



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 9

Public Hearings: Planning & Zoning Board (PZB): June 3, 2026  
Board of County Commissioners (BCC): July 14, 2026

Case No. and Project Name: PZ2025-83, Tiger Paw Estates PUD RZ

Commissioner District: District 1 – Anthony Sabatini

Applicant(s): Kriss Kaye, CFM

Owner(s): Michael Hirst, Make Some Spray LLC

Requested Action: Amend Skiing Paradise/Swiss Fairways Planned Unit Development Ordinance No. 2018-6 to revise the approved land uses by replacing the 18 duplex villas (36 dwelling units) and 30 vacation suites (comprised of 10 triplex buildings) with 29 single-family residential units, in order to facilitate and incorporate the Tiger Paw residential development.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

### **Subject Property Information**

Size: 406.8 +/- acres

Location: Located east, west, and south of County Road 565A (Montevista Road), in the unincorporated Lake County area

Alternate Key No.: See attached list

Future Land Use: Green Swamp Rural (Attachment “A”)

Current Zoning District: Planned Unit Development by Ordinance #2018-6 (Attachment “B”)

JPA/ISBA: Groveland JPA and ISBA (Development north of Montevista Drive)

Overlay/Rural Protection Area: Green Swamp Area of Critical Concern (Attachment “C”)

Flood Zone(s): “AE”, “A” and “X”

BMAP Location: Upper Ocklawaha

**Adjacent Property Land Use Table**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comments</b>
North	Green Swamp Rural	Agriculture District	Agriculture	Pasture, improved Hay/Cattle, Sumner Lake and Wetlands
South	Green Swamp Rural	Agriculture District	Residential	Single-Family Residences and Wetlands
East	Green Swamp Rural	Agriculture District	Residential and Agriculture	Single-Family Residence, Lake Wash, Sumner Lake, Improved pastureland and Wetlands
West	Green Swamp Rural Conservation	Agriculture District	Residential	Single-Family Residence Wetlands, and Olsen Lake

**- Summary of Analysis -**

Skiing Paradise/Swiss Fairways development is comprised of approximately 406.8 +/- gross acres. The development is zoned Planned Unit Development (PUD) by Ordinance #2018-6; designated with a Green Swamp Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Green Swamp Area of Critical State Concern. The application seeks approval of an amendment to PUD Ordinance #2018-6 for development known as Skiing Paradise/Swiss Fairways, located east, west, and south of County Road 565A (Montevista Road) in the unincorporated Lake County area. The portion of the development located north of Montevista Drive is located within the Groveland JPA and ISBA. Skiing Paradise/Swiss Fairways is developed with single-family residences, open space, a golf course, ski school and other recreational facilities as depicted on the Conceptual Plan Page 3 (Attachment “C”). The GIS maps indicate that the parcel is located within the “AE”, “A”, and “X” flood zones. However, the property subject to the proposed amendment is outside of the floodplain area.

The Applicant is requesting to amend Skiing Paradise/Swiss Fairways Planned Unit Development Ordinance #2018-6 to modify the approved land uses by replacing the 18 duplex villas (36 dwelling units) and 30 vacation suites (comprised of 10 triplex buildings) with 29 single-family residential units, to facilitate and incorporate the Tiger Paw residential development.

PUD Ordinance #2018-6 approved land uses include 102 detached single-family units, 18 duplex villas (comprising 36 residential units) and 30 vacation suites units (comprising 10 triplex buildings). Currently, 101 detached single-family units are constructed. However, the duplex or triplex units have not been constructed.

The Concept Plan (Attachment “C”) is generally consistent with the Concept Plan previously approved in association with Ordinance #2018-6 and depicts the additional 29 single family residential lots on Alternate Key numbers 1438764 and 3918951, which are both part of the Planned Unit Development. The subject parcels contain a total of 47.8 +/- net/gross acres. The minimum lot size is 30,000 square feet as required by the PUD. The typical lot size will be 120’ x 250’. The Concept Plan provides 62% open space bringing the overall PUD open space to 67.1%, both meeting the 60% open space requirement per the Planned Unit Development. This calculation does not include the existing golf course on the west side of the property.

**Table 1. Existing and Proposed Development Standards.**

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Planned Unit Development District	102 detached single-family units, 18 duplex villas, and 30 vacation suites and recreational uses	N/A	N/A	60%	40 ft.
Proposed	Planned Unit Development District	N/A	0.39 DU per acre for overall PUD with additional 29 units, totaling to 131 detached single-family units, and recreational uses	20%	67.1%	40 ft.

The subject property is located within the Green Swamp Area of Critical Concern and the request is consistent with Comprehensive Plan Policy I-4.1.4, entitled *Principles for Guiding Development within the Green Swamp Area of Critical State Concern*, which states that development within this boundary should minimize the adverse impact of development on resources of the Floridan Aquifer, wetlands and flood detention areas. The proposed stormwater management system is designed to enhance groundwater recharge and storage. The stormwater design is also intended to protect water quality both through direct treatment of runoff and maintaining the filtering functions of natural feature. This creates further consistency with this policy in that development should protect the normal quantity, quality, and flow of groundwater and surface water, which are necessary for the protection of resources of State and regional concern.

On February 2, 2026, the application was provided to Florida Commerce for a determination of consistency with Green Swamp Area of Critical State Concern regulations. Florida Commerce had no comments. Florida Commerce withholds the ability to appeal any process, pursuant to Chapter 380, Florida Statutes.

The portion of the development located north of Montevsita Drive is located within the Groveland Interlocal Service Boundary Agreement (ISBA) as such the application was provided to the City of Groveland for review and comment. The City of Groveland provided no comments.

For background purposes, the subject parcels were rezoned to a Planned Unit Development on May 21, 1987. Several amendments have been approved since that date. On February 27, 2018, the most recent amendment was approved by the BCC and created the governing document, Ordinance #2018-6 that the Applicant is proposing to amend. The Planned Unit Development District was created prior to the approval of the 2030 Comprehensive Plan.

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

– Staff Analysis –

**LDR Section 14.05.03 (Standards for Review)**

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

The Applicant seeks to amend PUD Ordinance #2018-6 to facilitate the development of 29 single-family dwelling units, to facilitate and incorporate the Tiger Paw residential development. The proposed amendment is consistent with the LDR 4.03.03 (G), entitled, *General Site Development Standards*, which states the PUDs with the Green Swamp Area of Critical State Concern should utilize the concept of clustering of units, promote protection of environmentally sensitive areas and concentrate units on upland tracts. Both subject parcels where development is proposed are uplands and contain no wetlands.

The proposed amendment is consistent with the approved PUD Ordinance #2018-6, which requires 30,000 square foot minimum residential lots size and a minimum 60% open space requirement. The proposal includes the 30,000 square feet minimum lot size and the addition of the 29 lots will maintain 62% open space.

The request is consistent with LDR Section 4.03.01, entitled *Purpose and Intent*, which states that Planned Unit Development Districts are allowed in all Land Use Classifications and provide a means for land to be used more effectively, and for utilization of smaller networks of utilities and roads. The Applicants proposal will provide for clustering of dwelling units to use land more efficiently without disturbance of wetlands.

The proposal is consistent with 4.03.02 entitled, *Permitted Uses*, which states that Planned Residential Communities is a permitted use within Planned Unit Developments.

LDR Section 4.03.03, entitled *General Site Development Standards*, states that PUDs within the Green Swamp Area of Critical State Concern should utilize the concept of clustering units, promote protection of environmentally sensitive areas and concentrate units on those portions of a parcel of land farthest away from conservation of preservation land and surface waters or wetlands. As shown on the Concept Plan, the parcel does not include wetlands, and development is concentrated on parcels within the PUD that avoid environmentally sensitive areas. New development will be required to meet all criteria specified in the LDR, as amended.

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

The Applicant seeks to amend the Planned Unit Development to facilitate the development of 29 single-family dwelling units, to be known as the Tiger Paw residential subdivision. The proposed use is consistent with Comprehensive Plan

The request is consistent with Comprehensive Plan Policy I-4.1.4, entitled *Principles for Guiding Development within the Green Swamp Area of Critical State Concern*, which states that development within this boundary should minimize the adverse impact of development on resources of the Floridan Aquifer, wetlands and flood detention areas. The proposed stormwater management system is designed to enhance groundwater recharge and storage. The stormwater design is also intended to protect water quality both through direct treatment of runoff and maintaining the filtering functions of natural feature. This creates further consistency with this Policy in that development should protect the normal quantity, quality, and flow of groundwater and surface water, which are necessary for the protection of resources of State and regional concern.

The request is consistent with Comprehensive Policy I-4.2.3, entitled *Green Swamp Rural Future Land Use Category*, which states that development within this FLUC that contains more than six (6) lots should

be developed as either a clustered Rural Conservation Subdivision or a Planned Unit Development. The proposal is to amend the existing Planned Unit Development.

The Concept Plan is consistent with Comprehensive Plan Policy I-4.2.3, entitled *Green Swamp Rural Future Land Use Category*, which states residential subdivision shall be developed with a minimum 60% of the net buildable area of the entire site as common open space. The development proposal is also consistent with the open space requirement within this Policy. The additional single-family lots maintain the open space above the requirement at 62%.

The request is consistent with Comprehensive Plan Policy I-4.1.6, entitled *Preservation of Open Space in the Green Swamp Area of Critical State Concern*, which states that open space shall be clustered and 50% of open space shall be configured in a single contiguous tract. Development shall also be clustered away from contiguous rural residential property of five (5) acres or greater. Both parcels of land being developed contain all residential lots away from wetlands on the property and positioned in an internal area of the existing PUD.

The request is consistent with Comprehensive Plan Policy I-1.2.3, entitled *Building Heights within Future Land Use Categories*, which states that the maximum height for residential buildings with all future land use categories shall be limited to 50 feet. The development proposes a 40-foot building height as shown in Table 1 above.

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

**Table 2. Adjacent and Surrounding Subdivisions.**

<b>Project Name</b>	<b>Gross / Net Acres</b>	<b>Unit Count</b>	<b>Gross / Net Density</b>	<b>Min. Lot Size</b>	<b>Year Built</b>	<b>Municipality</b>
Quail Lake Subdivision	26.32 +/- Gross Acres	25	0.96 du/gross acre	26,246 +/-	1988	N/A

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

The amendment would not conflict with the adjacent surrounding land uses. The open space and density of the proposed additional units to project is consistent with the current approved PUD with less units than previously approved. The majority of the surrounding parcels are developed with single-family residential uses and contain wetlands and waterbodies. The closest subdivision, known as Quail Lake Subdivision, provides a higher density than the proposed project with a smaller but similar minimum lot size.

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

Since the duplex and triplex units have not been constructed, the Applicant is proposing the amendment to allow a logical and orderly pattern for construction at a lower density with the single-family lots.

**D. 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 for public facilities and services.

Water and Sewage

The Development would be serviced by individual private wells and Distributed Wastewater Treatment Systems (DWTS) septic systems per Comprehensive Plan Policy I-4.2.3, entitled *Green Swamp Rural Future Land Use Category*.

#### Schools

Lake County Schools reviewed the application and determined that the project had no impact.

#### Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service, and the Office of Solid Waste provided the following comment. *The Office of Solid Waste has no objections to the request. If approved, the property and associated residential units will be a part of the County's residential collection services and subject to the annual Solid Waste Assessment, in accordance with Chapter 23 of the Lake County Code.*

#### Public Safety

Lake County Fire Station #95 is located 2.16 +/- miles from the subject property at 6825 SR 50, Groveland, FL 34736. Fire protection water supply and emergency access will be addressed during the site plan review process, should the conditional use permit be approved by the Board.

#### Transportation Concurrency

A traffic exemption was submitted and approved by the Public Works Department.

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

An environmental assessment will be submitted with Preliminary Plat application to indicate the presence of vegetation, soils, wetlands, and threatened and endangered species on the site. All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

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

The Applicant provided a statement regarding the effect of property values in their Project Narrative (Attachment "D"). *While property values are influenced by multiple factors, the proposed rezoning has been designed to support responsible development and maintain compatibility with surrounding properties and therefore are believed to only improve the local property values.*

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

The proposed amendment is uniform with the current uses within the PUD and consistent with the surrounding area residential subdivision in lot size and density. The amendment is providing an orderly and logical development pattern.

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

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

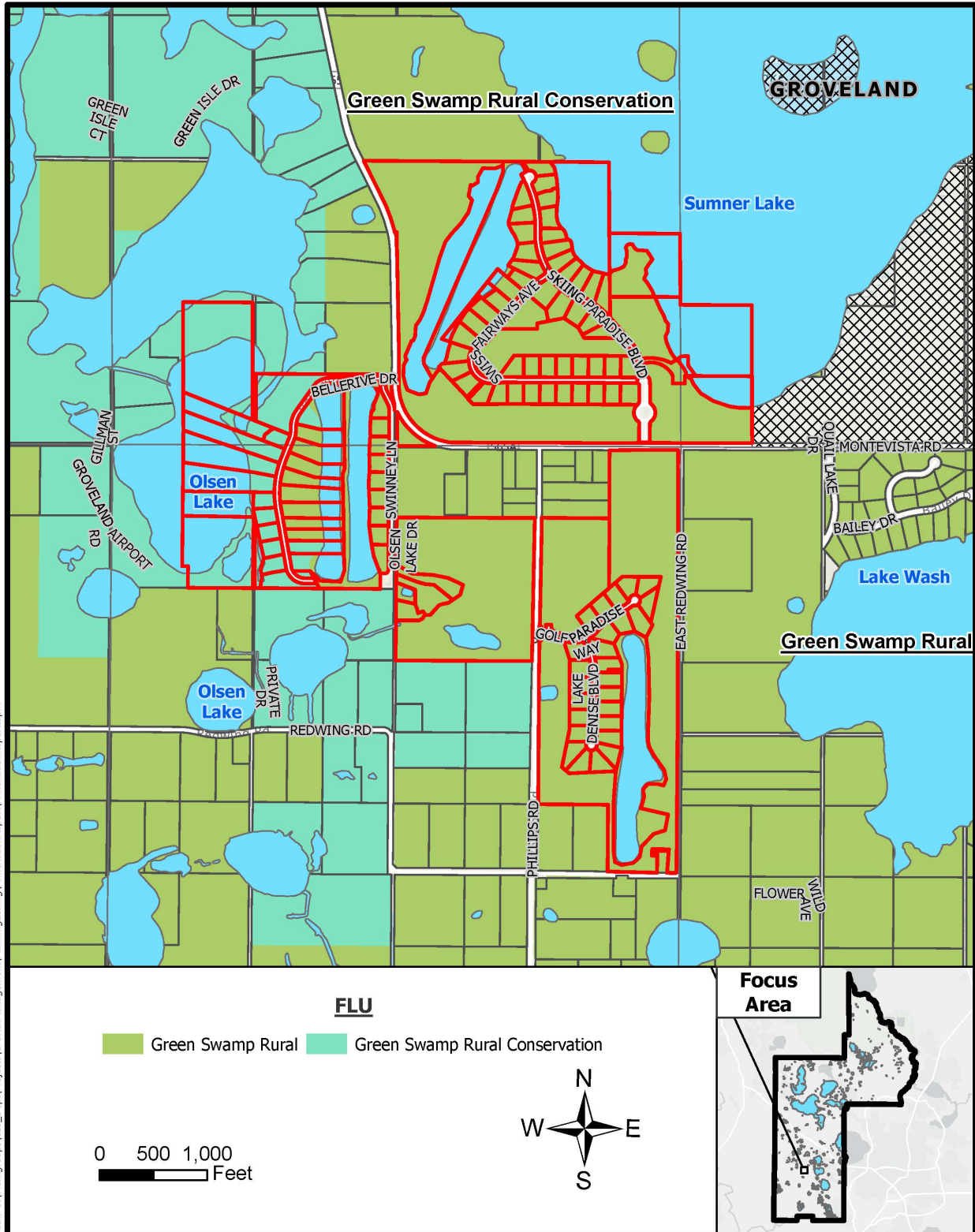
#### **I. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning. N/A.**

## Alternative Keys

1103321	3750896	3787596	1103274
1303800	3750900	3787597	3292391
1404908	3750918	3787599	3557280
1438764	3750926	3787601	3750977
2690071	3750934	3787602	3750985
2697512	3750942	3787603	3750993
3022483	3750951	3787604	3851829
3022564	3750969	3787605	3887682
3025474	3751001	3787606	3890383
3027876	3751019	3787608	3918951
3240499	3751027	3787611	3957602
3262662	3751035	3787612	
3290712	3751043	3787613	
3292421	3751051	3800916	
3308409	3751060	3830107	
3308417	3751078	3852376	
3320743	3751086	3883591	
3325702	3751094	3890278	
3325711	3751108	3890385	
3354184	3751116	3891534	
3366689	3751124	3892429	
3366697	3751132	3893860	
3366719	3775602	3896999	
3366727	3775603	3902830	
3366735	3775605	3911274	
3378580	3775606	3918939	
3387091	3775607	3918940	
3395778	3775608	3918941	
3405196	3775609	3918942	
3463340	3775610	3918943	
3554795	3775611	3918944	
3554809	3775612	3918945	
3557182	3775613	3918946	
3557204	3775614	3918947	
3557221	3787583	3918948	
3557255	3787585	3918949	
3557263	3787586	3918950	
3557280	3787587	3918952	
3700791	3787588	3918953	
3700805	3787589	3918954	
3706951	3787590	3924112	
3750870	3787591	1083931	
3750888	3787594	1083940	

# Attachment "A" – Future Land Use Map

## CURRENT FUTURE LAND USE

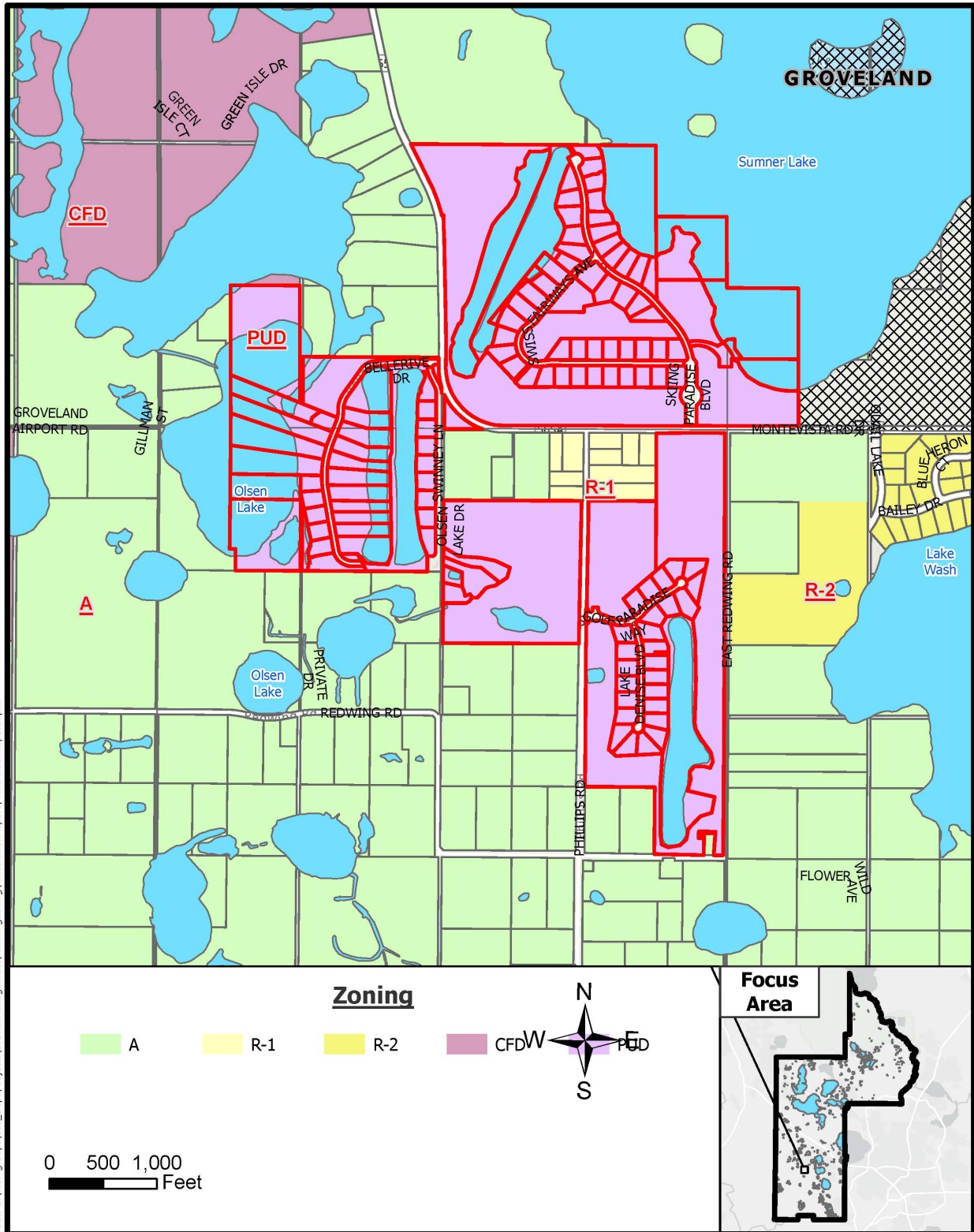


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# Attachment "B" – Zoning District Map

## CURRENT ZONING



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4/6/2026



# Attachment “C” – Concept Plan (Page 2 of 4)

SITE CHARACTERISTICS TABLE		
OWNER: MAKE SOME SPRAY, LLC MICHAEL HIRST 520 BEEHCRAFT STREET BARTOW, FL 33830 (863) 287-1830	ENGINEER OF RECORD: KRISSY KAYE, P.E., C.F.M. 137 5th St. NW WINTER HAVEN, FL 33881 PHONE: 863-698-3327	
PROPERTY LOCATION	NEAR 12707 PHILLIPS ROAD GROVELAND, FL	
GENERAL DEVELOPMENT CHARACTERISTICS	ALTERNATE KEYS: PROPERTY AREA: BUILDING USE: NUMBER OF UNITS:	1438764 & 3918951 47.8 +/- ACRES SINGLE FAMILY RESIDENTIAL 26 SINGLE FAMILY LOTS
JURISDICTION ZONING AND LANDUSE CLASSIFICATIONS	JURISDICTION: ZONING: LANDUSE: SPECIAL DISTRICTS:	LAKE COUNTY PUD (ORD. #2012-56) GREEN SWAMP RURAL GREEN SWAMP
STRUCTURE SETBACKS	FRONT: SIDE: REAR: WETLAND:	50' FROM ROAD CL 10' 10' 50'
TRAFFIC CONDITIONS	ESTIMATED AADT: ESTIMATED PHF:	248 TRIPS 25 TRIPS
MINIMUM LOT DIMENSIONS	PROPOSED MINIMUM LOT SIZE	30,000 SF
DENSITY	TOTAL UNITS: ACREAGE: PROPOSED PUD RESIDENTIAL DENSITY: PROPOSED OVERALL RESIDENTIAL DENSITY:	26 UNITS RESIDENTIAL 332.5 ACRES (EXISTING PUD) 0.54 UNITS/ACRE (26 UNITS/47.8 ACRES) 0.47 UNITS / ACRE (157 UNITS/332.5 ACRES) (EXISTING PUD)
OPEN SPACE REQUIREMENTS	PUD OPEN SPACE PROPOSED EXISTING PUD OPEN SPACE	67% > 60% 62% > 60%
BUFFERING & CANOPY REQUIREMENTS	WEST SIDE DEVELOPMENT:  NORTH: SOUTH: EAST: WEST:  EAST SIDE DEVELOPMENT:  NORTH: SOUTH: EAST: WEST:	15' TYPE 'B' NONE 10' TYPE 'A' 10' TYPE 'A'  15' TYPE 'B' NONE 15' TYPE 'B' 10' TYPE 'A'
UTILITY SERVICE AND ACCESS PROVIDERS	POTABLE WATER: WASTE WATER: ELECTRIC: DRIVEWAY ACCESS: TELEPHONE: CABLE: GAS:	PRIVATE WELL PRIVATE SEPTIC SUMTER ELECTRIC COOPERATIVE, INC. LAKE COUNTY CENTURYLINK CHARTER COMMUNICATIONS NONE

# Attachment "C" – Concept Plan (Page 3 of 4)

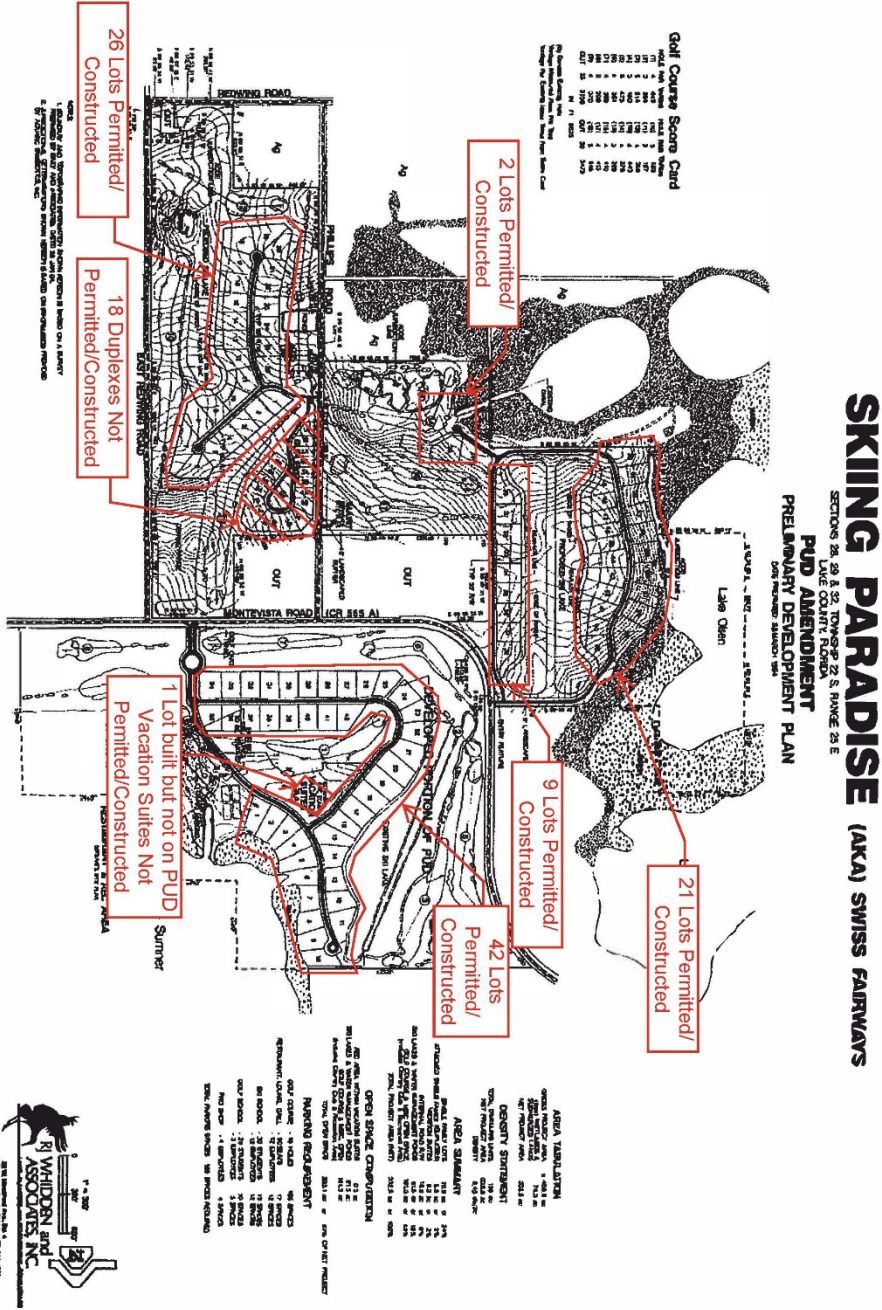


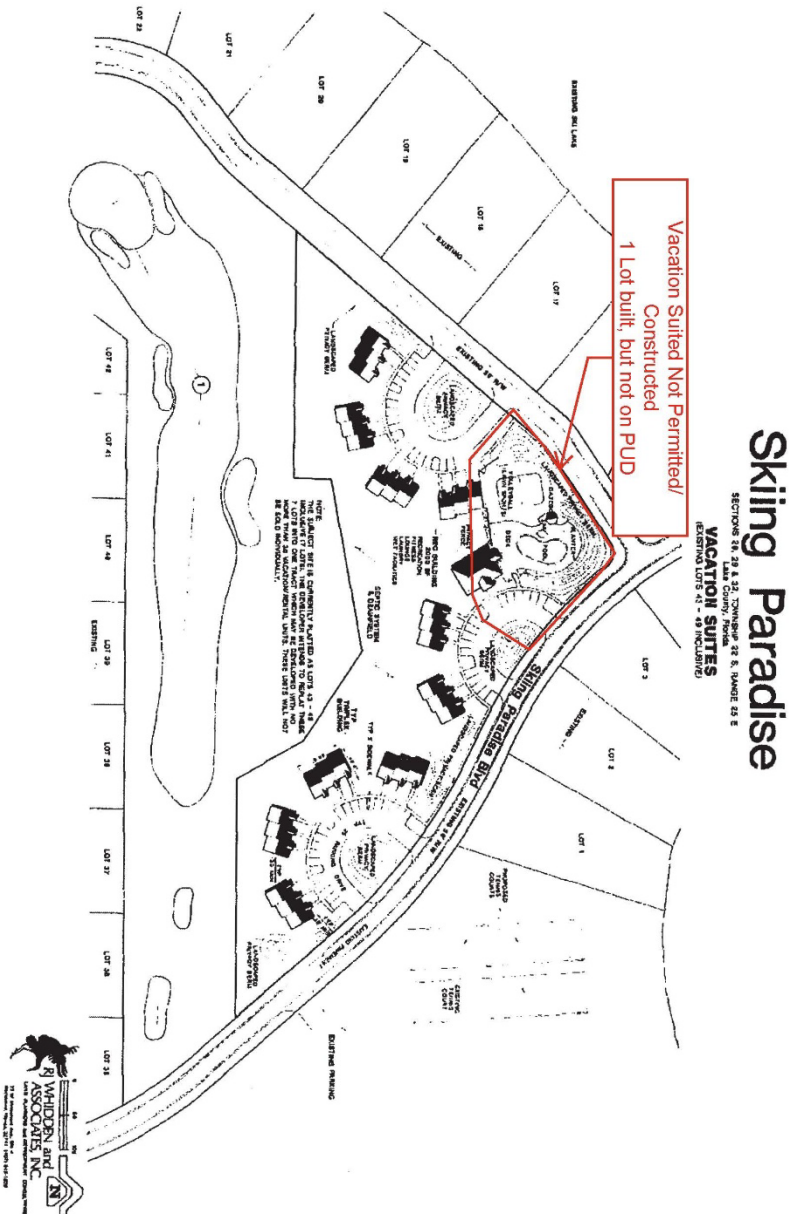
Exhibit "B" – Conceptual Plan

Ordinance #2018-6, Skiing Paradise/Swiss Fairways PUD

# Attachment "C" – Concept Plan (Page 4 of 4)

Ordinance #2018-6, Skiing Paradise/Swiss Fairways PUD

Exhibit "B" – Conceptual Plan (Continued)



1

2

# Attachment “D” – Project Narrative (Page 1 of 2)

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

This application for a PUD has been prepared in accordance with the applicable provisions of the Land Development Code. There are no known conflicts with any provisions of the Code. The proposed rezoning is being submitted for County review to ensure consistency with all regulatory requirements.

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

The proposed rezoning has been evaluated for consistency with the Comprehensive Plan. It is our understanding there are no known inconsistencies with any provisions of the Code. It is intended to align with the established goals and policies governing land use, growth management, and infrastructure planning. The County's review will confirm compliance with the applicable elements.

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

The proposed rezoning has been designed to be compatible with surrounding land uses and planned development patterns. It is our understanding there are no known inconsistencies with any provisions of the rezoning and the existing or proposed land uses. Any potential inconsistencies will be evaluated through the County's review process to determine if adjustments are necessary.

**4. Whether there are changed conditions that justify a rezoning.**

The changed conditions associated with the project include, but are not limited to, the creation of a distinct PUD in association with the existing PUD. This subgroup will be owned and maintained by a separate entity, differentiating it from the overall PUD. The County's review process will assess whether any changed conditions substantiate the proposed amendment.

**5. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to, police, roads, sewage facilities, water supply,**

**drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.** An evaluation of public facility capacity and potential impacts has been included in the application. There is an expectation that the demands on public facilities would

## Attachment “D” – Project Narrative (Page 2 of 2)

not exceed the existing capacities. The County’s review will determine if any additional mitigation measures or infrastructure improvements are necessary.

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

The proposed rezoning has been prepared with consideration of environmental factors, and there are no known potential impacts whereas the proposed improvements are in an urbanized developed area.

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

While property values are influenced by multiple factors, the proposed rezoning has been designed to support responsible development and maintain compatibility with surrounding properties and therefore are believed to inly improve the local property values. The County's review will consider any potential impacts in this regard.

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

The proposed rezoning is intended to facilitate development in a manner that aligns with the existing and planned growth patterns and therefore is believed to be an orderly and logical development.

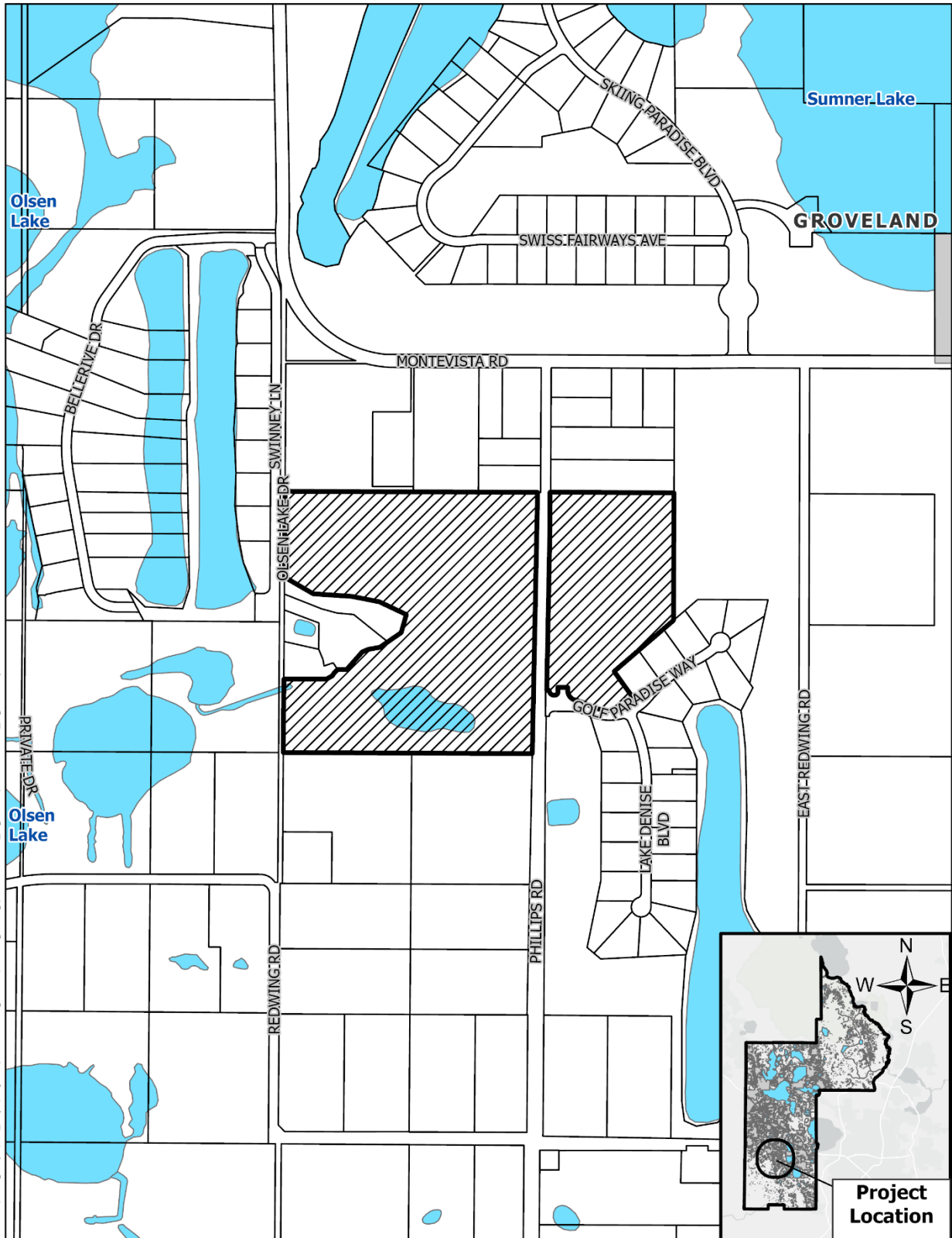
**9. Whether the proposed rezoning would be in conflict with the public interest and in harmony with the purpose and intent of these regulations.**

The proposed rezoning has been structured to align with the County’s regulatory framework and long-term planning objectives which is not considered to be in conflict with the public interest. This project is considered to be in harmony with the purpose and intent of the regulations.

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

This project is considered to be in harmony with the purpose and intent of the regulations. This project is intended to align with the established goals and policies governing land use, growth management, and infrastructure planning. This application for a PUD has been prepared in accordance with the applicable provisions of the Land Development Code.

# Map of Subject Property

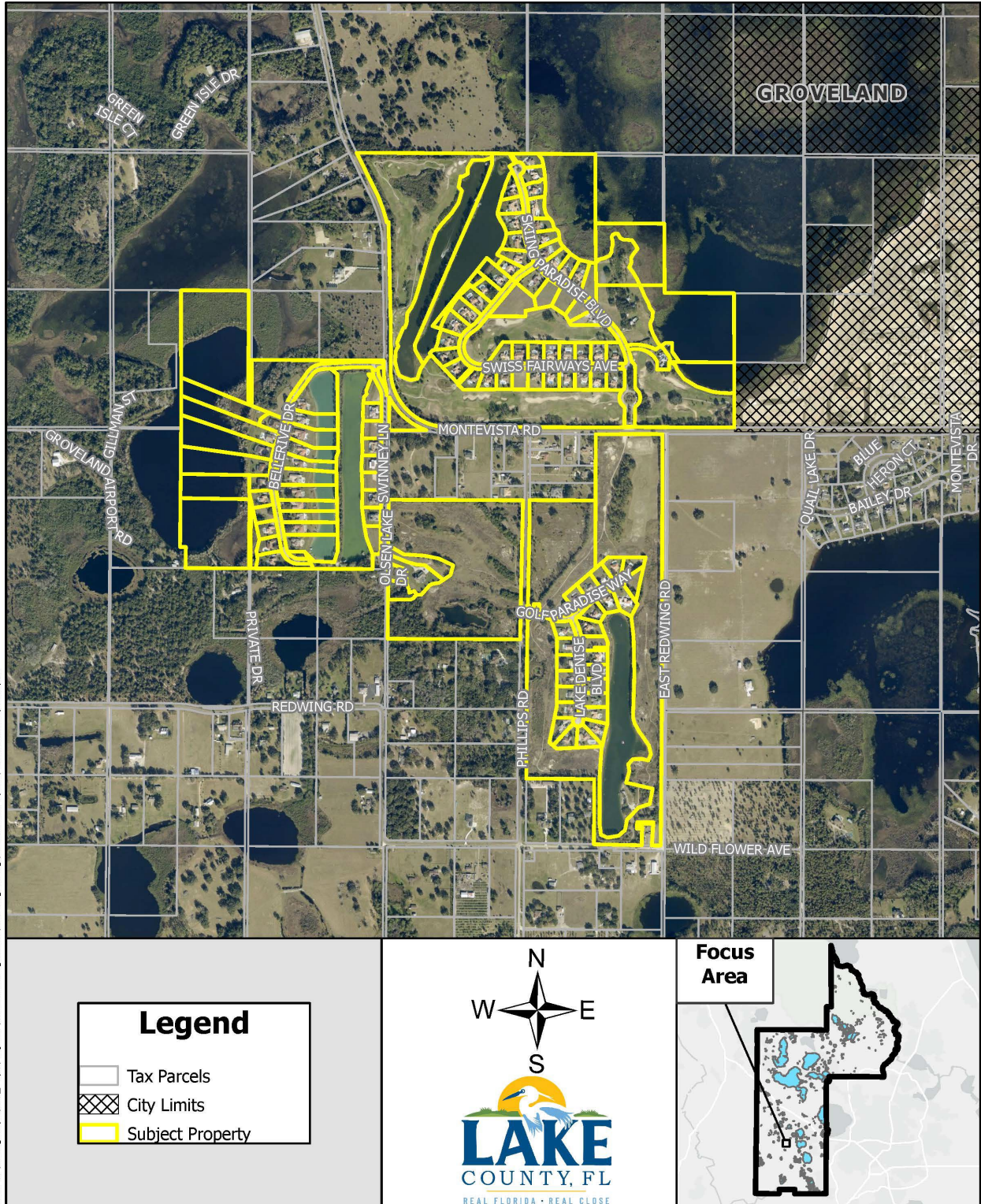


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4/10/2025

# Aerial Map of Subject Property

## Aerial



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4/6/2026



1 Township 22 South, Range 24 East and more particularly described below in Exhibit “A” – Legal  
2 Description; and

3 **WHEREAS**, the subject property is located within the Green Swamp Rural Future Land  
4 Use Category (FLUC) as shown on the Lake County Comprehensive Plan Future Land Use Map  
5 (FLUM); and

6 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition PZ2025-83 on  
7 June 3, 2026, after giving notice of a hearing on a petition for a change in the use of land, including  
8 notice that the petition would be presented to the Board of County Commissioners of Lake County,  
9 Florida, on July 14, 2026; and

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

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

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

18 **Section 1. Terms:** The County Manager or designee shall amend the Official Zoning Map to  
19 show the Planned Unit Development (PUD) in accordance with Exhibit “A” of this  
20 Ordinance. All uses shall be generally consistent with the Concept Plan as shown  
21 in Exhibit “B” and Exhibit “C” (Tiger Paw) of this Ordinance. The adoption of this  
22 Ordinance shall revoke/rescind and replace all previous PUD Ordinances to include  
23 PUD Ordinance #15-87, PUD Ordinance #30-90, Resolution #1994-134, PUD  
24 Ordinance #2012-56 and PUD Ordinance #2018-6, and Conditional Use Permit  
25 (CUP) 778-2. To the extent where there are conflicts between the Concept Plan  
26 shown in Exhibit “B” or the Concept Plan shown in Exhibit “C” and this Ordinance,  
27 this Ordinance shall take precedence.

28 **A. Land Uses:**

- 29 1. Residential: 131 detached single-family units
- 30 2. Recreational uses:
  - 31 a. Water Ski School consisting of:
    - 32 i. Water ski lakes
    - 33 ii. One (1) Property Management Office
    - 34 iii. One (1) Water ski Pro Shop
    - 35 iv. One (1) Water ski Clubhouse/Cafeteria
    - 36 v. One (1) Fitness Center (4,000 square feet)
    - 37 vi. One (1) storage building
    - 38 vii. Water Ski School Dormitories:

1. Two (2) existing student dormitories.
  2. One (1) 5,000 square foot quadraplex with a maximum of eight (8) bedrooms.
  3. One (1) 3,500 square foot triplex with a maximum of six (6) bedrooms.
- viii. Parking Areas within the Water Ski School Area: Proposed parking areas must be consistent with the LDRs and Comprehensive Plan, as amended.
1. Existing parking and storage area for all vehicles and equipment associated with the Property Management Office, Water Ski School Pro Shop, and Water Ski School Clubhouse/Cafeteria.
  2. One (1) parking lot for student dormitories. Must accommodate twenty (20) vehicles (minimum).
- ix. There shall be no more than one (1) boat operating at a time in each ski lake.
- x. The hours of operation of the water ski school shall be regulated as follows: Operation hours shall be sunrise to sunset or 9 pm, whichever occurs earliest.
- b. Golf Uses consisting of:
- i. 18-hole Golf Course
  - ii. Golf Clubhouse
  - iii. Golf Course Driving Range
  - iv. Golf Pro Shop/Sales Office (Lot 20, Skiing Paradise Phase 1, Plat Book 29 Pages 80-81)
  - v. Other similar uses
- c. A recreational building which includes a pool/spa and volleyball facility.
- d. Tennis Facility
3. Central Maintenance Facility
  4. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
  5. Any other use of the site shall require an amendment to this Ordinance as approved by the Board of County Commissioners.
- B. **Open Space:** A minimum of sixty percent (60%) of the subject property acreage must be dedicated in perpetuity for preservation as common open

1 space using a conservation or open space easement, or plat restrictions. The  
2 homeowners' association shall be responsible for maintaining the open  
3 space.

4 C. **Lot Size:** Single family units shall be situated on 30,000 square foot lots  
5 (minimum).

6 D. **Setbacks:**

7 1. Front and side setbacks – All single-family lots shall meet the  
8 requirements of the Estate Residential (R-2) zoning district in the  
9 LDR, as amended. This requires a 50 foot front setback, and a 10  
10 foot side and rear setback.

11 2. For Tiger Paw specific lots, a secondary front setback of 25 ft is  
12 required for corner lots.

13 3. Setback from wetlands/surface waters – 50 feet from the Wetland  
14 Jurisdictional Line (JWL) or mean high water line, whichever is  
15 further landward.

16 E. **Landscaping, Buffering, and Screening:**

17 1. Landscaping, Buffering, and Screening shall be in accordance with  
18 the Comprehensive Plan and LDR, as amended.

19 2. All homes constructed shall be Florida Water Star SM Program  
20 certified.

21 3. For the additional 29 single family lots to be known as Tiger Paw,  
22 the following requirements shall also apply:

23 a. Drought tolerant, native trees, and drought tolerant, native  
24 vegetation shall be utilized for all street trees, landscape  
25 buffers, and stormwater retention/detention areas.

26 b. Perimeter buffers shall consist of canopy and understory  
27 trees and plants utilizing 100% Florida native plant materials  
28 from the IFAS list. Exotic/invasive species shall be removed.  
29 Existing vegetation located along the perimeter of the PUD  
30 may be used to count towards the minimum perimeter  
31 landscaping requirement.

32 c. Best Management Practices for native landscaping and  
33 “right plant-right place” landscaping techniques shall be  
34 utilized in the design and installation of invasive exotic plant  
35 species in all landscape plantings is prohibited.

36 d. The HOA shall manage buffer areas in accordance with a  
37 management plan that protects native habitats and limits the  
38 proliferation of nuisance/exotic vegetative species. A copy  
39 of the management plan will be provided to the County.

- 1 e. Smart Irrigation Best Management Practices shall be utilized
- 2 for all landscape irrigation and shall incorporate soil
- 3 moisture and rain sensors into the irrigation design.
  
- 4 f. Landscaping and screening shall be in accordance with the
- 5 Comprehensive Plan and LDR, as amended.
  
- 6 g. Removal of Heritage Trees is prohibited unless it poses a
- 7 danger to persons or property. The development must be
- 8 designed around existing Heritage Trees unless a waiver has
- 9 been granted by the Board of County Commissioners as part
- 10 of a conditional zoning or amendment thereto, or a variance
- 11 has been granted by the Board of Adjustment, or its
- 12 successor.

13 F. **Stormwater Management System:** The storm water management system  
14 shall be designed to be consistent with the St. Johns River Water  
15 Management District and the LDR, as amended. The developer shall be  
16 responsible for any flood studies required for developing the site and  
17 comply with FEMA, Comprehensive Plan and Land Development  
18 Regulations, as amended. Any development within the floodplain as  
19 identified on the FEMA maps will require compensating storage.

20 G. **Environmental Considerations:** An environmental assessment that  
21 identifies protected flora and fauna which is no less than six (6) months old  
22 will be required with the submission of a development application. A  
23 minimum wetland buffer of 50 feet shall be maintained.

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

25 I. **Utilities:**

26 1. Individual potable water wells shall be provided, in accordance with  
27 Federal, State and Local Regulations. Central Services shall only be  
28 provided if the absence of such facilities is proven to result in a  
29 threat to public health or the environment.

30 2. For the additional 29 single family lots to be known as Tiger Paw,  
31 wastewater services shall be provided by Distributed Wastewater  
32 Treatment System (DWTS). According to Comprehensive Plan  
33 Policy IX-3.1.1, *Regional Wastewater Service Criteria*, any new  
34 development in the Urban Land Use Series where density occurs  
35 at one unit per net acre or greater or wastewater discharge of the  
36 development is equal to or greater than 100,000 GPD, shall be  
37 required to connect to a regional system. A central system may be  
38 used on a temporary basis until a regional system becomes available.  
39 The temporary system must be staffed by a Florida licensed  
40 wastewater treatment plant operator in accordance with state  
41 regulation and code and must be planned, designed and constructed

1 to serve as a nucleus of a future regional system, or can act as lift  
2 station with minimal modification. A DWTS qualifies as a central  
3 system. The Developer must contract directly with a qualified  
4 provider and make provisions within their restrictive covenants for  
5 the HOA to have easements over the system, and to assess fees for  
6 this system until connected to a regional wastewater system.

7 J. **Schools:** School concurrency must be met in conjunction with or prior to  
8 final plat approval in accordance with the Comprehensive Plan and LDR,  
9 as amended.

10 K. **Lighting:** Exterior lighting must be in accordance with the LDR, as  
11 amended, and consistent with Dark-Sky Principles. These same provisions  
12 shall apply to individual lot owners as well as to common areas.

13 L. **Signage:** Signs must be in accordance with the LDR, as amended.

14 M. **Fire Protection and Emergency Services Access:** Access and fire safety  
15 requirements of the development must be provided in accordance with the  
16 Florida Fire Prevention Code and LDR, as amended.

17 N. **Lake Creation Standards:** The Applicant shall comply with all provisions  
18 of the Mining and Excavation regulations of the Lake County  
19 Comprehensive Plan and the LDR, as amended, pursuant to the following  
20 conditions:

21 1. A hydrogeological report on surface and groundwater conditions  
22 and the hydrogeological impact of the proposed activity shall be  
23 submitted to and approved by the County Manager or designee prior  
24 to any site alteration. The report shall be prepared, signed and sealed  
25 by a person licensed by the State of Florida as a professional  
26 geologist. The report shall be in accordance with the Comprehensive  
27 Plan and the LDR, as amended.

28 2. The design of water bodies and wetlands shall be consistent with  
29 public health and safety, maximum beneficial contributions within  
30 local drainage patterns, provide aquatic and wetland wildlife habitat  
31 values and maintain downstream water quality by preventing  
32 erosion and provide nutrient uptake. Water bodies shall, to the  
33 fullest extent practical, incorporate a variety of emergent habitats, a  
34 balance of deep and shallow water, naturally fluctuating water  
35 levels, high ratios of shoreline length-to-surface area and a variety  
36 of shoreline slopes. Water bodies shall be designed for a minimum  
37 depth of six (6) feet over at least 75 percent of the surface water area.  
38 Alternative water body depths may be proposed and shall be subject  
39 to review and approval as part of the wetland mitigation plan.

40 a. A lake creation reclamation plan shall be submitted to and

1 approved by the County Manager or designee prior to any  
2 site alteration. The reclamation plan shall be fully described  
3 by illustration and documentation, including plan view with  
4 three cross sections. The reclamation plan shall show all  
5 areas to be reclaimed by depicting and describing what  
6 manmade and natural features will exist when the  
7 reclamation plan is completed and shall depict at least two  
8 (2) typical cross-sections generally oriented at a ninety-  
9 degree angle to each other and a plan view with final  
10 contours showing areas to be filled, backfilled,  
11 reconstructed, and reshaped.

12 b. Slopes of any reclaimed area above high water table and  
13 elevation and within the excavated area of the planned water  
14 body shall be no steeper than four (4) feet horizontal to one  
15 (1) feet vertical. In order to establish and maintain the littoral  
16 zone, all finished side sloped of the excavated and mined  
17 areas below the high water table and elevation shall be no  
18 steeper than one (1) feet vertical drop for every six (6) feet of  
19 horizontal distance to a depth of six (6) feet below the low  
20 water table and elevation (dry-season water table elevation)  
21 unless an alternate slope is approved by the County.  
22 Although no minimum slope below the littoral zone is  
23 required, the slope below the littoral zone shall be  
24 constructed so that natural soil movement will not reduce the  
25 littoral zone area. Such sloped shall be subject to approval  
26 by the County. Wetlands are encouraged to be incorporated  
27 into planned and artificial water bodies as wetland shelves  
28 or expanded littoral zones. Wetlands created in this manner  
29 may be counted towards mitigation requirements for the  
30 excavation of wetlands.

31 c. All wetland areas shall be reclaimed and revegetated in  
32 accordance with the best available technology. Vegetation  
33 consisting of a mix of grasses, trees and shrubs indigenous  
34 to shallow southern lakes and native to the area shall be  
35 planted within the littoral and transition zones. Littoral and  
36 transition Zone vegetation shall each achieve a cover of at  
37 least 50 percent at the end of one (1) growing season and will  
38 be protected from grazing, mowing or other adverse land  
39 uses for three (3) growing seasons to allow establishment.  
40 Littoral and transition one vegetation shall achieve a cover  
41 of 70 percent at the end of two (2) growing seasons Regular  
42 maintenance of all reclaimed areas shall be performed by the

operator or a designated agent in order to assure that the reclamation standards are achieved and the approved reclamation plan is accomplished. The maintenance shall include monitoring for a minimum of two (2) years after planting, replacement, of ant planted areas that fail to survive in accordance with the established standards, the removal of non-native plant species that have not been approved by the County and which exceed ten (10) percent of the vegetative community and the maintenance of all required slopes and berms.

3. A berm of earth shall be constructed around each water body which is of sufficient size to retain at least the first one (1) inch of runoff. The berm shall be set back from the edge of the water body so that it does not interfere with the other requirements of this ordinance.

4. Site reclamation shall be conducted in such a manner as to eliminate the risk that there will be flooding on the adjacent properties. The original, pre-excitation drainage pattern of the areas shall be restored to the greatest extent possible. Watershed boundaries shall not be crossed in restoring drainage patterns but shall be restored within their original boundaries unless such a restoration is approved by the County.

5. All excavation activities shall, at a minimum, be conducted in accordance with the following standards:

**General Standards:**

a. Best Management Practices: All excavation activities shall employ the best management practices.

b. Compliance with other law: All excavation activities shall be conducted in accordance with all applicable federal, state, regional, and local law, ordinances, rules and regulations.

**Environmental Protection Standards:**

a. Water Quality and Quantity:

i. Point-Source Discharges: Point-source discharges of water or liquid waste into waters of the county or state are prohibited unless a variance has been granted by the Lake County Environmental Protection Board. This shall not prevent discharges into recirculating plant water systems, retention ponds and surface water storage ponds which are self-contained on the property or the undertaking of

1 aquifer recharge programs approved by the Lake  
2 County Environmental Protection Board or  
3 discharges of stormwater runoff from the reclaimed  
4 lands; provided, however, that in no event may any  
5 discharges of water or liquid waste have an adverse  
6 effect on water quality, riverine, terrestrial or aquatic  
7 biota or pre-existing lawful uses of water bodies.

8 ii. Nonpoint Source Discharges: Nonpoint Source  
9 Discharges of water or liquid waste into waters of the  
10 County or State shall not have an adverse effect on  
11 water quality, riverine, terrestrial or aquatic biota or  
12 pre-existing lawful uses of water bodies. All surface  
13 drainage from site runoff shall be directed away from  
14 sinkholes or open excavations unless such  
15 excavations are part of the approved stormwater  
16 management system.

17 b. Ground Water:

18 i. Surficial Aquifer Withdrawals: Activities shall not  
19 adversely impact the level of the surficial aquifer  
20 beyond the boundaries of the site.

21 ii. Monitoring: In order to establish baseline conditions  
22 and to evaluate potential impacts, the monitoring of  
23 groundwater systems, surficial and Floridan Aquifer,  
24 will be conducted and on-site sampling or  
25 observation wells shall be established. A  
26 groundwater monitoring plan shall be submitted and  
27 approved by the County Manager or designee prior  
28 to any site alteration.

29 iii. Protection of Floridan Aquifer: The minimum  
30 distance between the bottom of the excavated area  
31 and the top of the first confining unit of the Florida  
32 aquifer shall be sufficient to protect the Florida  
33 aquifer system and shall be subject to approval by the  
34 County.

35 c. Surface Water:

36 i. Withdrawals: Water shall not be drawn from the  
37 surface water bodies not totally within the property.  
38 Such use shall only be permitted after a thorough  
39 analysis of surface water conditions and shall be  
40 limited to quantities not detrimental to other property

owners or the environment.

ii. Monitoring: In order to establish baseline conditions and to evaluate potential impacts, the monitoring of surface water systems will be conducted, and on-site sampling shall be established. A surface water monitoring plan shall be submitted and approved by the County Manager or designee prior to any site alteration.

iii. Water Quality: All waters on or leaving the site shall meet all applicable state, federal, regional and local water quality standards, laws, ordinances, rules and regulations.

**O. Transportation, Access Management and Road Width:** Access management shall be in accordance with the LDR, as amended, and the Florida Department of Transportation.

1. Dedicate additional right-of-way to provide 40-foot from the centerline of CR 565A and 33-feet from the centerline of Redwing Road and Phillips Road.
2. Phillips Road from County Road 565A to Redwing Road and Redwing Road from Phillips Road to the southern entrance are to be widened and resurfaced to provide a pavement width of 24 feet.
3. The cul-de-sac beginning at the west entrance on Phillips Road exceeds the allowable minimum length. Vehicle turnarounds need to be provided at a minimum spacing of 1,320 feet.
4. A bridge or tunnel system should be installed for golf cart crossings.
5. Proposed Waivers: Minimum cul-de-sac diameter: a minimum cul-de-sac diameter of 100-feet would be acceptable on curb and gutter type roads only.
6. A 10-ft wide front yard utility easement shall be along all lots and common areas/ tracts fronting the internal roads.
7. A minimum of 5-ft side and rear drainage easements shall be on each lot within the development.
8. Driveway Access. All SFR units shall have a paved 2-car wide driveway access from the garage to the street (concrete). Only one (1) Driveway access per lot. Double road frontage driveway access is prohibited. Driveway widths within the right-of-way shall not exceed 24-ft, measured at the throat of the driveway.
9. All grading for the site development shall be in accordance with the

- 1 Comprehensive Plan and LDR, as amended.
- 2 10. The road within shall be 24 ft. wide and curb and gutter for the 50
- 3 ft. right-of-way.
- 4 11. The subdivision design shall be in accordance with the
- 5 Transportation Systems for subdivision road design and layout from
- 6 the LDR, as amended.
- 7 12. Traffic calming will need to be included in the subdivisions design
- 8 utilizing the Florida Greenbook Traffic Calming Treatments and
- 9 acceptable measures by Lake County.
- 10 13. Internal roads within the development shall be designed to meet
- 11 Florida Greenbook and Lake County Road standards and owned and
- 12 maintained by the HOA.
- 13 14. A westbound left turn lane on Montevista Road (CR 565A) at the
- 14 Phillips Road intersection will be required to be designed, permitted,
- 15 and constructed by the developer.
- 16 15. For the additional 29 single family lots to be known as Tiger Paw,
- 17 if the internal subdivision roads are dedicated to the public, street
- 18 parking shall be prohibited unless internal roads are constructed at
- 19 34 feet in width to accommodate both sides of street parking while
- 20 maintaining the appropriate width for emergency vehicles to pass
- 21 unobstructed. If internal subdivision roads are not constructed to
- 22 accommodate street parking, one or more of the following shall be
- 23 provided:
- 24 a. Individual driveways shall be constructed to accommodate a
- 25 minimum of four (4) vehicles without impeding the
- 26 sidewalk. This may be accomplished through longer
- 27 driveways or wider driveways at Developer's option.
- 28 b. Overflow parking lots shall be constructed throughout the
- 29 community to accommodate vehicles that cannot be parked
- 30 within residential driveways without blocking sidewalks.
- 31 Additionally, if the internal subdivision roads are not constructed to
- 32 accommodate street parking, Developer shall be required to install
- 33 the appropriate "no parking" signs that read "No Parking Fire Lane
- 34 by Order of the Fire Department" every sixty (60) feet along the
- 35 internal roads to allow the prohibition to be enforced by law
- 36 enforcement. The HOA shall be responsible for replacing signage
- 37 as needed. The signs shall be 12 inches by 18 inches with a white
- 38 background and red letters and shall be a maximum of seven (7) feet
- 39 in height from roadway to the bottom part of the sign. The signs
- 40 shall be maintained by the HOA of the community.

1           P.    **Future Road Maintenance.** Unless a CDD is formed to fund and maintain  
2 the same, future road maintenance for publicly dedicated roads within Tiger  
3 Paw will be funded using a municipal service taxing unit (MSTU), or  
4 municipal service benefit unit (MSBU) as authorized under Section  
5 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or  
6 site plan approval, the Owner shall provide any documentation required by  
7 the County to impose an MSTU or MSBU, at the County’s discretion, on the  
8 platted or commercial lots. Additionally, the Owner acknowledges and  
9 agrees that the MSTU or MSBU shall be collected as a non-ad valorem  
10 assessment using the uniform method of collection set forth under Section  
11 197.3632, Florida Statutes.

12           Q.    **Stipulated Settlement Agreement: (Does not apply to Tiger Paw)**

13                   1.    Representations: The representations set forth above are  
14 incorporated herein and are essential elements hereof.

15                   2.    Restrictive Covenants: Prior to the conveyance of any lots, the  
16 Developer shall record Restrictive Covenants in the public records  
17 of Lake County, Florida, for the project that shall be applicable to  
18 all lots in the project. The recordation of such Restrictive Covenants  
19 shall be accomplished within ten days of recording the final plat.  
20 The Developer shall provide the Department of Community Affairs  
21 with a certified copy of the recorded restrictive covenants within 20  
22 days of recordation. The Restrictive Covenants shall include the  
23 following provisions:

24                           a.    All septic tanks and absorption beds on all lots in the Project  
25 shall be setback a minimum of 75-feet from the furthest  
26 upland extent of any wetland, using the most extensive  
27 determination of the wetland area by either the Department  
28 of Environmental Protection, the Army Corps of Engineers,  
29 the St. John’s Water Management District, or Lake County,  
30 if applicable, except as to those wetlands for which the  
31 Developer has obtained permits to alter from all appropriate  
32 jurisdiction agencies.

33                           b.    For lots with soils beneath the proposed drain field which are  
34 rated as having slight, moderate, or severe limitations for  
35 septic tank absorption fields based on U.S.D.A. soil  
36 classifications as described in Rule 64E-6 Florida  
37 Administrative Code (F.A.C.), the septic tank system shall  
38 be constructed in the following manner:

39                                   i.    If the soils in which the septic tank will be located  
40 have slight to moderate limitations for septic tank  
41 absorption fields, then the septic tank shall be two

1 sizes larger than the size required by Table II in Rule  
2 64E-6, F.A.C. For example, if Table II requires a 900  
3 gallon tank as the standard for the proposed unit, then  
4 a 1,200 gallon tank shall be required; or if a 1,050  
5 gallon tank is the standard, then a 1,350 gallon tank  
6 shall be required. The size of the absorption area  
7 shall be based upon estimated sewage flows pursuant  
8 to Rule 64E-6, F.A.C.

9 ii. If the soils in which the septic tank will be located  
10 have severe limitations for septic tank absorption  
11 fields, as determined by the Lake County Public  
12 Health Unit, then dual septic tanks shall be required.  
13 The primary tank shall be the standard size required  
14 by Rule 64E-6, F.A.C., for the proposed unit. The  
15 secondary tank shall be connected in series to the  
16 primary unit and shall have an effective capacity of  
17 900 gallons. The secondary tank shall be connected  
18 in series to the primary unit and shall have an  
19 effective capacity of 900 gallons. The size of the  
20 absorption area shall be based upon estimated  
21 sewage flows pursuant to Rule 64-E, F.A.C.

22 c. At least once every five years, or except as otherwise  
23 provided herein, the lot owner shall have all septic tanks  
24 cleaned and inspected by a registered or licensed septic tank  
25 contractor. The contractor shall certify to the Lake County  
26 Public Health unit that the septic tank has been cleaned, that  
27 the mount, drain field, and septic tank system are in good  
28 working order and in compliance with the standards of Rule  
29 64E-6, F.A.C., and the standards described in paragraphs 2.a  
30 and 2.b of this Agreement. The lot owner shall make all  
31 repairs that are necessary to obtain certification.

32 d. These Restrictive Covenants shall run in favor of, and be  
33 enforceable by any person including the Developer, the  
34 Homeowner's Association, any lot owner of Skiing  
35 Paradise, Lake County, and the Department of Community  
36 Affairs, their successors and assigns.

37 e. At such time as the Lake County Board of County  
38 Commissioners adopts a septic tank maintenance and  
39 inspection ordinance which is approved by the Department  
40 of Community Affairs pursuant to section 380.05, Florida  
41 Statutes, as amended, the provisions of the ordinance shall

1 replace the requirements of subparagraphs a-d above.

2 3. Contracts of Sale: The Developer shall attach a copy of the  
3 Restrictive Covenants set forth in paragraph 2 of this Agreement to  
4 all contracts for sale.

5 4. Golf Course:

6 a. Integrated Pest Management and Water Quality  
7 Management Plan: The Developer shall have an Integrated  
8 Pest management Plan and Water Quality Management Plan  
9 prepared by a professional acceptable to the Department to  
10 be applicable to the entire 18-hole golf course, which plans  
11 shall be submitted to the Department for review and  
12 approval at the discretion of the Department prior to  
13 dismissal of this appeal. Best management practices shall be  
14 employed at all times on the entire 18-hole golf course and  
15 shall be fully explained in the above plans.

16 b. Monitoring of ground and surface water: The Developer  
17 shall have a ground and surface water monitoring plan  
18 prepared for the entire 18-hole golf course by a professional  
19 acceptable to the Department, which shall be submitted to  
20 the Department for review and approval at the discretion of  
21 the Department, prior to dismissal of this appeal. Subject to  
22 reasonable notification to the Developer, onsite investigation  
23 by the Department and other state agency personnel shall be  
24 authorized by the Developer during normal business hours.  
25 The Florida Department of Environmental Protection in  
26 conjunction with the USGS shall be given specific authority  
27 by the Developer to conduct desired studies for the entire 18-  
28 hole golf course upon execution of this agreement. Any such  
29 investigation or studies shall not disrupt normal business  
30 activities of the project without first having authorization  
31 from the Developer. The monitoring plan of the USGS-DEP  
32 may be combined with the monitoring plan prepared by the  
33 Developer and the resulting plan may be approved by the  
34 Department as set forth above.

35 c. Water Quality and Quantity Standards: At all times during  
36 the construction and operation of the golf course, the project  
37 shall ensure that groundwater remain free from contaminants  
38 and shall not exceed the standards for class G1 and G3  
39 groundwater as established by the Florida Department of  
40 Environmental Protection in F.A.C. Rules 17-520 and 17-  
41 522, or water quality standards of any other applicable

1 authority, and shall not cause water levels to any wetland to  
2 be reduced below the normal pool seasonal high water levels  
3 as determined by a professional acceptable to the  
4 Department. The Developer shall comply with all applicable  
5 standards and regulations for surface water quality.

6 5. Wetlands: The Developer shall place all jurisdictional wetlands. As  
7 determined in paragraph 2.a above except those wetlands for which  
8 the Developer has obtained a permit to alter from all appropriate  
9 jurisdictional agencies, within the project in a conservation  
10 easement which shall require that the wetlands be preserved in their  
11 natural and unaltered state. In addition, the Developer shall not  
12 include wetlands as part of any platted lot but will show the wetlands  
13 on the plat as a common area, which shall be dedicated to the  
14 homeowner's association for ownership and maintenance.

15 6. Flood Plain Study: The Developer shall cause to be prepared a flood  
16 plain study for those areas depicted for residential development  
17 along Lake Olsen. This study shall be performed in accordance with  
18 the Flood Insurance study guidelines and specification for Flood  
19 contractors (FEMA Pub. #37). The methods used to perform the  
20 study shall be approved by FEMA and the Department shall be  
21 provided with verification of FEMA's approval prior to dismissal of  
22 this appeal. The subdivision shall be designed so that each lot has  
23 sufficient uplands not within the 100-year floodplain to  
24 accommodate the proposed structures, septic tank and drain field  
25 and all setbacks.

26 7. Site Alteration Criteria: The Developer shall comply with F.A.C.  
27 Chapter 28-28.008 (7).

28 8. Amendment of Development Order: The Developer and the  
29 Department hereby request the Lake County amend the  
30 development order under appeal to make the approval of the Project  
31 contingent upon compliance with the provisions set forth above,  
32 including compliance with the Integrated Pest Management, Water  
33 Quality Management, and Monitoring Plan. The County agrees to  
34 consider such an amendment. The County shall not issue any  
35 additional orders for the Project until this appeal is dismissed.

36 9. Further Proceedings: If Lake County adopts the amendments to the  
37 development order described in Paragraph 8 of this Agreement, and  
38 only those amendments, and if the plans required above are prepared  
39 and approved, the Department shall within 15 working of receipt of  
40 the amendments to the development order rendered in accordance  
41 with Rule 9J-1, F.A.C., and after approving the above mentioned

1 plans, file a motion to relinquish jurisdiction to dismiss the appeal  
2 consistent with this agreement.

3 10. **Cancellation of Restrictive Covenants:** The Restrictive Covenants  
4 described in Section 2 of this agreement shall be superseded if Lake  
5 County adopts a septic tank maintenance and inspection program for  
6 the Green Swamp Area of Critical State Concern which is approved  
7 by DCA pursuant to S.380.05, Florida Statutes.

8 11. **Enforcement:** In the event of a breach of this Agreement or failure  
9 to comply with any condition of it, including compliance with the  
10 above described restrictive covenants by any person, or if it has been  
11 based upon materially inaccurate information, any person, including  
12 the Department, may enforce this Agreement, as provided in  
13 Sections 380.05 and 380.11, Florida Statutes.

14 Q. **Concurrency Management Requirements:** Any development must  
15 comply with the Lake County Concurrency Management System, as  
16 amended.

17 R. **Development Review and Approval:** Prior to the issuance of permits, the  
18 Applicant will be required to submit a preliminary plat, construction plans,  
19 and final plat generally consistent with Exhibit "B" - Conceptual Plan for  
20 review and approval in accordance with the Comprehensive Plan and LDR,  
21 as amended.

22 S. **PUD Expiration:** Physical development must commence within three (3)  
23 years from the date of this Ordinance approval. Failure to commence  
24 construction within three (3) years of approval will cause the revocation of  
25 this Ordinance, in accordance with the Comprehensive Plan or superseding  
26 documents as amended. Prior to expiration of the three-year time frame, the  
27 Board of County Commissioners may grant, via a Public Hearing, one (1)  
28 extension of the time frame for a maximum of two (2) years upon a showing  
29 that reasonable efforts have been made towards securing the required  
30 approvals and commencement of work. This section is also applicable to  
31 Tiger Paw.

32 T. **Future Amendments to Statutes, Code, Plans, or Regulations:** The  
33 specific references in this Ordinance to the Florida Statutes, Florida  
34 Administrative Code, Lake County Comprehensive Plan, and Lake County  
35 LDR shall include any future amendments to the Statutes, Code, Plans,  
36 and/or Regulations.

37 U. **No Estoppel:** Approval of the Ordinance cannot be relied upon to assert a  
38 claim of estoppel against the County if the property identified herein as  
39 Tiger Paw cannot be developed due to the inability to meet other  
40 requirements under the applicable Land Development Regulations. The

1 Owner is solely responsible for performing any necessary due diligence to  
2 ensure the property will appropriately support future development.  
3

4

5 **Section 2. Conditions:**

6 A. After establishment of the facilities as provided in this Ordinance, the  
7 property must only be used for the purposes named in this Ordinance. Any  
8 other proposed use must be specifically authorized by the Board of County  
9 Commissioners.

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

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

22 D. The Lake County Code Enforcement Special Master will have authority to  
23 enforce the terms and conditions set forth in this ordinance and to  
24 recommend that the ordinance be revoked.

25 E. This Ordinance will ensure to the benefit of, and will constitute a covenant  
26 running with the land and the terms, conditions, and provisions of this  
27 Ordinance, and will be binding upon the present Owner and any successor,  
28 and will be subject to each and every condition set out in this Ordinance.

29 F. Construction and operation of the proposed use must at all times comply  
30 with the regulations of this and other governmental permitting agencies.

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

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

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

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**ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**FILED** with the Secretary of State \_\_\_\_\_, 2026.

**EFFECTIVE** \_\_\_\_\_, 2026.

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

\_\_\_\_\_  
**LESLIE CAMPIONE, CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**GARY COONEY, CLERK OF THE  
BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

**APPROVED AS TO FORM AND LEGALITY**

\_\_\_\_\_  
**MELANIE MARSH, COUNTY ATTORNEY**

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**Exhibit "A" – Legal Description**

The W1/2 of the SE 1/4 less that part lying W and S of CR 565A; also that part of Tract 36 lying E'ly of CR 565A of Groveland Farms, as recorded in Plat Bk. 2, Pgs. 10 & 11 of the Public Records of Lake County, Florida; ALSO: Tracts 39, 41, 42, 55, 56, 57 and 58, of said Groveland Farms, as recorded in Plat Bk. 2, Pgs. 10 & 11 of Public Records of Lake County, Florida. All of the above described lands being in Sec. 29, Twp. 22S, Rge. 25E; also Tract 64, Sec. 28, Twp. 22S, Rge. 25E, Groveland Farms, recorded in Plat Bk. 2, Pg. 10 of Public Records of Lake County, Florida, subject to all easements r/w and restrictions of record.; Formerly McCorkle Property (70 + acres): PARCEL No. 1: Tracts 3, 4, 13 & 14 in Sec. 32, Twp. 22S, Rge. 25E, in Groveland Farms, a subdivision in Lake County, Florida according to the Plat thereof recorded in Plat Bk. 2, Pgs. 10 & 11 Public Records of Lake County, Florida; PARCEL NO. 2: That part of the SW 1/4 of the SE 1/4 of Sec. 29, Twp. 22S, Rge. 25E, Lake County, Florida, lying W of the r/w of CR 565A; PARCEL NO. 3: The NE 1/4 of the NW 1/4 of the NW 1/4 of Sec. 32, Twp. 22S, Rge. 25E, Lake County, Florida; PARCEL NO. 4: Tracts 50 & 63 in Sec. 29, Twp. 22S, Rge. 25E, according to the plat of Groveland Farms as recorded in Plat Bk. 2, Pgs. 10 & 11, public records of Lake County, Florida; Formerly Collins/Chisholm (20 + acres): Tract 61 (less highway) and Tract 62, Groveland Farms, Sec. 29, Twp. 22S, Rge. 25E, Plat Bk. 650 pgs. 780 & 781, Public Records of Lake County, Florida; FURTHER DESCRIBED AS: The S 1/2 of the SE 1/4 of SW 1/4 of Sec. 29, Twp. 22S, Rge. 25E, otherwise described as Tracts 61 & 62, according to the map showing lands of the Florida Development Corp. "Groveland Farms" filed Sept. 25, 1911, and recorded in Plat Bk. 2, Pg. 11, Public Records of Lake County, Florida, less and except that part of: Tract 61 in Sec. 29, Twp. 22S, Rge. 25E, Groveland Farms as recorded in Plat Bk. 2, Pg. 11, Public Records of Lake County, Florida; lying W of and within 40 ft. of the survey line of SR 565A, Section 11681., said survey line in relation to the above property being described as follows: Begin at a point on the E line of Sec. 32, Twp. 22S, Rge. 25E, 0.30 ft., S from the NE cor thereof; thence N 89 deg. 55' 20" W, 657.42 ft.; thence N 89 deg. 38' 20" W 1013.57 ft.; to a point on the N line of said Sec. 32, a distance of 1670.99 ft. W from the NE cor thereof; thence continue on the last given bearing 406.98 ft. to the beginning of a curve concave to the NE and having a radius of 573.69 ft.; thence along said curve through a central angle of 88 deg. 44' 887.33 ft. to the end of curve; thence N 00 deg. 54' 20" W 1201.81 ft. to the beginning of a curve concave to the W'ly and having a radius of 1146.28 ft.; thence along said curve through a central angle of 25 deg. 51' 517.00 ft. to the end of curve; thence N 26 deg. 45' 20" W 466.47 ft. to the beginning of a curve concave to the NE'ly and having a radius of 1432.69 ft., thence along said curve through a central angle of 14 deg. 55' 372.92 ft. to the end of curve; thence N 11 deg. 50' 20" W 1691.98 ft. to the beginning of a curve concave to the W'ly and having a radius of 1910.08 ft.; thence along said curve through a central angle of 8 deg. 30' 283.33 ft. to the end of curve; thence N 20 deg. 20' W 386.62 ft. to a point on the N line of Sec. 29, Twp. 22S, Rge. 25E, 1496.22 ft. E from the NW cor thereof and the end of this description, containing 10 acre, more or less, except existing r/w. (BAILEY PROPERTY - 99 + acres) Tracts 8, 9, 10, 23, 24, 25, 26, 39 & 40, begin 12 ft. N of the SE cor of Tract 41, run W 112.3 ft., N 3 deg. 30' E 226 ft., W 154 ft., S 47 ft., E 48 ft., S 178.65 ft., W 455.36 ft., N 648 ft., E 660 ft., S 648 ft. to the P.O.B.; the S 12 ft. of Tract 41; all in Sec. 32, Twp. 22S, Rge. 25E, Groveland Farms, according to the Plat thereof as recorded in Plat Bk. 2, Pgs. 10 & 11, Public Records of Lake County, Florida.; (MATLOCK PROPERTY) Tracts 11, 12, 21, and 22 as shown on the plat of GROVELAND FARMS, as recorded in Plat Bk. 2, Pgs. 10 & 11, of the Public Records of Lake County, Florida.

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## Exhibit "B" – Master PUD Conceptual Plan

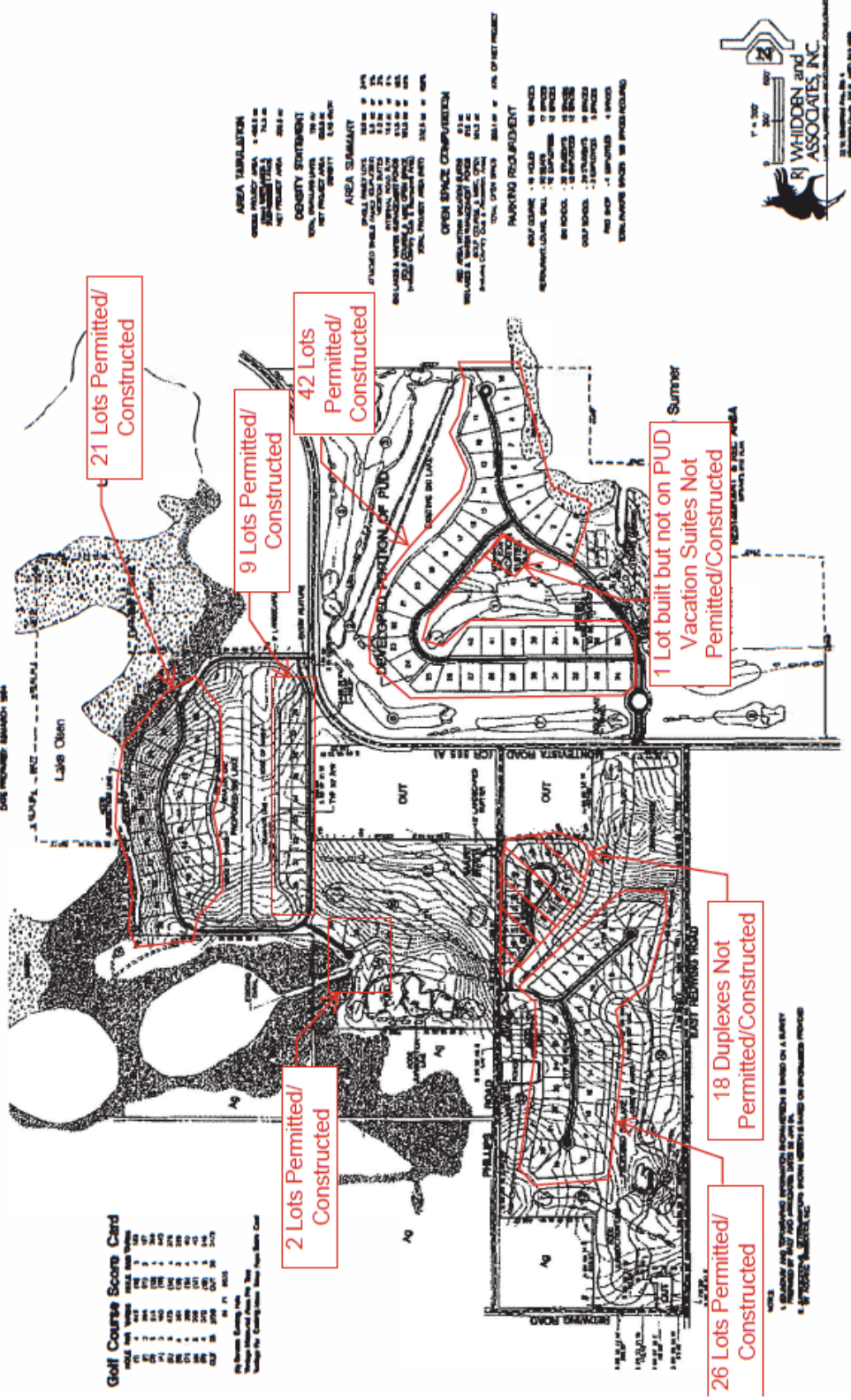
# SKIING PARADISE (AKA) SWISS FAIRWAYS

SECTIONS 26, 29 & 32, TOWNSHIP 22 S., RANGE 25 E.  
LAKE COUNTY, FLORIDA

## PUD AMENDMENT

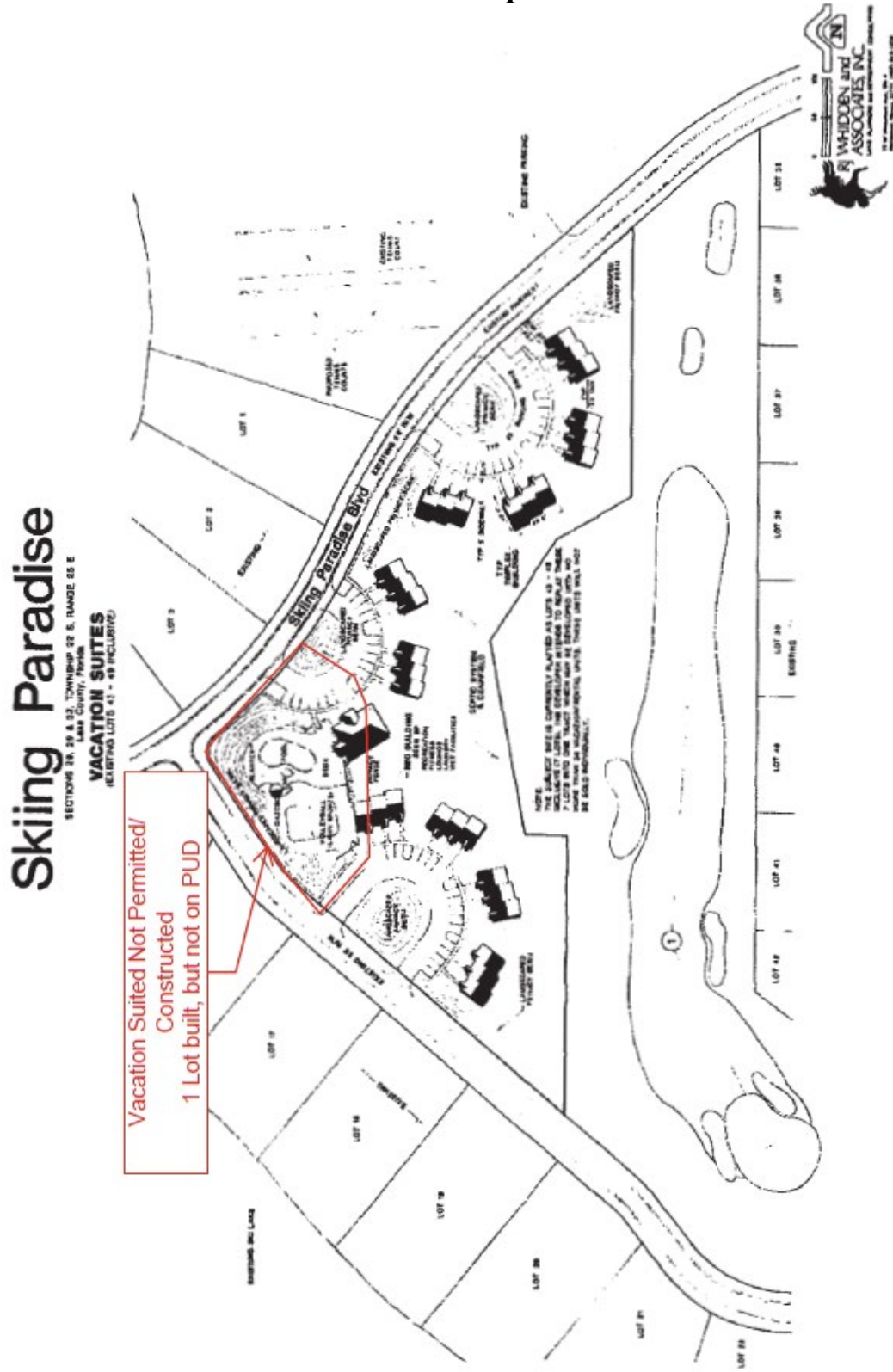
### PRELIMINARY DEVELOPMENT PLAN

DATE REVISION: 04/20/2016



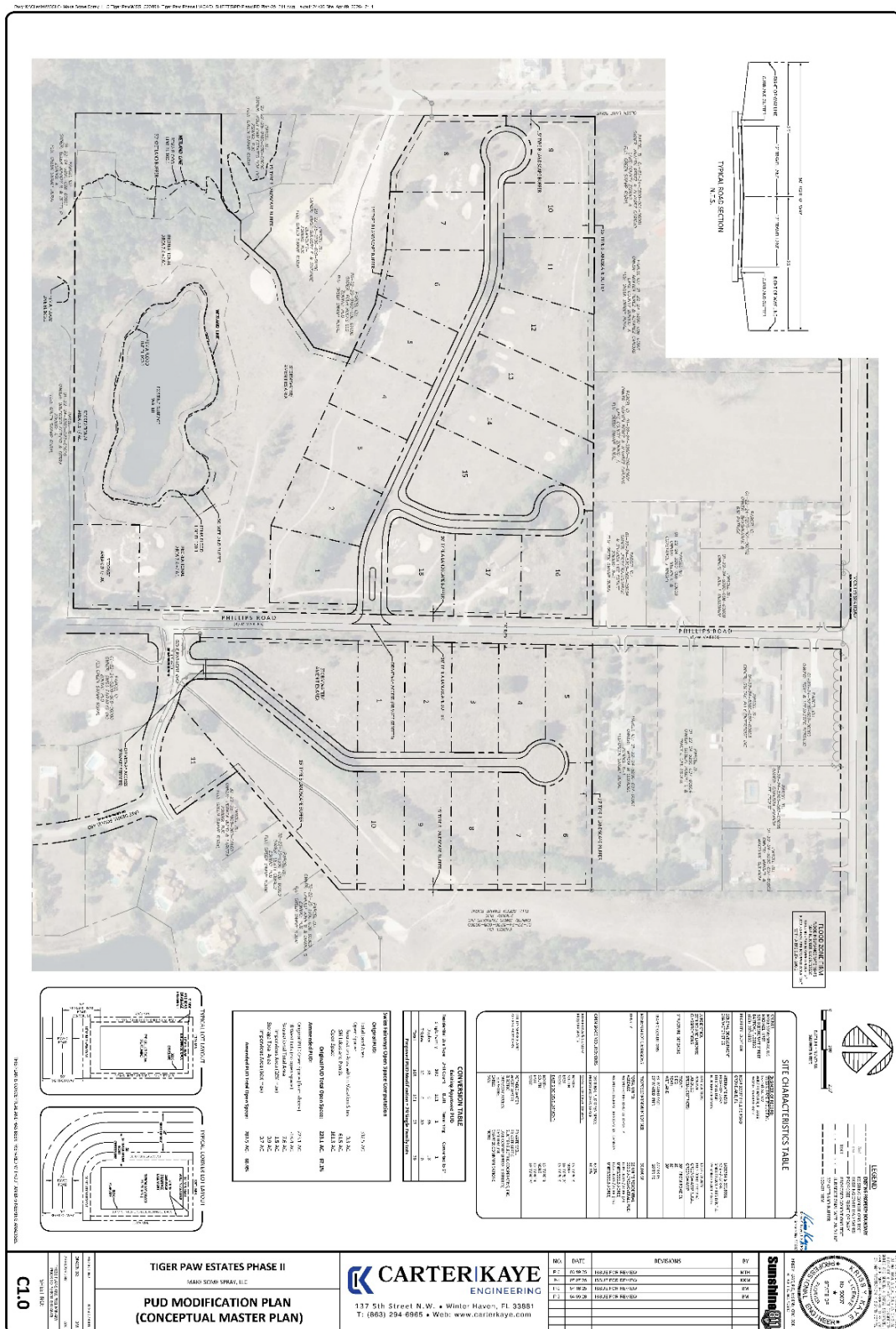
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### Exhibit "B" – Master PUD Conceptual Plan Continued



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# Exhibit "C" – PUD Conceptual Plan



**Exhibit “C” – PUD Conceptual Plan Continued**

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<b>SITE CHARACTERISTICS TABLE</b>		
<b>OWNER:</b> MAKE SOME SPRAY, LLC MICHAEL HIRST 520 BEECHCRAFT STREET BARTOW, FL 33830 (863) 287-1830	<b>ENGINEER OF RECORD:</b> KRISSY. KAYE, P.E., C.F.M. 137 5th St. NW WINTER HAVEN, FL 33881 PHONE: 863-698-3327	
<b>PROPERTY LOCATION</b>	NEAR 12707 PHILLIPS ROAD GROVELAND, FL	
<b>GENERAL DEVELOPMENT CHARACTERISTICS</b>	<b>ALTERNATE KEYS:</b> <b>PROPERTY AREA:</b> <b>BUILDING USE:</b> <b>NUMBER OF UNITS:</b>	1438764 & 3918951 47.8 +/- ACRES SINGLE FAMILY RESIDENTIAL 26 SINGLE FAMILY LOTS
<b>JURISDICTION ZONING AND LANDUSE CLASSIFICATIONS</b>	<b>JURISDICTION:</b> <b>ZONING:</b> <b>LANDUSE:</b> <b>SPECIAL DISTRICTS:</b>	LAKE COUNTY PUD (ORD. #2012-56) GREEN SWAMP RURAL GREEN SWAMP
<b>STRUCTURE SETBACKS</b>	<b>FRONT:</b> <b>SIDE:</b> <b>REAR:</b> <b>WETLAND:</b>	50' FROM ROAD CL 10' 10' 50'
<b>TRAFFIC CONDITIONS</b>	<b>ESTIMATED AADT:</b> <b>ESTIMATED PHF:</b>	248 TRIPS 25 TRIPS
<b>MINIMUM LOT DIMENSIONS</b>	<b>PROPOSED MINIMUM LOT SIZE</b>	30,000 SF
<b>DENSITY</b>	<b>TOTAL UNITS:</b> <b>ACREAGE:</b> <b>PROPOSED PUD RESIDENTIAL DENSITY:</b>  <b>PROPOSED OVERALL RESIDENTIAL DENSITY:</b>	26 UNITS RESIDENTIAL 332.5 ACRES (EXISTING PUD) 0.54 UNITS/ACRE (26 UNITS/47.8 ACRES) 0.47 UNITS / ACRE (157 UNITS/332.5 ACRES) (EXISTING PUD)
<b>OPEN SPACE REQUIREMENTS</b>	<b>PUD OPEN SPACE</b> <b>PROPOSED EXISTING PUD OPEN SPACE</b>	67% > 60% 62% > 60%
<b>BUFFERING &amp; CANOPY REQUIREMENTS</b>	<b>WEST SIDE DEVELOPMENT:</b>  NORTH: 15' TYPE 'B' SOUTH: NONE EAST: 10' TYPE 'A' WEST: 10' TYPE 'A'  <b>EAST SIDE DEVELOPMENT:</b>  NORTH: 15' TYPE 'B' SOUTH: NONE EAST: 15' TYPE 'B' WEST: 10' TYPE 'A'	
<b>UTILITY SERVICE AND ACCESS PROVIDERS</b>	<b>POTABLE WATER:</b> <b>WASTE WATER:</b> <b>ELECTRIC:</b> <b>DRIVEWAY ACCESS:</b> <b>TELEPHONE:</b> <b>CABLE:</b> <b>GAS:</b>	PRIVATE WELL PRIVATE SEPTIC SUMTER ELECTRIC COOPERATIVE, INC. LAKE COUNTY CENTURYLINK CHARTER COMMUNICATIONS NONE