

Summary of Ordinance

The purpose of this Ordinance is to amend Section 9.01.06, Lake County Code, Appendix E, Land Development Regulations, to establish a minimum landscape buffer width of twenty (20) feet for residential properties developing along public roadways.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation “* * *” shall mean that all preceding or subsequent text remains unchanged (excluding any renumbering or relettering that might be needed).

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 9.01.06 LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED *LANDSCAPE BUFFER REQUIREMENTS*; ESTABLISHING A MINIMUM BUFFER WIDTH FROM PUBLIC ROADS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, ensuring sufficient landscaping buffer width along public roadways support the safe and efficient placement of public and private infrastructure including, but not limited to, water and sanitary sewer laterals, stormwater management features, driveway access, on-street parking, and utility easements, while minimizing conflicts among these elements; and

WHEREAS, increased landscaping buffer width along public roadways improve opportunities for on-site stormwater infiltration, tree preservation and planting, and landscaping, thereby reducing runoff, mitigating heat island effects, and supporting environmental stewardship and resilience; and

WHEREAS, the proposed buffer width along public roadways will enhance public safety by providing appropriate spacing for driveway curb cuts, improving sight distances, maintaining access for emergency vehicles, and reducing congestion associated with over-intensification on narrow lots; and

WHEREAS, the Planning and Zoning Board has reviewed the proposed minimum landscaping buffer width requirements for consistency with the County’s Comprehensive Plan and Land Development Regulations and finds the proposal to be consistent with such goals and regulations; and

WHEREAS, the Board has considered public input and the potential impacts of the landscaping buffer width requirements on property owners, infrastructure capacity, and community character, and finds that the benefits to public health, safety, and welfare outweigh potential adverse effects; and

WHEREAS, the Board finds that the minimum landscaping buffer widths are narrowly tailored to achieve legitimate public purposes and will not impose undue hardships; and

WHEREAS, based on the foregoing findings and the record before it, the Board determines that adoption of a minimum twenty (20) foot landscaping buffer width from public roads is in the best interests of the public health, safety, and general welfare of the community.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida as follows:

1 **Section 3. Severability.** If any section, sentence, clause, or phrase or word of this Ordinance
2 is for any reason held or declared to be invalid, unconstitutional, inoperative or void by any court of
3 competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this
4 Ordinance; and it shall be construed to have been the Commissioners’ intent to pass this Ordinance without
5 such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the
6 exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included
7 herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of
8 persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the
9 applicability thereof to any other person, property or circumstances.

10
11 **Section 4. Inclusion in the Code.** It is the intent of the Board of County Commissioners that
12 the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the
13 sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to
14 "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

15
16 **Section 5. Filing with the Department of State.** The Clerk shall be and is hereby directed
17 forthwith to send an electronic copy of this Ordinance to the Secretary of State for the State of Florida in
18 accordance with Section 125.66, Florida Statutes.

19
20 **Section 6. Effective Date.** This Ordinance shall become effective as provided for by law.

21
22 Enacted this _____ day of _____, 2026.

23
24 Filed with the Secretary of State _____, 2026.

25
26
27
28 **ATTEST:**

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

29
30
31 _____
32 Gary J. Cooney, Clerk
33 Board of County Commissioners
34 of Lake County, Florida

30
31 _____
32 Leslie Campione, Chairman

33
34 This ____ day of _____, 2026.

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36
37
38 Approved as to form and legality:

39
40
41 _____
42 Melanie Marsh, County Attorney