 2012, the Board of County Commissioners approved PUD Ordinance #2012-10 regarding the Avalon Groves Planned Unit Development; and

WHEREAS, on the 5th day of January 2016, the Lake County Board of County Commissioners approved Ordinance #2016-1, LPA #14/10/1-2 Wellness Way Area Plan Map and Text Amendment; and

WHEREAS, on the 17th day of May 2016, the Lake County Board of County Commissioners approved PUD Ordinance #2016-20 regarding the Avalon Groves Planned Unit Development; and

WHEREAS, on the 23rd day of August 2016, Special Master 05-16 became effective and allowed the subject property to be developed consistently with PUD Ordinance #2016-20; and

WHEREAS, on the 22nd day of October 2019, the Lake County Board of County Commissioners approved PUD Ordinance #2019-60 regarding the Serenoa Planned Unit Development (PUD) Amendment (f/k/a Avalon Groves PUD); and

WHEREAS, the subject property is located within the Conservation Subdivision Future Land Use Category and is located within the Wellness Way Urban Service Area (WWUSA) as shown on the Lake County Comprehensive Plan Future Land Use Map; and

WHEREAS, the Lake County Planning and Zoning Board reviewed petition PZ2025-179 on the 3rd day of March 2026, after giving notice on petition for a change in the use of land, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of April 2026; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, Staff Report and any comments, favorable or unfavorable from the public and surrounding property owners at a public hearing advertised; and

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

3 **Section 1. Terms:** The County Manager or designee shall amend the Official Zoning District to
4 reflect this Ordinance. Section 1.A.2 of Ordinance #2019-60 is hereby amended to read as
5 follows:

6 **A. Permitted Land Uses.**

7 2. Commercial/Office/Retail Development:

- 8 a. Up to 350,000 square feet, comprising retail, commercial, office
9 and indoor self-storage use excluding institutional uses.
- 10 b. Uses, other than indoor self-storage, shall be consistent with
11 those permitted in the Land Development Regulations (LDR) for
12 Neighborhood Commercial (C-1) Zoning District.
- 13 c. Indoor self-storage, defined as an establishment renting or
14 leasing small storage units for the purpose of storing personal
15 property, where no other commercial uses are allowed within the
16 establishment, shall be permitted as a principal use of any of the
17 future subdivided lots of the Property that do not have direct
18 frontage on Sawgrass Bay Boulevard, as depicted conceptually
19 as Parcel E-1 in the Conceptual Plan attached hereto as **Exhibit**
20 **“B”** and incorporated herein, subject to the following conditions:
 - 21 i. Maximum square footage: 120,000 sq. ft.
 - 22 ii. Maximum Building Height: Four (4) Stories or 75 feet,
23 whichever is less; and
 - 24 iii. Maximum Impervious Surface Ratio: 60%

25 **Section 2. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be
26 invalid or unconstitutional by any court of competent jurisdiction, the holding will in no
27 way affect the validity of the remaining portions of this Ordinance.

28 **Section 3. No Estoppel.** Approval of this ordinance cannot be relied upon to assert a claim of estoppel
29 against the County if the property identified herein cannot be developed due to the inability
30 to meet other requirements under the applicable Land Development Regulations. The
31 Owner is solely responsible for performing any necessary due diligence to ensure the
32 property will appropriately support future development.

33 **Section 4. Filing with the Department of State.** The clerk is hereby directed to send a copy of this
34 Ordinance to the Secretary of State for the State of Florida in accordance with Section
35 125.66, Florida Statutes.

1 **Section 5. Effective Date.** This Ordinance shall become effective upon recordation in the public
2 records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

3
4 **ENACTED this** _____ **day of** _____, **2026.**

5
6 **FILED with the Secretary of State** _____, **2026.**

7
8 **EFFECTIVE** _____, **2026.**

9
10

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

11
12

LESLIE CAMPIONE, CHAIRMAN

13
14

15
16

17
18

ATTEST:

19
20

**GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

21
22

23
24

25
26

27
28

APPROVED AS TO FORM AND LEGALITY

29
30

31
32

MELANIE MARSH, COUNTY ATTORNEY

33
34
35

1 **EXHIBIT “A” - LEGAL DESCRIPTION.**

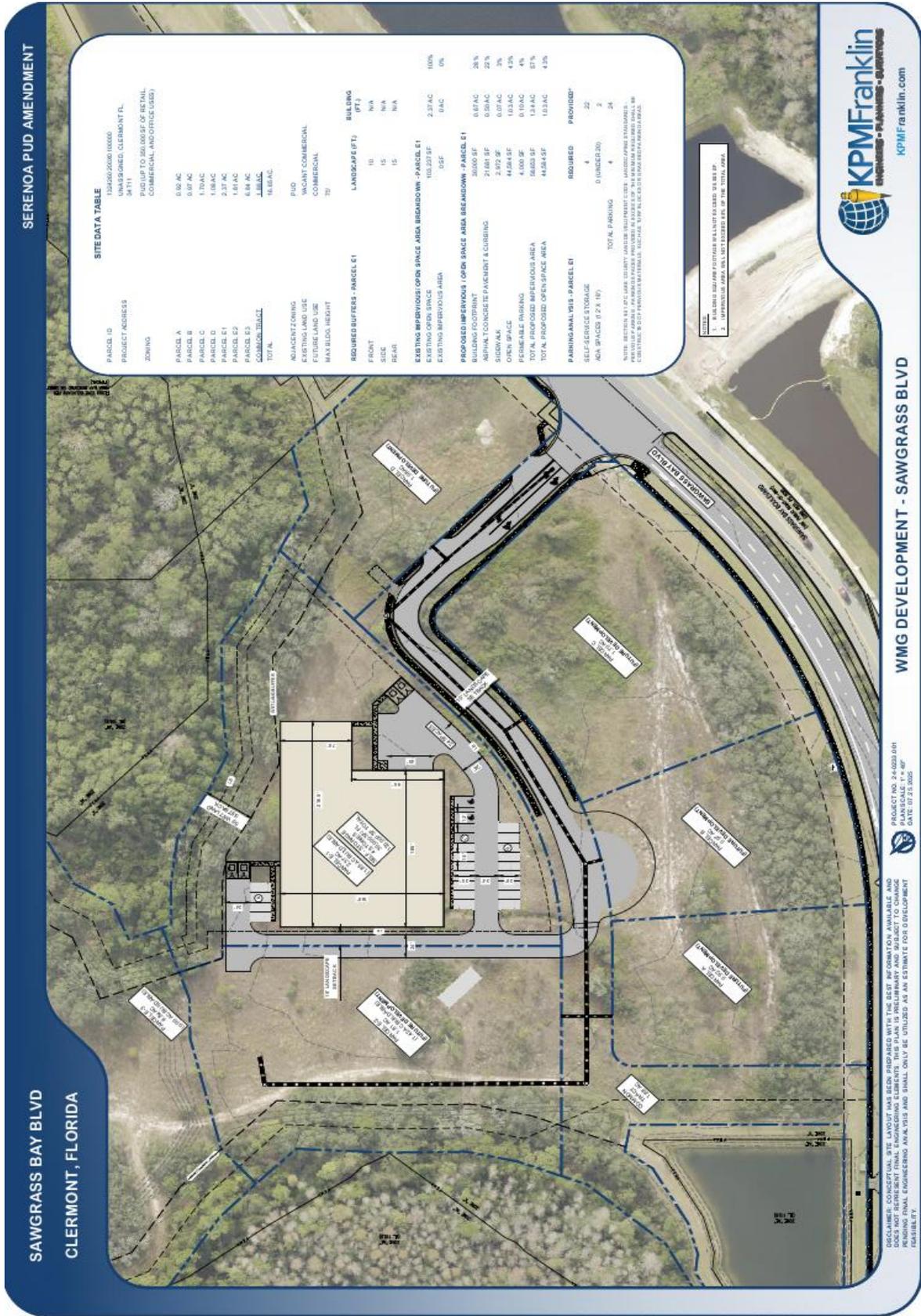
2 Tract X-1, PALMS AT SERENOA, according to the plat thereof, as recorded in Plat Book 70,
3 Pages 80-91, inclusive, in the Public Records of Lake County, Florida.

4



1

Exhibit "B" – CONCEPTUAL PLAN.



2