



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): August 5, 2026
Board of County Commissioners (BCC): September 1, 2026

Case No. and Project Name: PZ2025-352, Islamic Center of Clermont, Inc.

Commissioner District: District 2 – Sean M. Parks

Applicant(s): Jimmy D. Crawford

Owner(s): Islamic Center of Clermont, Inc.

Requested Action: Rezone approximately 3.69 +/- acres from Agriculture (A) District to Community Facility District (CFD); incorporate the subject 3.69 +/- acres into the existing CFD approved under Ordinance #2007-20; and to facilitate the expansion of a Place of Worship.

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

Case Manager: Meagan Bracciale, Planner II

PZB Recommendation:

Subject Property Information

Size: 3.69 +/- acres

Location: 15106 Johns Lake Road, in the unincorporated Clermont area

Alternate Key No.: 1734002

Future Land Use: Rural (Attachment “A”)

Current Zoning District: Agriculture (A) District (Attachment “B”)

Proposed Zoning District: Community Facility District (CFD) (Attachment “C”)

JPA/ISBA: Clermont Joint Planning Agreement and Clermont Interlocal Service Boundary Agreement

Overlay/Rural Protection Area: Lake Apopka Basin Overlay District (Attachment “D”)

Flood Zone(s): “X”

BMAP Location: Upper Ocklawaha

Wildlife Corridor: N/A

Table 1. Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A) District	Residential and Right-of-Way	Single Family Residence; Single-Family Residence North of Johns Lake Road
South	Rural	Agriculture (A) District	Residential	Vacant Residential with Agricultural Exemption (Timber)
East	Rural	Agriculture (A) District	Residential	Single-Family Residence
West	Rural	Community Facility District (CFD)	Residential	Place of Worship

- Summary of Analysis -

The subject 3.69 +/- acres is identified by Alternate Key Number 1734002 and is located at 15106 Johns Lake Road, in the unincorporated Clermont area. The rezoning request seeks to amend the Ordinance #2007-20, to add this parcel, totaling 7.6 +/- gross acres to facilitate the expansion of a place of worship. The subject parcel is zoned Agriculture (A) District; is designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and is located within the Lake Apopka Basin Overlay District. The subject parcel is developed with a single-family residence, an accessory building, and two (2) sheds and is currently serviced by a well and septic system. GIS maps indicate that the parcel is not located within a flood prone area and there is no indication that wetlands exist on the site.

The Concept Plan depicts primary and secondary access via Johns Lake Road. The Concept Plan also depicts the existing, re-purposed structures, two (2) proposed new worship halls, and a proposed new asphalt cul-de-sac (Attachment "E").

Table 2. Existing and Proposed Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Maximum Building Height
Existing	Agriculture (A) District	1 DU/5 AC	N/A	10%	N/A	40 Foot
Proposed	Community Facility District (CFD)	N/A	Place of Worship and Associated Uses	20%	N/A	50 Foot

The subject 3.69 +/- acres is located within the Lake Apopka Basin Overlay District and is consistent with LDR Section 6.15.00, entitled *Lake Apopka Basin Development Design and Resource Protection Standards*, and Comprehensive Plan Objective I-6.3, entitled *Lake Apopka Basin Overlay District*.

On January 2, 2026, the application was sent to the Public Works Department and Office of Fire Rescue for a determination of consistency with applicable regulations, including flood and stormwater requirements.

- Chief Fire Plans Review/Inspector provided the following comments: “No objections to rezoning, provided compliance with Florida Fire Prevention Code and LDR's regarding adequate water supply and emergency access.”
- Public Works Department had no comments.
- Floodplain Manager provided the following comments: *“Based on a review of the proposed site plan, the parcel, and the FEMA FIRMs, this entire area is outside the Special Flood Hazard Area. Accordingly, Floodplain Management Staff have no objections to or comments on this application.”*

The subject property is located within the Clermont Joint Planning Agreement (JPA) area and the Interlocal Service Boundary Agreement (ISBA) so the application was provided to the City of Clermont for review and comment. The City of Clermont provided the following comments (Attachment “F” & “G”):

“The City will not oppose the approval of the Rezoning with the understanding that the applicant is proceeding forward with a Utility Agreement with the City. The Utility Agreement would encompass the existing site conditions and the proposed worship hall that is under site plan review with Lake County at this time, under application number PZ2025-298. The City will not recognize any additional commercial uses or water consumption over the amount permitted by the Utility Agreement at this time...”

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

– 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 rezoning from Agriculture (A) District to Community Facility District (CFD) to facilitate the expansion of an existing place of worship.

Pursuant to LDR Table 3.00.03, entitled *Consistency of Zoning Districts with Land Use Classifications*, Table 3.00.03 indicates which zoning districts are allowable in the Land Use classifications established in the Comprehensive Plan. Pursuant to LDR Table 3.00.03, the following Zoning Districts are allowable within the Rural Future Land Use Category: A, RA, CP, PUD, CFD, LM, and MP.

Pursuant to LDR Section 6.15.04, entitled *Resource Protection Standards*, within the Lake Apopka Basin overlay area, a fifty (50) foot natural buffer Shall be established upland of wetlands and between any development. Pursuant to GIS, the subject parcel is entirely within the “X” flood zone and no wetlands exist on the subject parcel, not any adjacent parcel. The proposed request is consistent with LDR Section 6.15.04.

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 rezoning from Agriculture (A) District to Community Facility District (CFD) to facilitate the expansion of an existing place of worship.

Pursuant to Comprehensive Plan Goal I-1, entitled *Purpose of the Future Land Use Element*, the implementation of land use policies aims to regulate and accomplish compatibility between densities and intensities of development, providing for land use transitions as appropriate. If approved, the amendment will facilitate the expansion of the existing place of worship from the adjacent western parcel to include the subject parcel. The proposed request is compatible and consistent with Goal I-1.

Pursuant to Comprehensive Plan Policy I-6.3.6, entitled *Resource Protection Standards in the Lake Apopka Basin Overlay District*, a fifty (50) foot natural upland buffer consisting of native vegetation shall be required between any development and wetlands. No structures shall be allowed in the buffer. Best Management

Practices shall be required to ensure that no pesticides or fertilizers are used in the buffer. The proposed request is consistent with Policy I-6.3.6.

Pursuant to Comprehensive Plan Policy I-1.4.4, entitled *Rural Future Land Use Category*, religious organizations are an allowed uses within the Rural Future Land Use Category.

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

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

The request to expand the existing religious organization's use is compatible with the area since there is an existing Community Facility District (CFD) zoning for a place of worship designated to the adjacent, western parcel currently under the same ownership as the subject parcel.

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

The Applicant provided the following statement: *"The religious use has outgrown its current location and needs room to expand."*

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

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

Water and Sewage

The subject property is currently serviced by a well and septic system.

City of Clermont has provided documentation (Attachment "F") indicating the City will *"not oppose the approval of the Rezoning with the understanding that the applicant is proceeding forward with a Utility Agreement with the City. The Utility Agreement would encompass the existing site conditions and the proposed worship hall that is under site plan review with Lake County at this time, under application number PZ2025-298. The City will not recognize any additional commercial uses or water consumption over the amount permitted by the Utility Agreement at this time"*.

Furthermore, after the Applicant revised their request, the City of Clermont clarified that *"the Utility Agreement was specific to the existing building and the proposed worship hall that is under site plan review with Lake County at this time, under application number PZ2025-298, on Alternate Key # 1029708. The City will not oppose the Rezoning request with the understanding that the applicant will be required to amend the Utility Agreement prior to site plan approval of the proposed future worship hall located on Alternate Key # 1734002"*(Attachment "G").

Schools

The proposed rezoning is not anticipated to adversely impact school concurrency or levels of service.

Parks

The proposed rezoning is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service. The Office of Solid Waste provided the Applicant with the following comments: *"If approved, the property and*

associated unit(s) will no longer meet the eligibility requirements for the residential solid waste assessment pursuant to Chapter 23 of the Lake County Code. As a result, residential collection services will be discontinued effective September 30. Property owner(s) will thereafter be responsible for arranging waste collection services through a County-authorized commercial hauler.”

Public Safety

Lake County Fire Station #103 is located 2.2 miles from the subject property, at 2155 Legends Way, Clermont, FL 34711. Fire protection water supply and emergency access will be addressed during the site plan review process, should the amendment be approved by the Board.

Transportation Concurrency

This project is estimated to generate approximately three (3) PM peak-hour trips, of which one (1) trip is anticipated to impact the peak-hour direction while maintaining an acceptable Level of Service (LOS) “C”.

Based on the projected traffic impacts, the application is approved, as the project is considered de minimis.

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.

There is no indication that the rezoning application will affect property values in the area.

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

The request to expand the existing religious organization’s use is consistent with the existing Community Facility District (CFD) zoning for a place of worship already designated to the adjacent, western parcel currently under the same ownership as the subject parcel.

To further lessen any adverse impacts on the neighboring properties, at the time of development application a noise impact assessment will be required.

Additionally, the proposed ordinance includes required minimum fifty (50) foot, Type ‘C’ landscape buffers along all property lines adjacent to neighboring Agriculture (A) District zoned parcels.

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

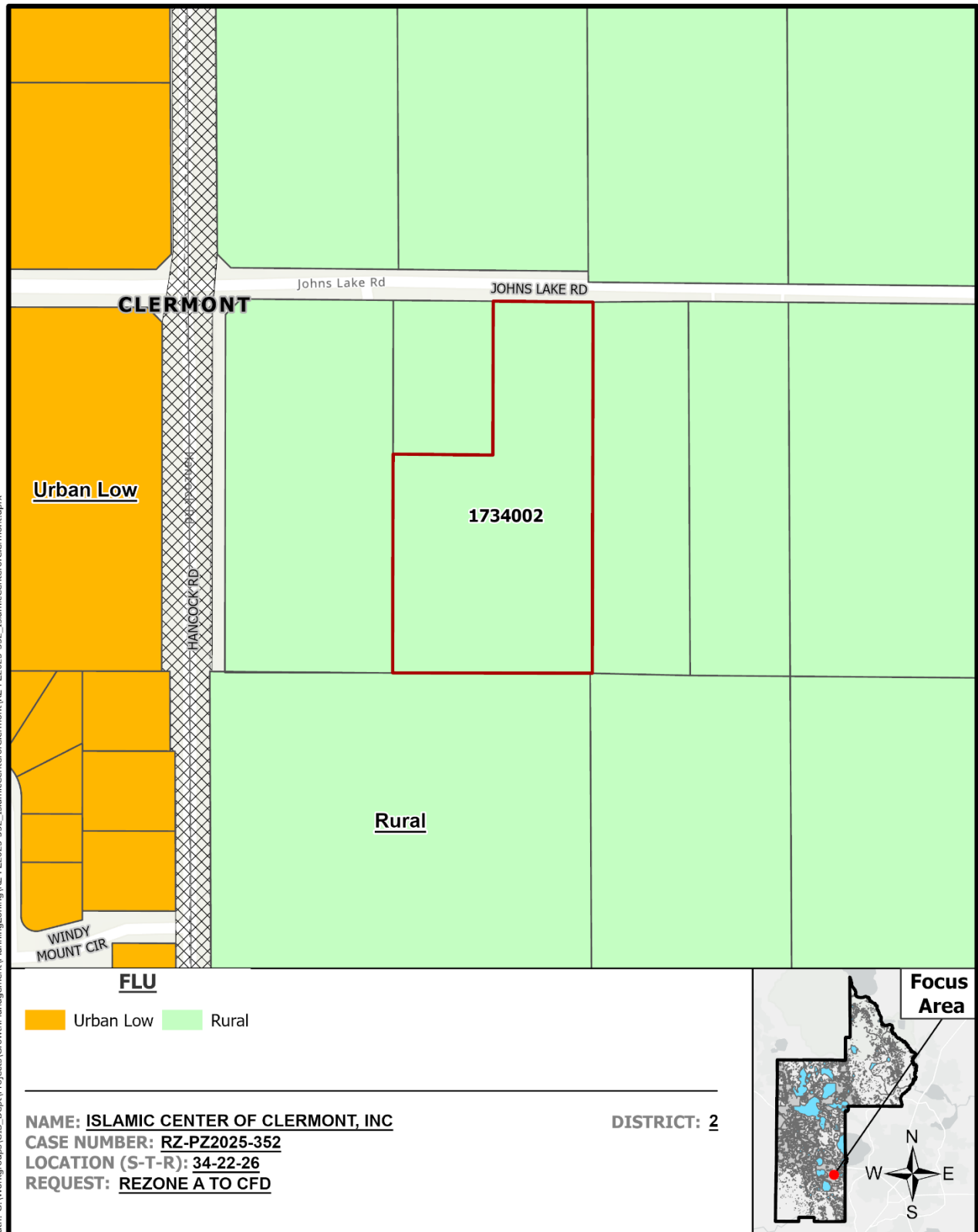
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

N/A

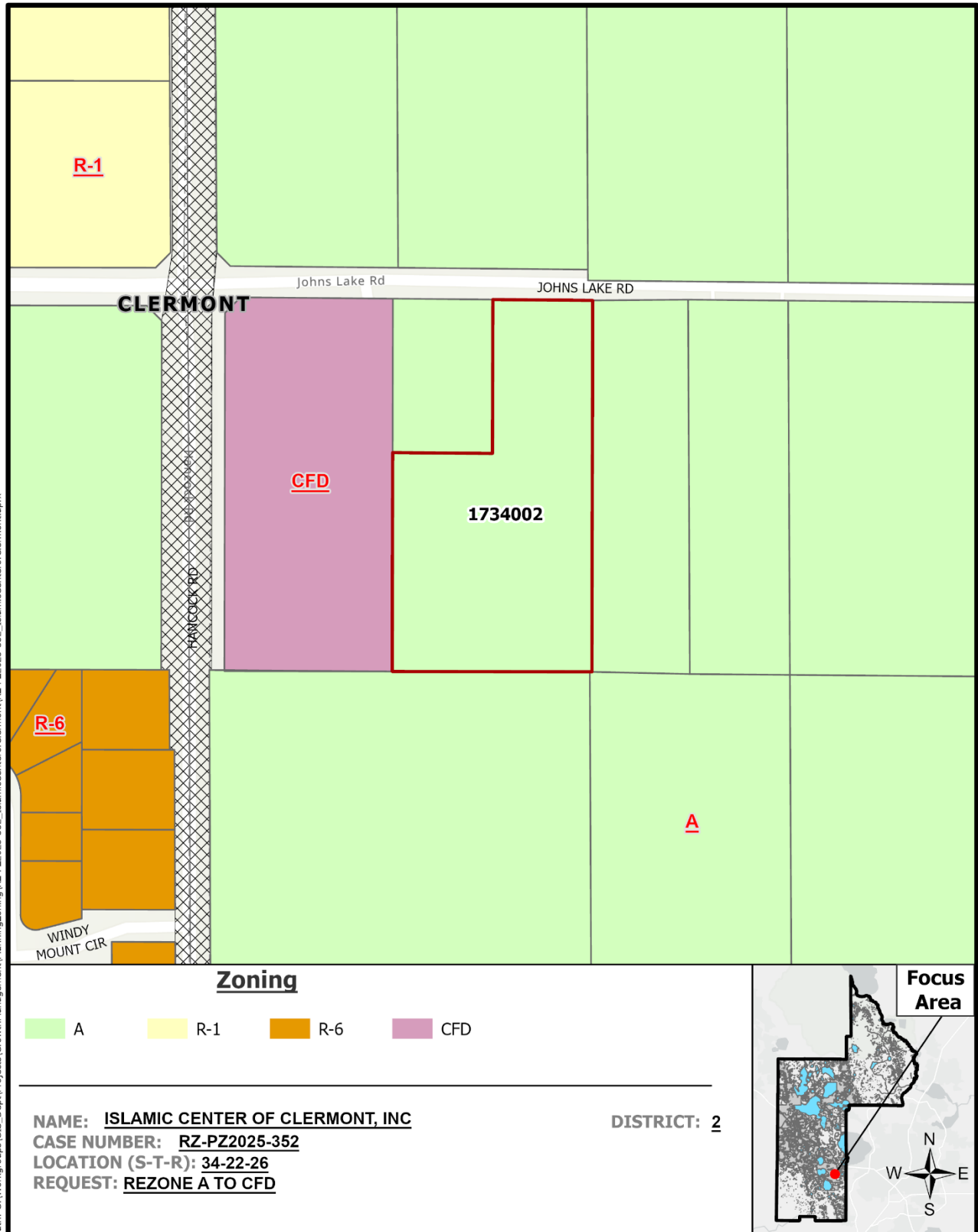
Attachment “A” – Future Land Use Map

CURRENT FUTURE LAND USE



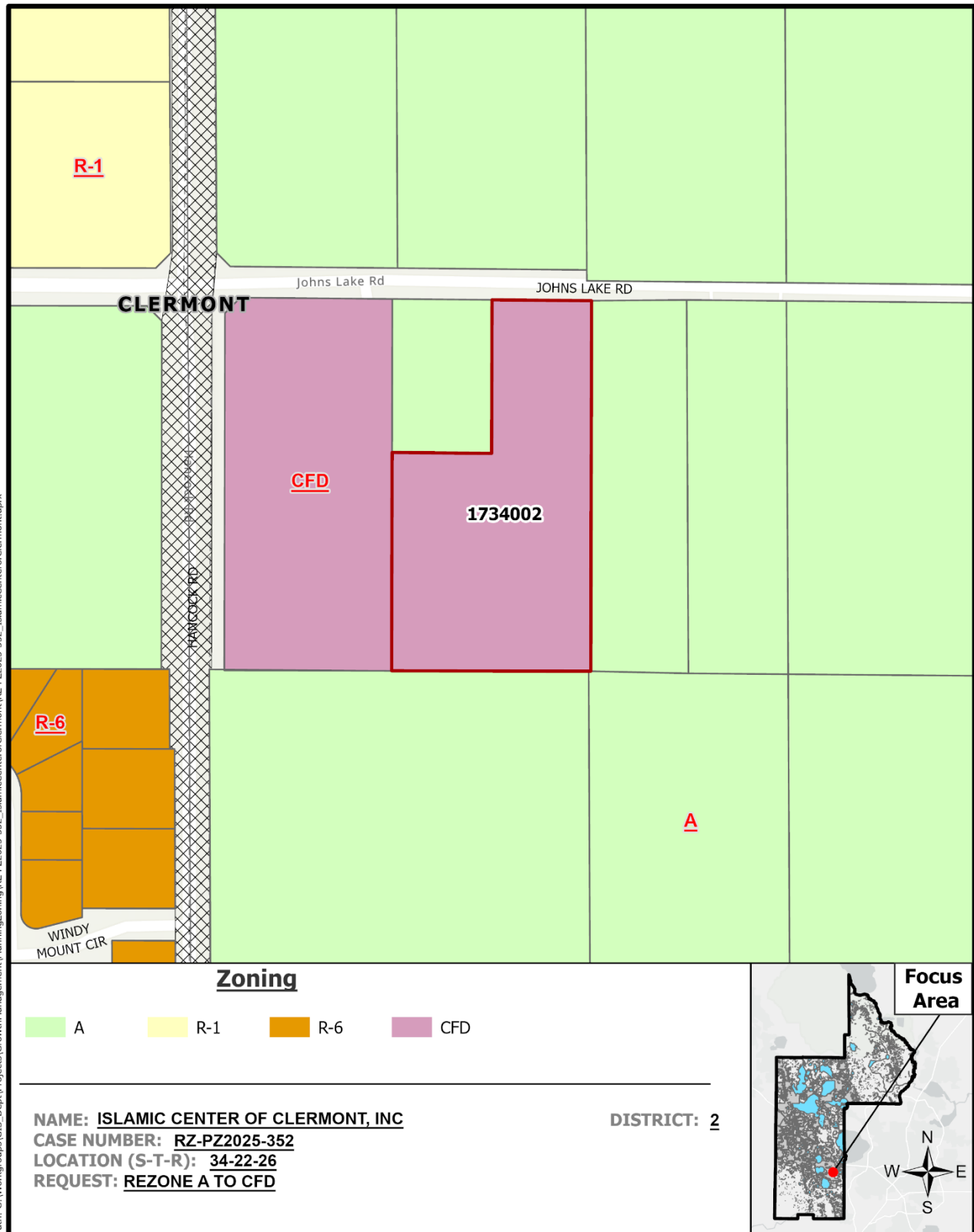
Attachment “B” – Zoning District Map

CURRENT ZONING



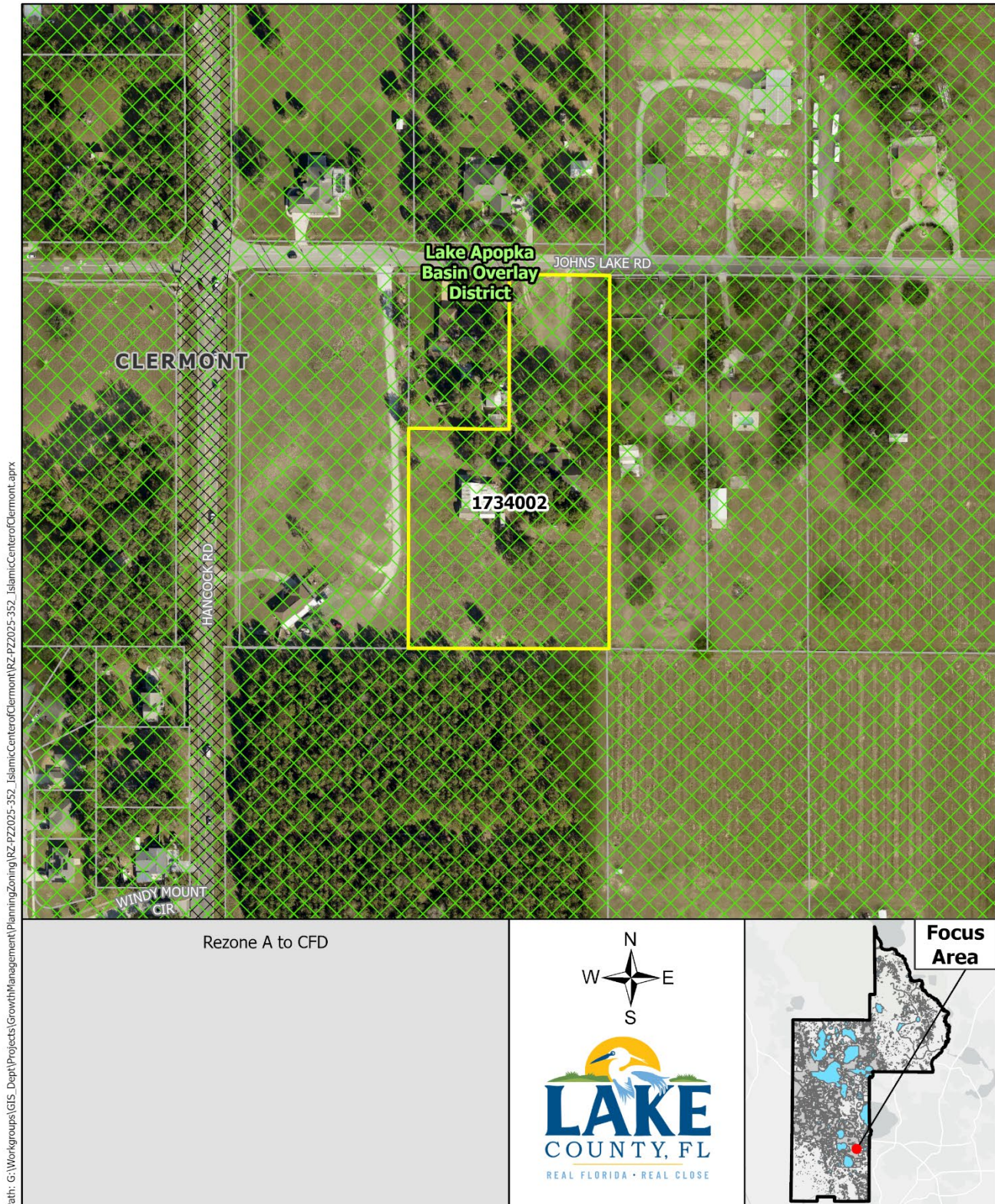
Attachment “C” – Proposed Zoning District Map

PROPOSED ZONING

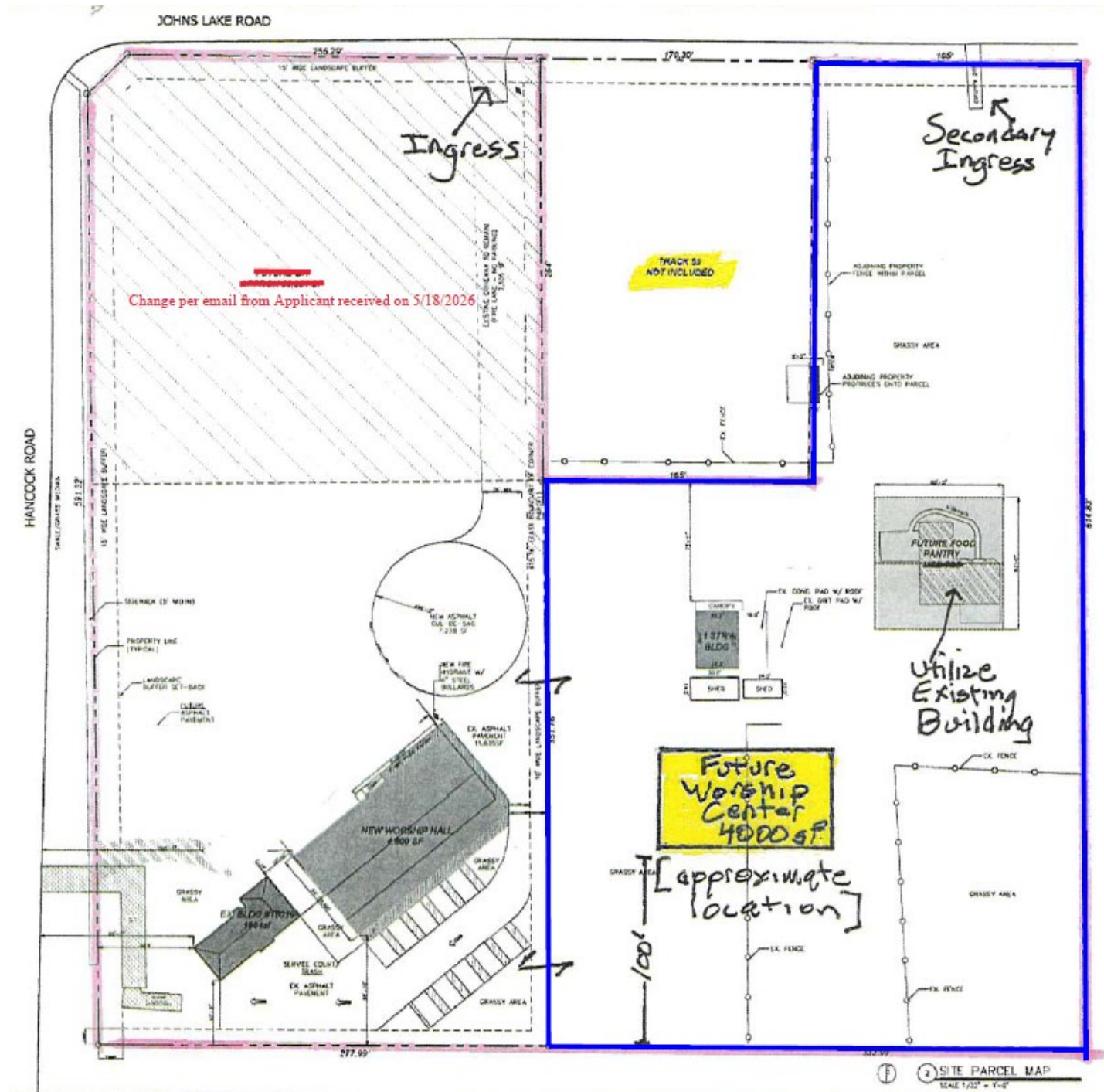


Attachment “D” – Lake Apopka Basin Overlay Map

RZ-PZ2025-352
Islamic Center of Clermont, Inc



Attachment "E" – Concept Plan



Attachment “F” – City of Clermont Comments (1)

From: [Justine Day](#)
To: [Bracciale, Meagan](#)
Cc: [Kruse, John](#); [Gonzalez, Nick](#); [Rae Chidlow](#)
Subject: RE: Review Request - 2nd Submittal | Islamic Center of Clermont | Rezoning | AR 6278 | AK(s) 1029708 & 1734002 | PZ2025-352
Date: Wednesday, April 15, 2026 4:16:36 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Bracciale,

Staff's comments are listed below regarding the Islamic Center of Clermont Rezoning request.

The City will not oppose the approval of the Rezoning with the understanding that the applicant is proceeding forward with a Utility Agreement with the City. The Utility Agreement would encompass the existing site conditions and the proposed worship hall that is under site plan review with Lake County at this time, under application number PZ2025-298. The City will not recognize any additional commercial uses or water consumption over the amount permitted by the Utility Agreement at this time. The Utility Agreement has been tentatively scheduled for public hearing at the City Council's regular meeting occurring May 12. Please note, with this process, City Council may require additional site improvements and/or conditions as part of the issuance of a Utility Agreement.

Let me know if you have any questions.

Thank you,



Justine Day
Planner I

685 W. Montrose St., Clermont, FL 34711

Tel 352-241-7343

JDay@clermontfl.org

www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

Attachment “G” – City of Clermont Comments (2)

RE: Review Request - 2nd Submittal | Islamic Center of Clermont | Rezoning | AR 6278 | AK(s) 1029708 & 1734002 | PZ2025-352

 Justine Day <Jday@clermontfl.org>
To: Bracciale, Meagan
Cc: Kruse, John; Gonzalez, Nick; Rae Chidlow

  Reply  Reply All  Forward  

Wed 5/20/2026 3:41 PM

 Follow up. Start by Wednesday, May 20, 2026. Due by Wednesday, May 20, 2026.
You replied to this message on 5/20/2026 3:46 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Meagan,

The Utility Agreement was specific to the existing building and the proposed worship hall that is under site plan review with Lake County at this time, under application number PZ2025-298, on Alternate Key # 1029708. The City will not oppose the Rezoning request with the understanding that the applicant will be required to amend the Utility Agreement prior to site plan approval of the proposed future worship hall located on Alternate Key # 1734002.

Please let me know if you have any additional questions.

Thank you,



Justine Day
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Attachment “H” – Project Narrative (Page 1 of 2)



Office of Planning and Zoning

Project Narrative Rezoning

In compliance with LDR Section 14.03.03, please answer the following questions:

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

No

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

Yes

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

None

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

See application. Further, Hancock Road widening construction is scheduled for 2026 increasing the justification for the Neighborhood Commercial component.

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.

No school impact. City of Clermont has water and sewer capacity and is willing to serve this project. Other facilities will be provided concurrent with development in compliance with Lake County requirements.

Attachment “H” – Project Narrative (Page 2 of 2)

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

No

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

No

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

Yes - See application and response to no. 4 above.

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

Not in conflict with the public interest, and in harmony with the purpose and intent of 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.

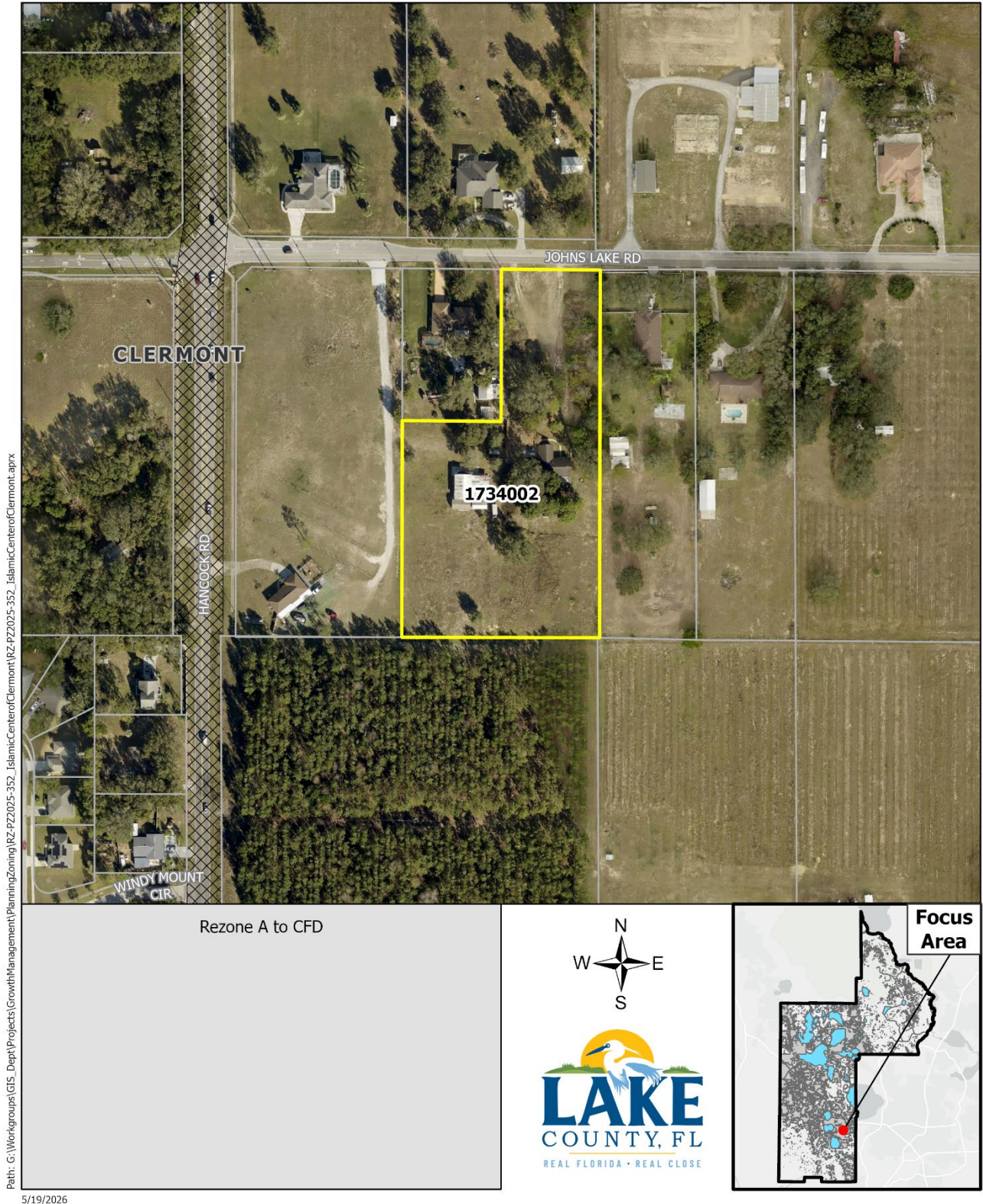
N/A

Map of Subject Property



Aerial Map of Subject Property

RZ-PZ2025-352
Islamic Center of Clermont, Inc



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WHEREAS, Jimmy D. Crawford, (the “Applicant”) submitted a rezoning application on behalf of Islamic Center of Clermont, Inc. (the “Owner”), to rezone Alternate Key Number 1734002 from Agriculture (A) District to Community Facility District (CFD) for the purpose of incorporating the subject 3.69 +/- acres into the existing CFD approved under Ordinance #2007-20; and

WHEREAS, the subject property consists of approximately 7.6 +/- gross acres located south of Johns Lake Road, in the unincorporated Clermont area in Section 24, Township 23 South, Range 25 East; known as Alternate Key Number(s) 1029708 and 1734002, and more particularly described in Exhibit “A” – Legal Description; and

WHEREAS, the Lake County Planning and Zoning Board did on the 5th day of August 2026, review Petition PZ2025-352; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 1st day of September 2026; and

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

Section 1. **Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Community Facility District (CFD) for the property described in Exhibit “A”. The uses of the property will be limited to those uses specified in this Ordinance and generally consistent with the Concept Plan attached as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this Ordinance will take precedence. The adoption of this Ordinance shall revoke and replace Ordinance #2007-20.

A. Permitted Land Uses.

1. Place of Worship
2. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
3. Any other use of the site not specified above will require approval of an amendment to this Ordinance by the Board of County Commissioners.

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

1. The maximum Impervious Surface Ratio (ISR) for the entire property is twenty percent (20%) consistent with the Comprehensive Plan, as amended.
2. The maximum Floor Area Ratio (FAR) for the entire property is one percent (1%) consistent with the Land Development Regulations, as amended.
3. The maximum building height will be fifty (50) feet.
4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

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

1. All setbacks must be measured from the property line.
 - a. Front – 50 feet (minimum) from Johns Lake Road right-of-way.
 - b. Secondary Front – 50 feet (minimum) from Hancock Road right-of-way.
 - c. Sides – 50 feet (minimum).
 - d. Rear – 50 feet (minimum).
2. Minimum fifty (50) feet from jurisdictional wetland line.
3. Any setback not specified must be in accordance with the LDR, as amended.

D. Lake Apopka Basin Overlay Area Site Design Standards. Development design shall be consistent with the development design standards for the Lake Apopka Basin Overlay, in accordance with Objective I-6.3 of the Comprehensive Plan, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended.

E. Clermont Joint Planning Area Site Design Standards. Development design shall be consistent with the development design standards for the Clermont Joint Planning Area, in accordance with LDR Section 15.02.00, entitled *Clermont Joint Planning Area (JPA) Land Development Regulations; Boundary*, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended.

F. Landscaping, Buffering, and Screening. The developed site may continue in its current state. All future development shall be in accordance with the Comprehensive Plan and LDR, as amended, including but not limited to the provisions below.

1. Minimum fifty (50) foot Type “C” landscape buffer along all property lines adjacent to neighboring parcels zoned Agriculture (A) District.
2. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention

1 areas.

- 2 3. Perimeter buffers shall consist of canopy and understory trees and plants utilizing
- 3 100% Florida native plant materials from the IFAS list. Exotic/invasive species
- 4 shall be removed. Existing vegetation located along the perimeter of the PUD may
- 5 be used to count towards the minimum perimeter landscaping requirement.
- 6 4. Best Management Practices for native landscaping and “right plant-right place”
- 7 landscaping techniques shall be utilized in the design and installation of invasive
- 8 exotic plant species in all landscape plantings is prohibited.
- 9 5. Smart Irrigation Best Management Practices shall be utilized for all landscape
- 10 irrigation and shall incorporate soil moisture and rain sensors into the irrigation
- 11 design.
- 12 6. Landscaping and screening shall be in accordance with the Comprehensive Plan
- 13 and LDR, as amended.
- 14 7. Removal of Heritage Trees is prohibited unless it poses a danger to persons or
- 15 property. The development must be designed around existing Heritage Trees
- 16 unless a waiver has been granted by the Board of County Commissioners as part
- 17 of a conditional zoning or amendment thereto, or a variance has been granted by
- 18 the Board of Adjustment, or its successor.

19 **G. Environmental Requirements.** An environmental assessment dated within six (6)

20 months of the date the applicable development application is submitted will be

21 required to demonstrate the presence of vegetation, soils, threatened and endangered

22 species that may exist on the site.

23 **H. Noise.** A noise study shall be required at the time of site plan submittal and Owner

24 shall be required to undertake any necessary remediation measures identified in the

25 noise study. No amplified sound is permitted outside of a fully enclosed structure after

26 10:00 p.m. All amplified sound during an event, whether indoor or outdoor, must

27 comply with the following:

- 28 1. A violation of this section occurs when amplified sound is plainly audible at a
- 29 distance of twenty-five (25) feet or more from the property line. Violations of this
- 30 section constitute a violation of the Conditional Use Permit and may be enforced
- 31 through any legally available means, including the issuance of civil citations,
- 32 notices of violation to appear before the Code Enforcement Special Master, or
- 33 proceedings to revoke this Conditional Use Permit. The method of enforcement
- 34 is at the sole discretion of the County.
- 35 2. *Amplified Sound* shall mean sound and sound volume that is increased by any
- 36 electric, electronic, mechanical, or motor-powered means, to include sound that
- 37 is produced by a radio, tape player, compact disc player, portable music or video
- 38 player, cellular telephone, tablet computer, laptop computer, stereo, television,
- 39 musical instrument, speaker, or other mechanical or electronic sound-making
- 40 device, instrument, or other machine or device, used for the production,
- 41 reproduction, or emission of sound which disturbs the peace, quiet, and comfort
- 42 of other residents.
- 43 3. *Plainly Audible* means any electronically amplified sound that can be clearly heard
- 44 by an officer using his normal hearing faculties not enhanced by any device.
- 45 Where distance measurements are required by this section to determine whether

1 sound is plainly audible, measurements shall be taken in accordance with the
2 following requirements:

- 3 a. A law enforcement or code enforcement officer must have a direct line of
4 site to the location of the noise (i.e., the event venue, barn, or the speaker),
5 so that the officer can readily identify the distance involved.
- 6 b. The law enforcement or code enforcement officer need not determine the
7 particular words or phrases being produced or the name of any song or
8 artist producing the sound. The detection of a rhythmic bass reverberating
9 type sound is sufficient to constitute a plainly audible sound.

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

- 12 1. All access management shall be in accordance with the Comprehensive Plan
13 and Land Development Regulations, as amended.
- 14 2. Pedestrian accommodations meeting the latest acceptable form of trail or wide
15 walk (8' wide sidewalk), as depicted in the latest Trail Master Plan, shall be
16 required along Johns Lake Road.
- 17 3. Additional right-of-way for Johns Lake Road may be required to meet a
18 collector road standard to accommodate road improvements, maintain roadside
19 swale drainage, and accommodate the sidewalk.

20 **J. Stormwater Management.** The stormwater management system shall be designed in
21 accordance with all applicable Lake County and St. Johns River Water Management
22 District (SJRWMD) requirements, as amended.

23 **K. Parking Requirements.** Parking shall be provided in accordance with the LDR, as
24 amended. Stacking of vehicles along Johns Lake Road or Hancock Road to await entry
25 to the property is strictly prohibited.

26 **L. Utilities.** The development will be serviced by central water and sewer systems, in
27 accordance with the Comprehensive Plan and LDR, as amended. Potable water and
28 wastewater services shall be provided by the City of Clermont, Florida, pursuant to a
29 Utility Agreement with the City of Clermont.

30 **M. Lighting.** All development will adhere to the dark-sky principles set forth in Section
31 3.09.00, LDR, as amended.

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

33 **O. Concurrency Management Requirements.** Any development must comply with the
34 Lake County Concurrency Management System, as amended.

35 **P. Development Review and Approval.** Prior to the issuance of any permits, the Owner
36 shall submit a preliminary plat, construction plans, and final plat generally consistent
37 with the Concept Plan attached as Exhibit "B" for review and approval in accordance
38 with the Comprehensive Plan and LDR, as amended.

39 **Q. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
40 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake
41 County Comprehensive Plan, and Lake County LDR shall include any future
42 amendments to the Statutes, Code, Plans, and/or Regulations.

Section 2. Conditions.

- A.** After establishment of the facilities as provided in this Ordinance, the property identified in this Ordinance may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C.** This Ordinance will ensure the benefit of and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor and will be subject to each condition in this Ordinance.
- D.** The transfer of ownership or lease of any or all the property described in this Ordinance must include in the transfer or lease agreement a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDR, as amended.
- E.** The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

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

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

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

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

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

APPROVED AS TO FORM AND LEGALITY

MELANIE MARSH, COUNTY ATTORNEY

EXHIBIT "A", LEGAL DESCRIPTIONS.

Legal Description Parcel AKN 1734002

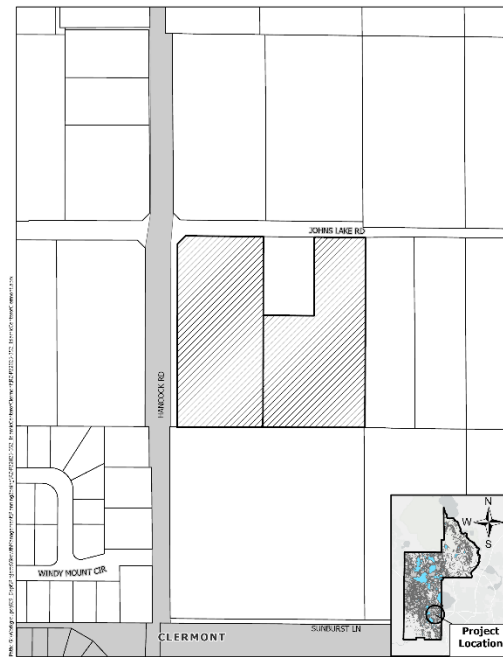
The East 1/2 of Tract 56 in Section 34, Township 22 South, Range 26 East, in Lake County, Florida, according to the plat of POSTAL COLONY COMPANY recorded in Plat Book 9, Page 65, Public Records of Lake County, Florida, less the following described tract: From the Northeast corner of the said Tract 56, run West 165 feet for a point of beginning of this excepted tract. From said point of beginning, run West to the Northwest corner of the, East 1/2 of the said Tract 56; thence run South 264 feet; thence run east 165; feet thence run North 264 feet to the point of beginning.

Legal Description Parcel AKN 1029708

The West 1/2 of Tract 56 in Section 34, Township 22 South, Range 26 East, POSTAL COLONY COMPANY, according to the map or plat thereof, as recorded in Plat Book 9, Page 65, of the Public Records of Lake County, Florida.

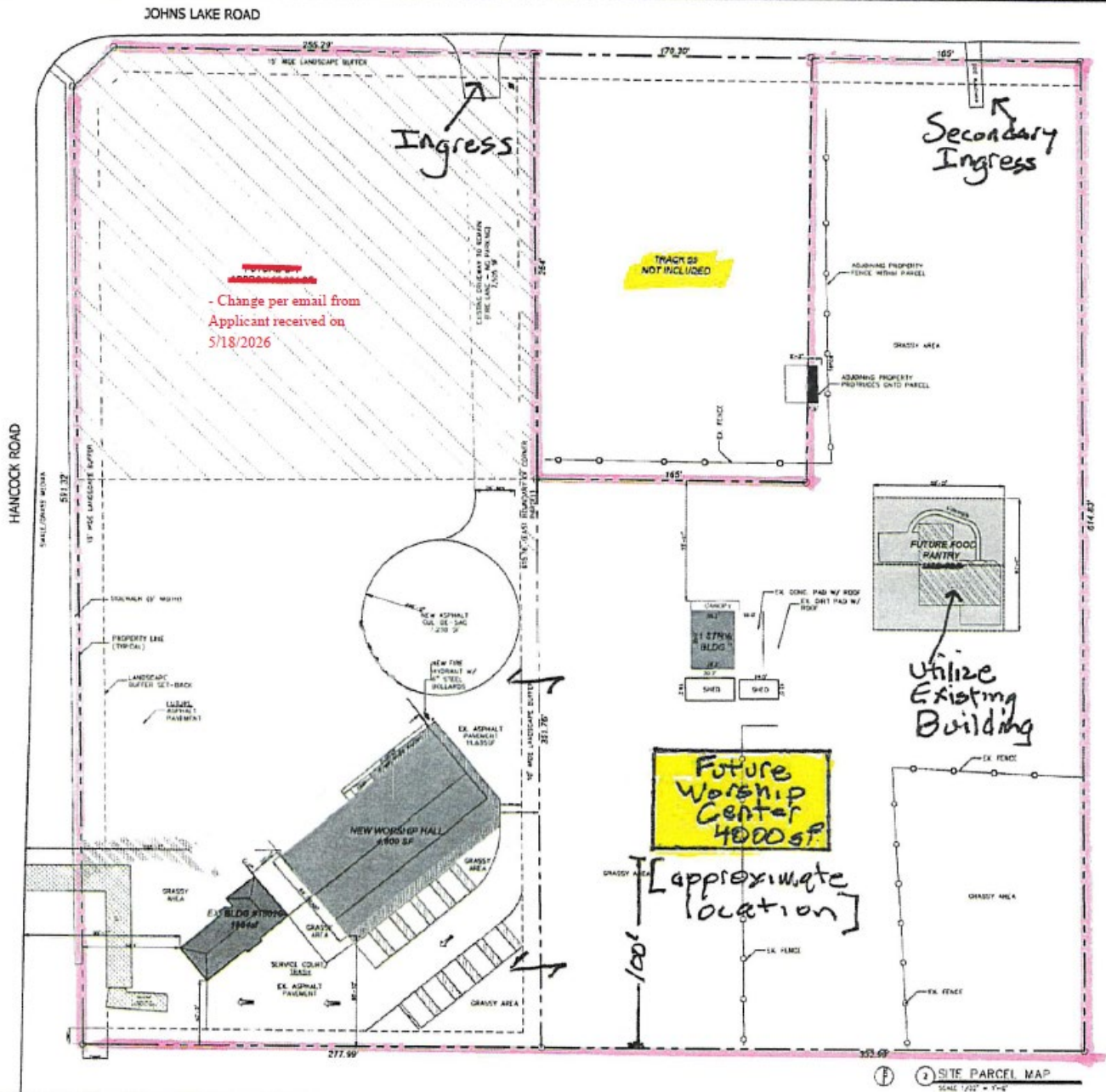
LESS a portion of Tract 56, POSTAL COLONY COMPANY, according to the plat thereof, as recorded in Plat Book 9, Page 65, of the Public Records of Lake County, Florida, being more particularly described as follows: As also described in Statutory Warranty Deed recorded in Official Records Book 3327, Page 453.

Begin at the East right of way line of Hancock Road and the South right of way line of Johns Lake Road; thence South 00° 05' 17" West 616.60 feet along said East right of way line of Hancock Road; thence South 89° 54' 36" East 40.00 feet to a line lying 40.00 feet East of, and parallel with, said East right of way line of Hancock Road; thence North 00° 05' 17" East 591.32 feet along said line lying 40.00 feet East of, and parallel with, said East right of way line of Hancock Road; thence North 45° 17' 36" East 35.23 to said South right of way line of Johns Lake Road; thence North 89° 30' 10" West 65.00 feet along said South right of way line of Johns Lake Road to the Point of Beginning.



1

Exhibit "B" – CONCEPT PLAN.



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