



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5

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

Case No. and Project Name: PZ2026-36, Church of God Campground

Commissioner District: District 3 – Kirby Smith

Applicant(s): John H. Stockham, CPH Consulting, LLC

Owner(s): State Board of Trustees of the Church of God for the State of Florida, Cocoa Office

Requested Action: Amend Planned Unit Development (PUD) Ordinance #2014-5 to revise the land uses to include Neighborhood Commercial (C-1) uses, increase the total number of RV sites and allow a total of twenty-nine (29) permanent RV sites.

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

Case Manager: Meagan Bracciale, Planner II

PZB Recommendation:

Subject Property Information

Size: 43 +/- acres

Location: 33926 County Road 473, in the unincorporated Leesburg area

Alternate Key Nos.: 1507049 and 1506930

Future Land Use: Urban Medium Density (Attachment “A”)

Current Zoning District: Planned Unit Development (PUD) by Ordinance #2014-5 (Attachment “B”)

Proposed Zoning District: Planned Unit Development (PUD) (Attachment “C”)

JPA/ISBA: Leesburg ISBA

Overlay/Rural Protection Area: N/A

Flood Zone(s): “AE” and “X”

BMAP Location: Upper Ocklawaha

Wildlife Corridor: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Medium Density	Urban Residential (R-6) District	Residential and Right-of-Way	Single-Family Residences North of Treadway School Road
South	Urban Medium Density	Urban Residential (R-6) District; Neighborhood Commercial (C-1) District; Planned Commercial (CP) District; Community Facility District (CFD)	Commercial; Residential; Right-of-Way	Vacant Commercial, Mini-Warehouse, and Single-Family Residence South of Northern Avenue
East	Urban Medium Density	Planned Unit Development (PUD); Urban Residential (R-6) District; Neighborhood Commercial (C-1) District	Place of Worship; Residential; Commercial; Right-of-Way	New Life Covenant Church; Single-Family Residences, AAA Semi Truck & Trailer Repairs, and Warehouse East of South Haines Road
West	Urban Medium Density	Urban Residential (R-6) District	Residential; Right-of-Way	Single-Family Residences directly adjacent and West of Claire Drive

- Summary of Analysis -

The subject property is 43 +/- total acres, identified by Alternate Key Numbers 1507049 and 1506930, and located at 33926 County Road 473, in the unincorporated Leesburg area . The subject parcels are zoned as Planned Unit Development by Ordinance #2014-5 (Attachment “D”) and are designated with an Urban Medium Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel is developed with a place of worship, cabins, pool, gymnasium, cafeteria, lift station, package plant, meeting room, active recreation fields, four (4) unit dormitory, caretaker residence and various concrete and metal accessory structures that support the campground (Attachment “E”).

The Applicant is requesting an amendment to the Planned Unit Development to include Neighborhood Commercial (C-1) uses, increase the total number of Recreational Vehicles (RV) sites, and allow a total of twenty-nine (29) permanent Recreational Vehicle (RV) sites.

Pursuant to LDR Section 3.00.02(R), entitled *Purpose and Intent of Districts*, the purpose of the "C-1" Neighborhood Commercial district is to provide limited retail services of a convenience nature, serving a rural community or residential neighborhood.

The Concept Plan depicts the existing development, intended for future development, and highlights the area proposed to be developed with the requested commercial uses.

Table 1. Existing and Proposed Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Planned Unit Development	Community Facility, Residential, and Recreational Uses	N/A	0.70	0.20	50-feet
Proposed	Planned Unit Development	N/A	Community Facility, Residential, Recreational Uses, and Commercial Uses	0.70	0.20	50-feet

The subject property is located within the City of Leesburg Interlocal Service Boundary Agreement (ISBA) area and the application was provided to the City of Leesburg for review and comment. The City of Leesburg Planning and Zoning department has no objection to this request (Attachment “F”).

On March 5, 2026, the requested action was sent to the Public Works Department for review for a determination of consistency with applicable regulations, including flood and stormwater requirements.

Floodplain Management Staff offered the following comments:

- 1. The Applicant’s conceptual plan shows development right up to or possibly in the Special Flood Hazard Area on this parcel. Given the large amount of land outside the SFHA, Staff would note that development in the SFHA would not be allowed based on Lake County Land Development Regulations Section 14.20.01(5). A condition of any approval moving forward would be that any development would be set well outside the SFHA.*
- 2. This is a mapped AE Flood Zone with an identified Base Flood Elevation (BFE) of 69.1’ NAVD88 and a Design Flood Elevation (DFE) of 70.6’ NAVD88. All buildings on this property must be elevated to that minimum DFE standard regardless of whether they’re in a flood zone or not.*

The Public Works Department had no objections and offered the following comments for the staff report:

- 1. CR 473 is a county paved collector road with a width of 24-ft for the two-lane road with pavement rating of 7.*
- 2. Camp St. is a county paved local rd. with a width of 20 ft. for a two-lane road pavement rating is 7.*
- 3. South Haines Creek Rd. is a county paved local rd. with a width of 20 ft. for a two-lane road pavement rating is 7.*
- 4. Northern Ave. is a county paved local rd. with a width of 20 ft. for a two-lane road pavement rating is 5.*

On March 5, 2026, the requested action was sent to the Chief Fire Plans Examiner for review for a determination of consistency with applicable regulations. The Chief Fire Plans Examiner offered the following comments:

Provided compliance with the FFPC and Lake county LDR’s for fire department access and water supply for fire protection which will be required to be shown on site plan submittal, fire has no objection to the rezone application.

For background purposes, on February 10, 2014, Planned Unit Development Ordinance #2014-5 became effective. The Ordinance allows twenty-three (23) RV spaces total; eighteen (18) spaces (maximum) west of County Road 473, which were to be removed by December 31, 2023, and five (5) spaces on the east of County Road 473, maximum. The RV use and RV parking were to be limited to patrons, visitors, missionary workers, and residents of the property. The Owner did not discontinue the RV parking west of County Road 473 on December 31, 2023.

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

– 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 is requesting an amendment Planned Unit Development to allow Neighborhood Commercial (C-1) uses and to increase the total number of RV sites and allow a total of twenty-nine (29) permanent RV sites.

Pursuant to LDR Section 4.03.01, entitled *Purpose and Intent*, Planned Unit Developments shall be allowed in all land use classifications. The proposed use is consistent with LDR Section 4.03.01.

Pursuant to LDR Section 4.03.02(B), entitled *Permitted Uses*, Planned Commercial Communities may be permitted in a Planned Unit Development zoning district and may offer complimentary and compatible residential and industrial uses, if properly designed into the total commercial center. The proposed use is consistent with LDR Section 4.03.02.

Pursuant to LDR Section 4.03.05(A), entitled *Commercial Development Standards - Open Space*, a minimum of twenty percent (20%) of the Base Site Area of land of the PUD shall be used for Open Space. The proposed Ordinance includes this minimum requirement, and the proposed use will be required to meet this requirement at time of site planning. Therefore, the request is consistent with LDR Section 4.03.05 (A).

Pursuant to LDR Section 4.03.05(B), entitled *Commercial Development Standards – Impervious Surface Ratio and Floor Area Ratio*, the maximum Impervious Surface (ISR) and Floor Area Ratios (FAR) shall not exceed the maximum permitted in the C-3 district, which is seventy percent (70%) ISR and a maximum of one (1%) percent FAR. The proposed Ordinance includes these minimum requirements, and the proposed use will be required to meet these requirements at time of site planning. Therefore, the request is consistent with LDR Section 4.03.05 (B).

Pursuant to LDR Section 6.01.04(A)(1), entitled *Development Near Wetlands and Waterbodies*, principal structures, structures, buildings, and impervious surface, excluding water dependent structures, shall be located at least fifty (50) feet from the ordinary high-water line, mean high water line, or jurisdictional wetland line, whichever is further landward. The proposed Ordinance includes this minimum requirement, the Concept Plan is consistent with this requirement, and the proposed use will be required to meet this requirement at time of site planning. Therefore, the request is consistent with LDR Section 6.01.04(A)(1).

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

The Applicant provided the following statement as evidence that the proposed amendment is consistent with all elements of the Land Development Regulations, “*The proposed amendment to the Church of God Campground PUD is not in conflict with the provisions of the Code simply because it extends a previous use of RV sites that were set to expire in 2023.*”

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

The Applicant is requesting an amendment to the Planned Unit Development to allow Neighborhood

Commercial (C-1) uses and to increase the total number of RV sites and allow a total of twenty-nine (29) permanent RV sites.

Pursuant to Comprehensive Plan Goal I-1, entitled *Purpose of the Future Land Use Element*, the goal of the Future Land Use Element is to protect the unique assets, character, and quality of life in Lake County through the implementation of land use policies and regulations that aim to accomplish strengthening and diversifying the economy to benefit residents of the County, to direct compact development to established urban areas to prevent sprawl and the loss of rural land, to promote the use of clustering to create large contiguous expanses of common open space and the protection of natural resources, and to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas. The proposed commercial use is requested to diversify the economy of the subject urban area and will be designed to cluster the commercial uses on the parcel in order to preserve the more sensitive natural resources. The proposed Concept Plan is consistent with Comprehensive Plan Goal I-1.

Pursuant to Comprehensive Plan Policy I-1.3.10, entitled *Commercial Activities within the Urban Future Land Use Series*, Lake County shall allocate sufficient land area within the Urban Future Land Use Series, to accommodate commercial activities that provide goods and services, with consideration to economic benefits and environmental impacts to the County. The proposed use is consistent with Comprehensive Plan Policy I-1.3.10.

Pursuant to Comprehensive Plan Policy I-1.3.3, entitled *Urban Medium Density Future Land Use Category (FLUC)*, the Urban Medium Density FLUC provides for a range of residential development, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category and may serve as an effective transition between more intense and less intense urban land uses. Religious organizations, commerce uses, as well as active parks and recreation facilities are all supported uses within this Future Land Use Category. The proposed use is consistent with Comprehensive Plan Policy I-1.3.3.

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

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

The request is consistent with the surrounding uses. The adjacent developed parcels are developed with a mix of uses, including the community facility district use, planned commercial use, and residential uses. This mix of uses accomplishes the intent of the Urban Future Land Use Series which supports a range of residential development, in addition to civic, commercial, and office uses at an appropriate scale and intensity, pursuant to Comprehensive Plan Policy I-1.3.3, entitled *Urban Medium Density Future Land Use Category*.

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

The temporarily allowed RV sites west of County Road 473 were to be removed by December 31, 2023. The Owner did not discontinue the RV parking west of County Road 473 on December 31, 2023, as temporary housing was still needed for patrons, visitors, missionary workers, and residents of the property. The Owner is seeking to amend the PUD ordinance so that the current operation will be in compliance, as well as add an additional commercial use that would allow the Owner to sell or lease a portion of the land for Neighborhood Commercial (C-1) purposes to bring in income to continue to support the primary functions of the Camp.

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 City of Leesburg has provided documentation (Attachment "H") indicating the City of Leesburg will not accept wastewater from an RV Park. The City of Leesburg has completed a Utility Notification form (Attachment "I") indicating that currently sewer capacity is not available but that potable water is available. The Applicant must comply with Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*.

Schools

Lake County Schools reviewed the application and determined that the proposed amendment is not anticipated to adversely impact school capacity or levels of service.

Parks

The proposed amendment 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 Financial Coordinator for the Office of Solid Waste provided comments (Attachment "J") indicating that *"the Office of Solid Waste has no objections to the request. If approved, the owner (s) will be responsible for arranging waste collection services through a County-authorized commercial hauler."*

Public Safety

Lake County Fire Station #71 is located 0.6 miles from the subject property at 11305 Park Avenue, Leesburg. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of CR 473 is "D" with capacity of 987 trips in the peak direction.

Currently the impacted segment from CR 44 to Fountain Lake Boulevard is operating at twelve percent (12%), and Fountain Lake Boulevard to US 441 is operating at forty-one percent (41%) of capacity in the pm peak hour direction. This project will be generating approximately four hundred and eleven (411) pm peak hour trips, in which two hundred and nine (209) trips will impact the peak hour direction.

Applicant will be required to complete a Tier 2 Traffic study prior to site plan approval.

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 future site plan applications 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.

The Applicant provided the following statement, *"There are no new impacts as this is a request to continue and existing approved condition."*

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

development pattern.

The request will not impact the existing development pattern of the surrounding area. The adjacent developed parcels are developed with a mix of uses, including the community facility district use, planned commercial use, and residential uses. This mix of uses accomplishes the intent of the Urban Future Land Use Series which supports a range of residential development, in addition to civic, commercial, and office uses at an appropriate scale and intensity, pursuant to Comprehensive Plan Policy I-1.3.3, entitled *Urban Medium Density Future Land Use Category*.

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

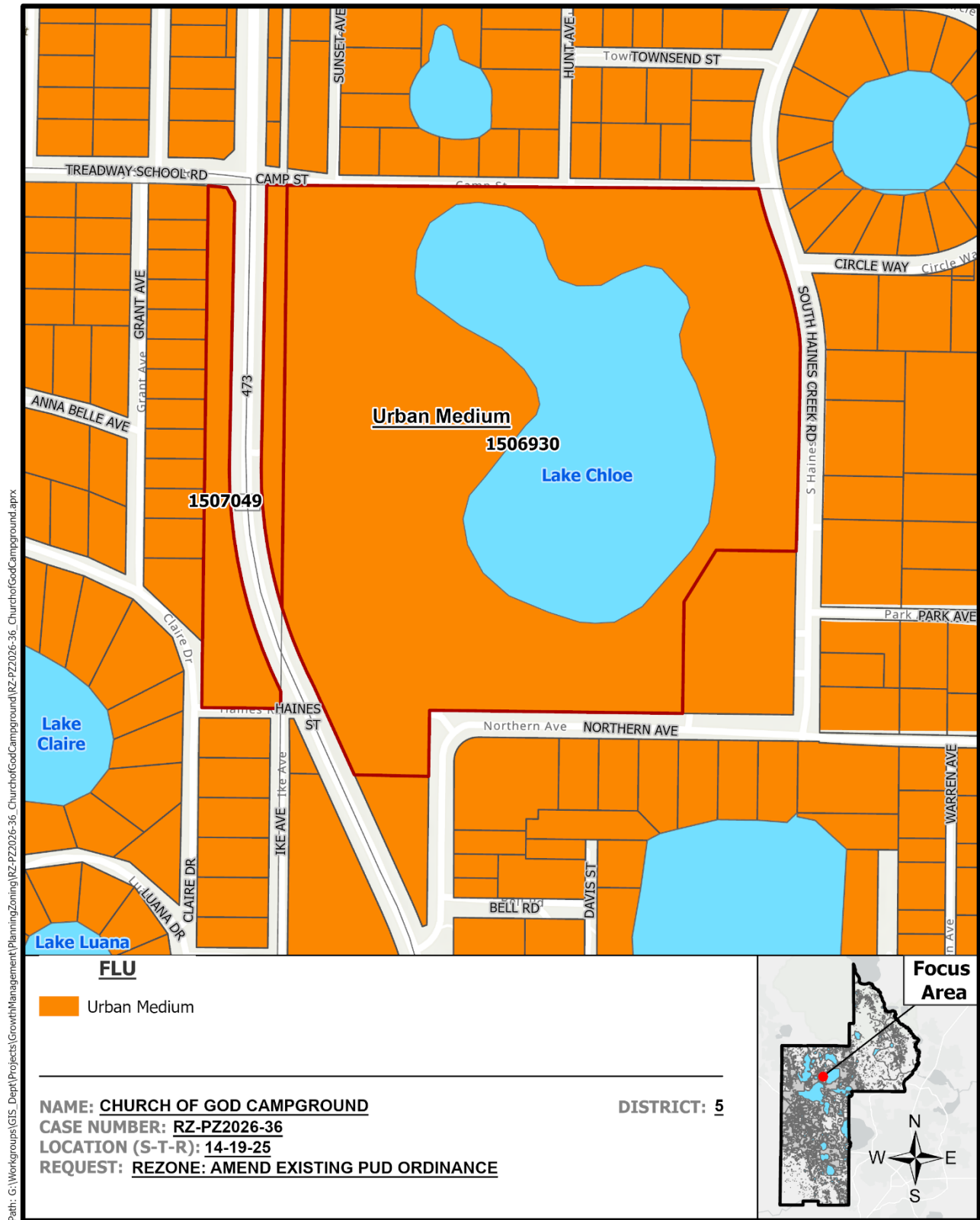
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

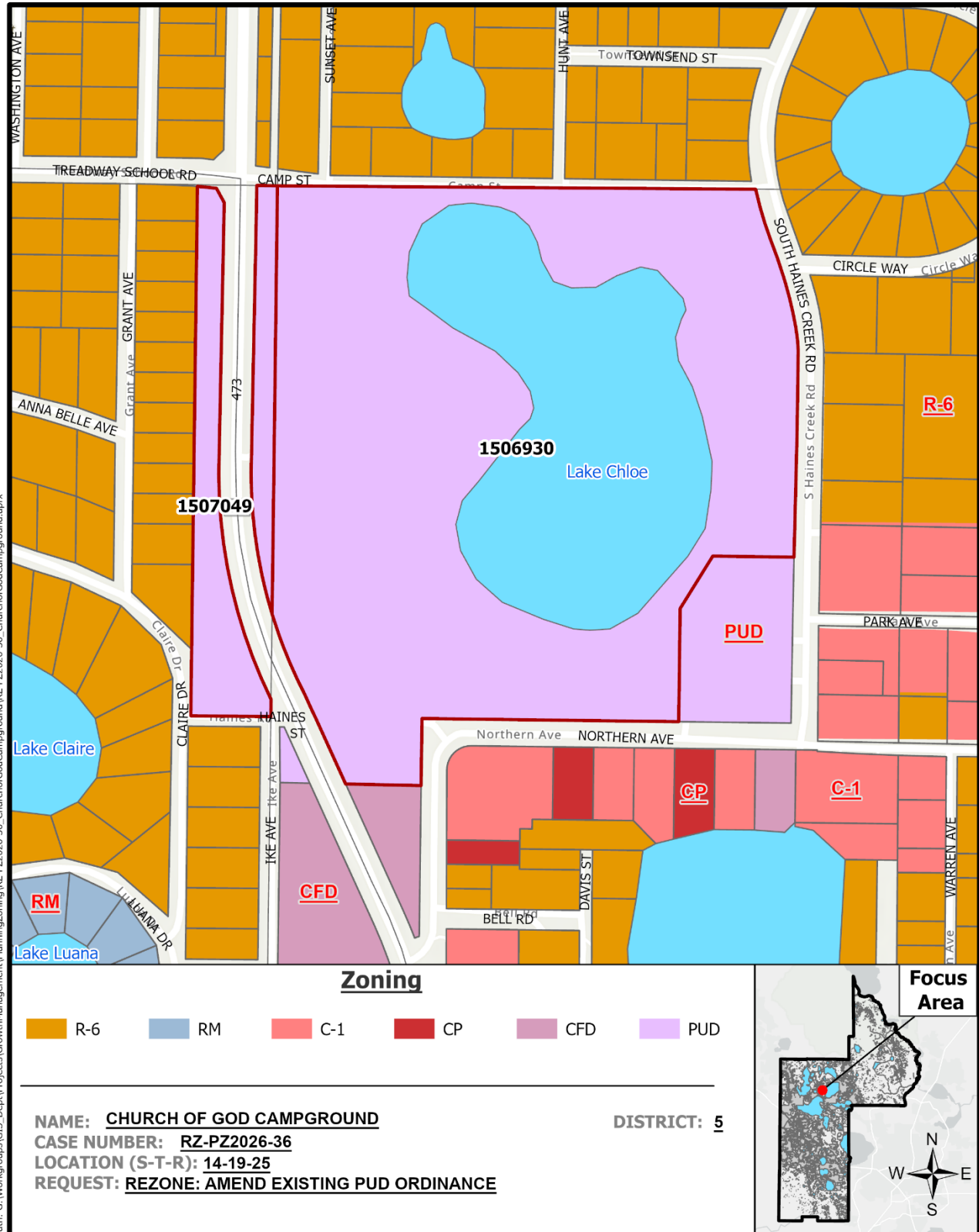
CURRENT FUTURE LAND USE



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\PlanningZoning\RZ-PZ2026-36_ChurchofGodCampground.aprx
5/28/2026

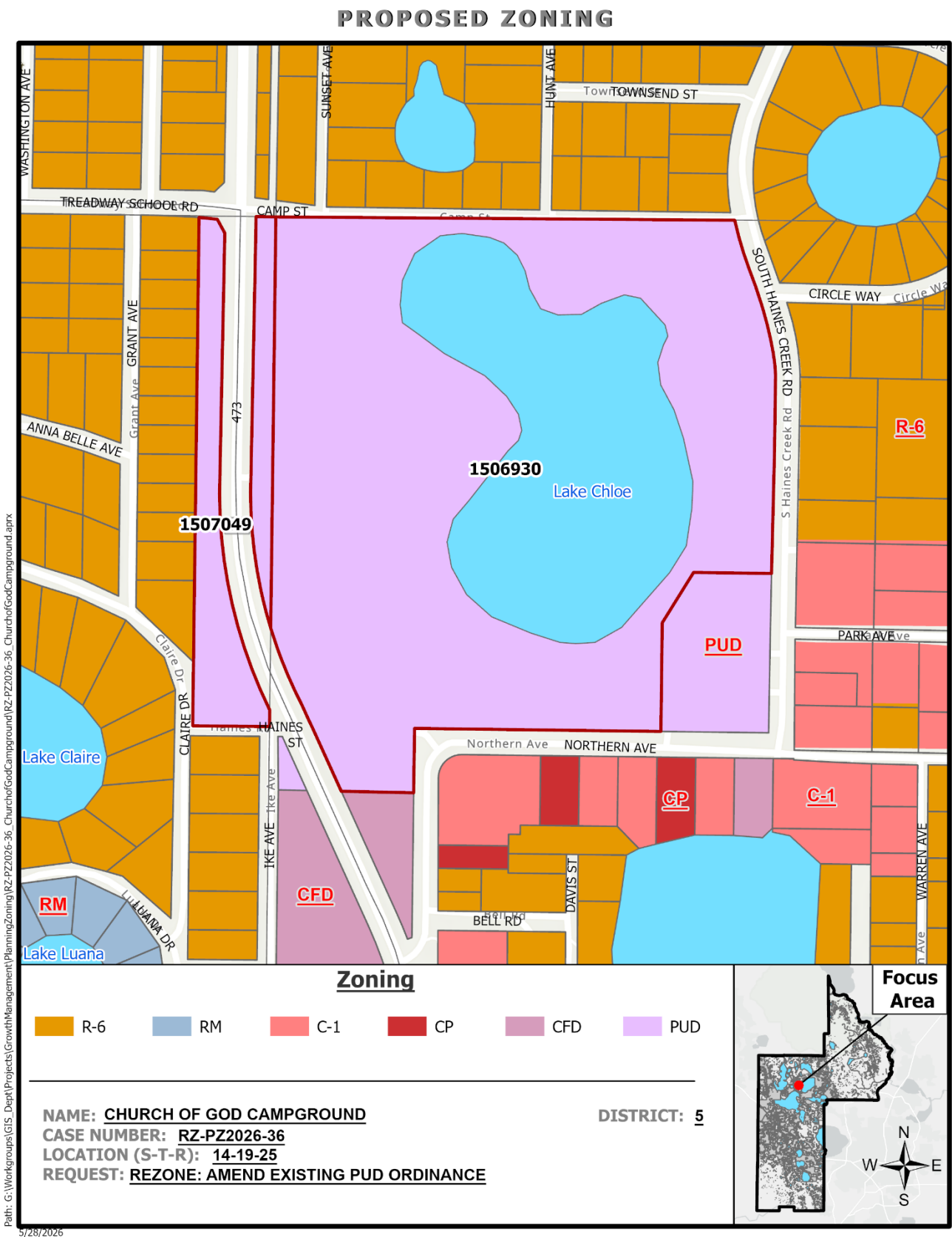
Attachment “B” – Zoning District Map

CURRENT ZONING



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5/28/2026

Attachment “C” – Proposed Zoning District Map



Attachment "D" – Ordinance #2014-05 (Page 1 of 7)



PLANNING AND COMMUNITY DESIGN
315 WEST MAIN STREET
TAVARES FL 32778

INSTRUMENT #2014018483
OR BK 4442 PG 344 - 350 (7 PGS)
DATE: 2/19/2014 1:06:46 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$61.00

ORDINANCE #2014-5

Church of God Planned Unit Development (PUD) Rezoning
PH #22-13-3

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

WHEREAS, Greg Beliveau (the "Applicant") submitted an application on behalf of the Church of God, Incorporated (the "Owners") to revoke and replace Conditional Use Permit (CUP) Ordinances #498-1, #498A-1, #498B-1 and Public Facility District (PFD) Ordinance 26-86 and R-6 zoning districts with a Planned Unit Development (PUD) zoning ordinance for the Church of God property for community facility, residential, recreational uses; and

WHEREAS, the subject property consists of approximately 43 +/- acres located along CR 473, south of Camp Street and east of Haines Creek Road, in the Leesburg area, in Sections 13 and 14, Township 19 South, Range 25 East, consisting of Alternate Key Numbers 1506930, 1390231, 1507049 and 1506921 and more particularly described as:

LEGAL DESCRIPTION – (Exhibit "A")

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

WHEREAS, Lake County Planning and Zoning Board did review petition PH#22-13-3 on the 7th day of January, 2014, after giving Notice of Hearing for a change in the use of land, including a notice that said petition will be presented to the Board of County Commissioners of Lake County, Florida, on the 28th day of January, 2013; and

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

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

WHEREAS, approval of this current PUD ordinance shall revoke and replace all previous ordinances on the property; and

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

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to show the Planned Unit Development (PUD) in accordance with Exhibit "A" of this Ordinance. This Ordinance shall supersede and replace Conditional Use Permit (CUP) Ordinances #498-1, #498A-1, #498B-1 and Public Facility District (PFD) Ordinance 26-86 and R-6 zoning districts.

Attachment “D” – Ordinance #2014-05 (Page 2 of 7)

ORDINANCE #2014-5
PH #22-13-3 (Church of God PUD Rezoning)

1 All uses shall be generally consistent with the Concept Plan as shown in Exhibit "B", of this Ordinance. To
2 the extent where there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance shall
3 take precedence.

4 **A. Land Use:** The uses listed below are specifically limited to the land area described in Exhibit "A" of
5 this Ordinance as a community service facility, with the following specific uses:

6 **1. Principal Uses –**

- 7 a. Place of Worship, including Chapel and Church
- 8 b. Office/cottage building (1)
- 9 c. Dormitories (2) - 28 units, total
- 10 d. Cafeteria
- 11 e. Caretaker's Residence (1)
- 12 f. Adult Congregate Living Facility (ACLF)/Independent Living Facility - 80 units total
- 13 g. Residential – 31 lots (total)
 - 14 1. 21 single family detached lots,
 - 15 2. 10, townhome lots (30-foot wide, each)
- 16 h. Cabins – 14
- 17 i. Maintenance Buildings and shops
- 18 j. Recreational Vehicle (RV) parking – 23 spaces (total)
 - 19 18 spaces (maximum) west of CR 473, to be removed by December 31, 2023
 - 20 5 spaces on the east of CR 473, maximum.
- 21 k. Clubhouse and covered pavilion
- 22 l. Meeting Rooms (2)
- 23 m. Recreation/Camp uses, including gymnasium and pool

24 **2. Accessory Uses -** Those uses directly associated with the principal uses may be approved by the
25 County Manager or designee. Any other use of the site not identified above shall require an
26 amendment to this Ordinance as approved by the Board of County Commissioners.

27 **B. Building Height, Setbacks, and Parking:** Setbacks and Parking shall be in accordance with the
28 Comprehensive Plan and LDR, as amended.

29 **C. Recreational Vehicle (RV) parking:** Spaces and setbacks for RV parking west of CR 473 shall
30 remain as existing. All other spaces and setbacks for RV parking shall be in accordance with Land
31 Development Regulations, as amended. RV use and RV parking shall be limited to patrons, visitors,
32 missionary workers and residents of the property.

33 **D. Floor Area (FAR):** 35% Maximum for the entire site.

34 **E. Impervious Surface (ISR):** 70% maximum for entire site.

35 **F. Open Space (OSR):** 20% (minimum for entire site) as common open space.

36

Attachment “D” – Ordinance #2014-05 (Page 3 of 7)

ORDINANCE #2014-5

PH #22-13-3 (Church of God PUD Rezoning)

- 1 **G. Landscaping, Buffering, and Screening:** Type-A, 10-foot wide landscape buffer 3 canopy trees, 2
2 understory trees per lineal 100-feet and 33 shrubs (spaced a minimum of 48-inches apart, where
3 possible). The western RV parking area shall be screened with evergreen shrubs and opaque
4 fencing. All other landscaping shall be in accordance with the Comprehensive Plan and Land
5 Development Regulations, as amended.
- 6 **H. Environmental and Open Space Considerations:** The environmental survey and assessment no
7 older than six (6) months shall be required with the required development application. The wetland
8 areas shall be specified on a wetland survey within the development application and flagged on the
9 property for the purpose of establishing the required 50-ft wetland buffer and building setback.
- 10 **I. Transportation Improvements/Access Management:**
11 All access management shall be in accordance with required traffic studies, Comprehensive Plan and
12 Land Development Regulations, as amended. The property owner shall be responsible for providing
13 the following improvements:
14 1. Concurrent with the development of the residential uses and to support the bicycle and pedestrian
15 traffic generated by those uses, the developer shall install sidewalks and connect to existing
16 sidewalks, where applicable, along Camp Street, South Haines Creek Road, Northern Avenue and CR
17 473, in accordance with County standards.
18 2. Construct and install a right and left turn lane at the CR 473 entrance.
19 3. Land dedication to establish a 50-foot right of way, measured from the CR 473 center line to
20 accommodate turn lanes and sidewalks along CR 473, abutting the subject property, pursuant to
21 Nolan-Dolan analysis.
- 22 **J. Signage:** All signage shall be accordance with the Comprehensive Plan and Land Development
23 Regulations, as amended.
- 24 **K. Lighting:** Exterior lighting shall be cut-off type and consistent with Dark-Sky principles. Exterior
25 lighting shall not illuminate adjacent properties or rights of way, in accordance with the Land
26 Development Regulation, as amended.
- 27 **L. Noise:** A noise study shall be required with the site plan pursuant to the Land Development
28 Regulations, as amended.
- 29 **M. Floodplain:** Future development shall be subject to the general requirements and construction
30 standards regarding the development within floodplain areas, pursuant to the Land Development
31 Regulations and Comprehensive Plan, as amended.
- 32 **N. Fire Protection:** Fire Protection shall be in accordance with the all applicable federal, state, and local
33 codes and/or regulations, as amended.
- 34 **O. Utilities:**
35 1. The provision of potable water, as applicable, shall be permitted in accordance with Florida
36 Department of Health, Florida Department of Environmental Protection, the Comprehensive Plan,
37 and Land Development Regulations, as amended.
38 2. Septic and sewage service, as applicable, shall be permitted in accordance with the Florida
39 Department of Health, Florida Department of Environmental Protection, the Comprehensive Plan,
40 and Land Development Regulations, as amended.
41 3. Any portion of an on-site septic system shall be setback 100 feet from the wetland jurisdiction line
42 in accordance with the Comprehensive Plan, as amended.
- 43

Attachment “D” – Ordinance #2014-05 (Page 4 of 7)

ORDINANCE #2014-5

PH #22-13-3 (Church of God PUD Rezoning)

- 1 **Q. Concurrency Management Requirements:** Any development shall comply with the Lake County
2 Concurrency Management System, as amended.
- 3 **R. Development Review and Approval:** Prior to the issuance of permits, the Applicant shall be required
4 to submit a development application generally consistent with Exhibit "B" - Conceptual Plan, attached,
5 for review and approval in accordance with the Comprehensive Plan and LDR, as amended. The
6 development application shall include a Master Plan sheet that describes the aspects and phasing
7 program for the non-residential and residential development components.
- 8 **S. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific references in this
9 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan,
10 and Lake County Land Development Regulations shall include any future amendments to the Statutes,
11 Code, Plans, and/or Regulations.
- 12 **T. Development Terms:** Physical development of the PUD shall commence within three (3) years from
13 the date of this Ordinance approval. Failure to commence construction within three (3) years of
14 approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or
15 superseding documents as amended. Prior to expiration of the three-year time frame, the Board of
16 County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a
17 maximum of two (2) years upon a showing that reasonable efforts have been made towards securing
18 the required approvals and commencement of work.
- 19 **Section 2. Conditions:** Conditions as altered and amended which pertain to the above tract of land shall mean:
- 20 **A.** After establishment of the facilities as provided herein, the aforementioned property shall only be used
21 for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by
22 the Board of County Commissioners.
- 23 **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,
24 convert, or demolish any building structure, add other uses, or alter the land in any manner within the
25 boundaries of the above described land without first obtaining the necessary approvals in accordance
26 with the Lake County Code, as amended, and obtaining the permits required from the other appropriate
27 governmental agencies.
- 28 **C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and
29 the terms, conditions, and provisions hereof, and shall be binding upon the present Owner and any
30 successor, and shall be subject to each and every condition herein set out.
- 31 **D.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall include
32 in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of
33 the conditions established by this Ordinance and agrees to be bound by these conditions. The
34 purchaser or lessee may request a change from the existing plans and conditions by following
35 procedures contained in the Land Development Regulations, as amended.
- 36 **E.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
37 Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and
38 to recommend that the ordinance be revoked.
- 39 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
40 unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the
41 validity of the remaining portions of this Ordinance.
42

Attachment "D" – Ordinance #2014-05 (Page 5 of 7)

ORDINANCE #2014-5

PH #22-13-3 (Church of God PUD Rezoning)

Section 4. Filing with the Department of State. The clerk shall be and is hereby directed forthwith 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.

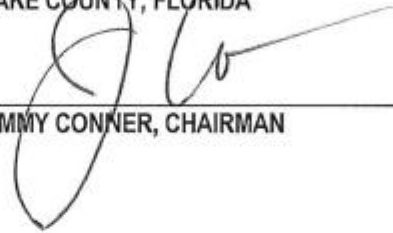
Section 5. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 28th day of January, 2014.

FILED with the Secretary of State February 10, 2014.

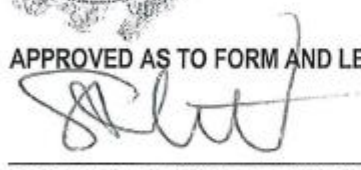
EFFECTIVE February 10, 2014.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


JIMMY CONNER, CHAIRMAN


NEIL KELLY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY


SANFORD A. MINKOFF, COUNTY ATTORNEY

Attachment “D” – Ordinance #2014-05 (Page 6 of 7)

ORDINANCE #2014-5

PH #22-13-3 (Church of God PUD Rezoning)

**Exhibit “A”
Legal Description**

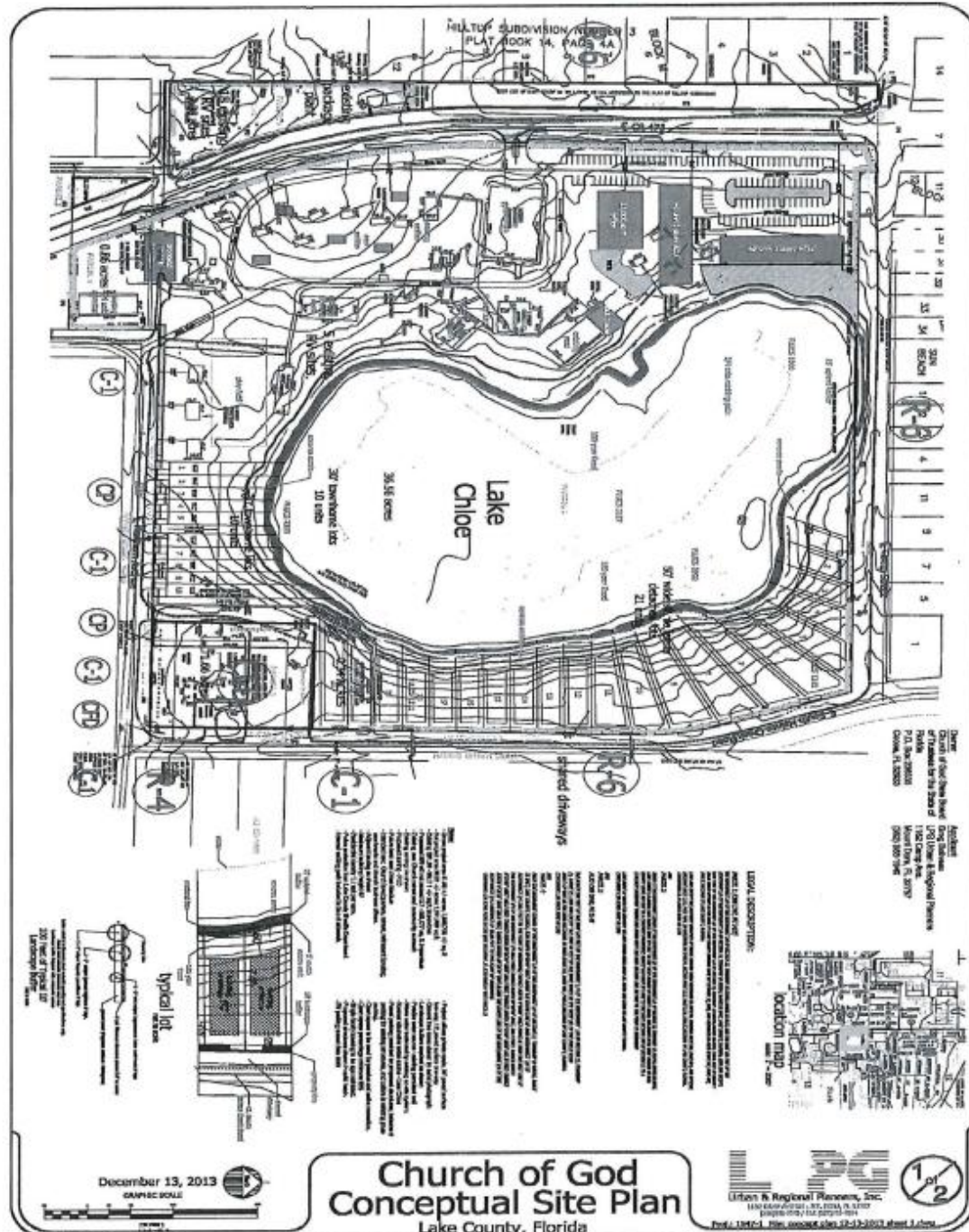
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6 PARCEL 1 (ORB 1347, PG 2427)
7 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 25 EAST;
8 AND THE EAST 198 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 19
9 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT: THAT PART OF THE NORTHWEST
10 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LYING EAST OF
11 COUNTY ROAD RIGHT-OF-WAY AS PER DEED TO LAKE COUNTY BEARING DATE OF OCTOBER 15, 1952,
12 AND RECORDED IN DEED BOOK 347, PAGE 497, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;
13
14 LESS AND EXCEPT THE PROPERTY CONVEYED BY THOSE CERTAIN DEEDS RECORDED IN OFFICIAL
15 RECORDS BOOK 896, PAGE 594; AND OFFICIAL RECORDS BOOK 1112, PAGE 1434, RE-RECORDED IN
16 OFFICIAL RECORD BOOK 1117, PAGE 1138, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
17 AND
18 PARCEL 2
19 BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13,
20 TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; RUN THENCE EAST 374 FEET TO THE
21 WEST MARGIN OF COUNTY ROAD; RUN SOUTH WITH WEST MARGIN OF SAID COUNTY ROAD 166 FEET TO
22 A CONCRETE MONUMENT; THENCE RUN WEST 374 FEET TO THE WEST SECTION LINE OF SECTION 13 TO
23 A CONCRETE MONUMENT THENCE RUN NORTH WITH THE WEST SECTION LINE 166 FEET TO THE POINT
24 OF BEGINNING'
25
26 LESS RIGHT OF WAYS FOR HIGHWAY 473 AND HAINES CREEK ROAD' ALL BEING AND LYING IN LAKE
27 COUNTY FLORIDA.
28 ALSO ORB 2048, PG 2146
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30 THE SOUTH 300 FEET OF THE EAST 275 FEET OF THE NORTHWEST 1 /4 OF THE NORTHWEST 114 OF
31 SECTION 13, TOWNSHIP
32 19, RANGE 25, LESS AND EXCEPT THE EAST 33 FEET OF THE SAME WHICH IS THE WEST 1/2 OF THE
33 PUBLIC ROAD
34 RIGHT-OF-WAY AS PER DEED RECORDED IN DEED BOOK 247, PAGE 497, PUBLIC RECORDS OF LAKE
35 COUNTY, FLORIDA.
36 AND
37 FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13,
38 TOWNSHIP 19 SOUTH, RANGE
39 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°29'30" WEST ALONG THE SOUTH LINE OF SAID
40 NORTHWEST 1/4 OF
41 NORTHWEST 1/4 233.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°23'25" WEST PARALLEL
42 WITH THE EAST LINE OF
43 THE NORTHWEST 1/4 OF THE NORTHWEST 114 250.0 FEET; THENCE NORTH 89°29'30" EAST, 200.0 FEET;
44 THENCE NORTH
45 0°23'25" WEST 160.0 FEET; THENCE SOUTH 89°29'30" WEST 200.0 FEET, THENCE SOUTH 31°11'05" WEST
46 152.78 FEET; THENCE
47 SOUTH 0°23'25" EAST 280.0 FEET; THENCE NORTH 89°29'30" EAST ALONG THE SOUTH LINE OF THE
48 NORTHWEST 1/4 OF THE
49 NORTHWEST 1/4 A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

Attachment “D” – Ordinance #2014-05 (Page 7 of 7)

ORDINANCE #2014-5
PH #22-13-3 (Church of God PUD Rezoning)

Exhibit “B”

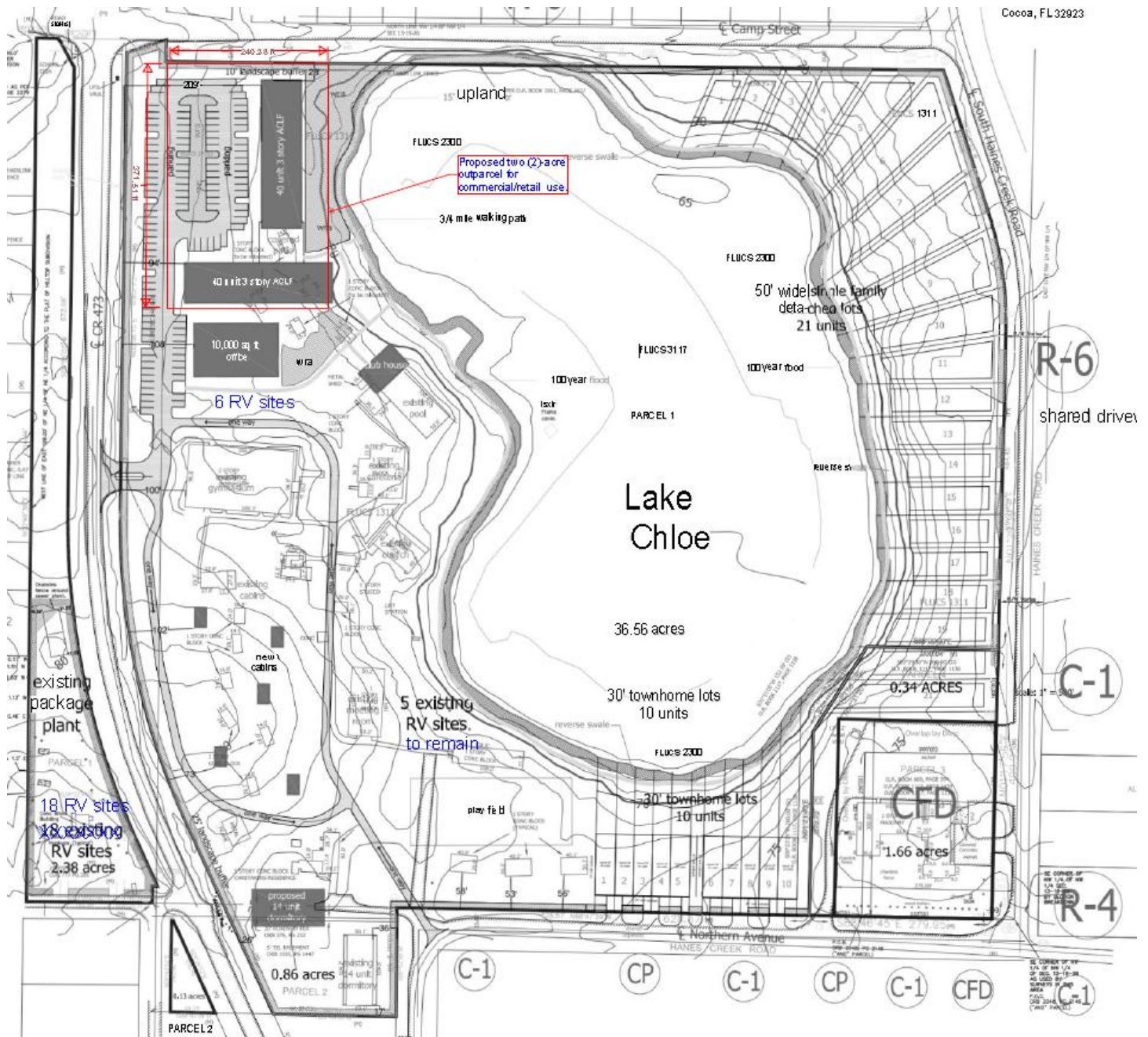
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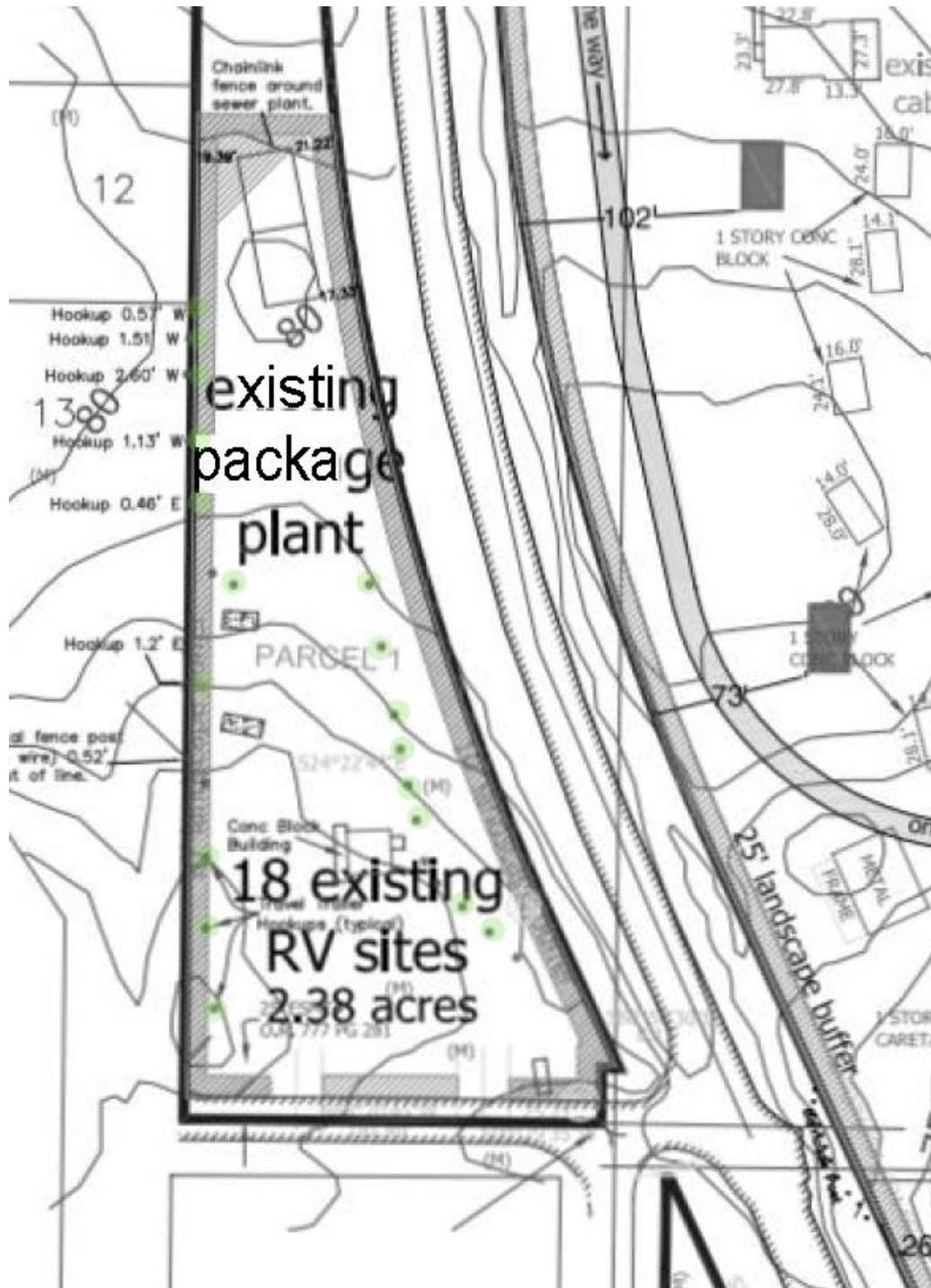
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PH#22-13-3
Church of God PUD Rezoning
1/31/14

Attachment “E” – Concept Plan (Page 1 of 2)



Attachment “E” – Concept Plan (Page 2 of 2)
Zoomed View of West RV Sites



Attachment “F” – City of Leesburg Planning Comments

From: [Dan Miller](#)
To: [Bracdale, Meagan](#)
Subject: RE: Review Request | Church of God Campground | MPPA | AR 6356 | AK 1507049 | PZ2026-36
Date: Thursday, March 5, 2026 12:41:38 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.

Meagan:

The City of Leesburg has no objection to this request.

Sincerely

Dan Miller, Director
Planning & Zoning Department
City of Leesburg
204 North Fifth Street
Leesburg, Florida 34748
352.728-9786 x1710



Attachment “G” – Project Narrative (Page 1 of 3)



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.
The proposed amendment to the Church of God Campground PUD is not in conflict with the provisions of the Code simply because it extends a previous use of RV sites that were set to expire in 2023.
2. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.
The amendment to reinstate and extend a previous use into perpetuity is still consistent with all elements of the Comprehensive Plan.
3. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.
The amendment to reinstate and extend a previous use into perpetuity is in no way inconsistent with existing and proposed land uses. This is because a previously approved use will be able to remain, with appropriate conditions of approval, instead being expired.
4. Whether there have been changed conditions that justify a rezoning
There have not been any changes in conditions, only an expiration date that has passed.
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.
The sanitary sewer facilities for the site have been upgraded, with the FDPR extending its ~~approval for up to 2023~~ This has been done in order to accommodate the PUD amendment process.
JHS - July 6, 2026

Attachment “G” – Project Narrative (Page 2 of 3)

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

There are no new impacts as this is a request to continue an existing approved condition.

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

There are no new impacts as this is a request to continue an existing approved condition.

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

There are no new impacts as this is a request to continue an existing approved condition.

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

There are no new impacts as this is a request to continue an existing approved condition.

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 is a request to extend the RV campsites as they have existed for many years.

Attachment “G” – Project Narrative (Page 3 of 3)

Church of God Campground and Outparcel Project Narrative

1. The two subject parcels are home to a year-round campground in addition to Church of God retreat center and Church facilities.
2. The proposed 240-foot by 371-foot outparcel on the northwest corner of the main parcel (corner of CR 473 and Camp Street) will be either sold or leased for a commercial retail store. This proposed parcel consists of approximately two acres of undeveloped land adjacent to the floodplain of Lake Chloe. This is a change from the original plan to develop two, 40-unit, three-story Adult Congregate Living Facilities (ACLF) on the corner.
3. The proposed rezoning is needed for the goal of keeping eleven (11) campground recreational vehicle (RV) sites on the east side of CR 473, and eighteen (18) campground RV sites on the west side of CR 473 (the narrow strip of land), for a total of 29 sites. It also introduces the proposed outparcel for commercial development.
4. The current campground RV sites were set to expire in 2023, but there has been a need to keep the RV residents onsite. Improvements have been made to the main dump station for sanitary waste disposal. ~~The FDEP permit has been extended for a year while all other approvals are sought.~~ JHS - July 6, 2026
5. The site overall is used for statewide ministry and youth camping experiences as directed by the Church of God, State of Florida Board of Directors. This will continue to be consistent with the Future Land Use Category (FLUC) of Urban Medium Density.

Attachment “H” – City of Leesburg Public Works Comments

From: [Cliff Kelsey](#)
To: [Braddale, Meagan](#)
Subject: RE: Review Request | Church of God Campground | MPPA | AR 6356 | AK 1507049 | PZ2026-36
Date: Thursday, March 5, 2026 10:58:31 AM
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.

Megan,

The only comment I have is that the City of Leasburg will never accept wastewater from an RV Park.

V/r,
Cliff

Clifford Kelsey
Public Works Director
Leesburg, Florida
(352) 435-9442 (o)
(352) 801-1752 (c)



Attachment "I" – Utility Notification



Office of Planning and Zoning

Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:

Single-Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial X

Administrative Lot Split _____ Commercial Project _____ Rezoning _____

Legal description: Section _____ Township _____ Range _____ Alt Key # 1507049

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage Is Not within 1,000 feet of the above described property.
(is or is not)

Hook up to Central Water IS within 300 feet of the above described property.
(is or is not)

The City of Leesburg, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No X Central Water: Yes X No _____
Will the connection to the central sewage system be via a _____ gravity line or a _____ force main/pump?

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not X within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature [Signature]

Print Name, Title and Entity: Cliff Kelsey, Public Works Director Date 31MAR30

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

To be completed by County staff:	Staff Name: _____
Date Received: _____	Address #: _____ Project Name: _____

Attachment “J” – Office of Solid Waste Comments

From: [Ellis, Tony](#)
To: [Bracciale, Meagan](#)
Subject: RE: Review Request | Church of God Campground | MPPA | AR 6356 | AK 1507049 | PZ2026-36
Date: Thursday, March 5, 2026 11:31:40 AM

Good morning,

The Office of Solid Waste has no objections to the request. If approved, the owner(s) will be responsible for arranging waste collection services through a County-authorized commercial hauler.

Thank you,
Tony



Tony Ellis
Financial Coordinator

OFFICE OF SOLID WASTE

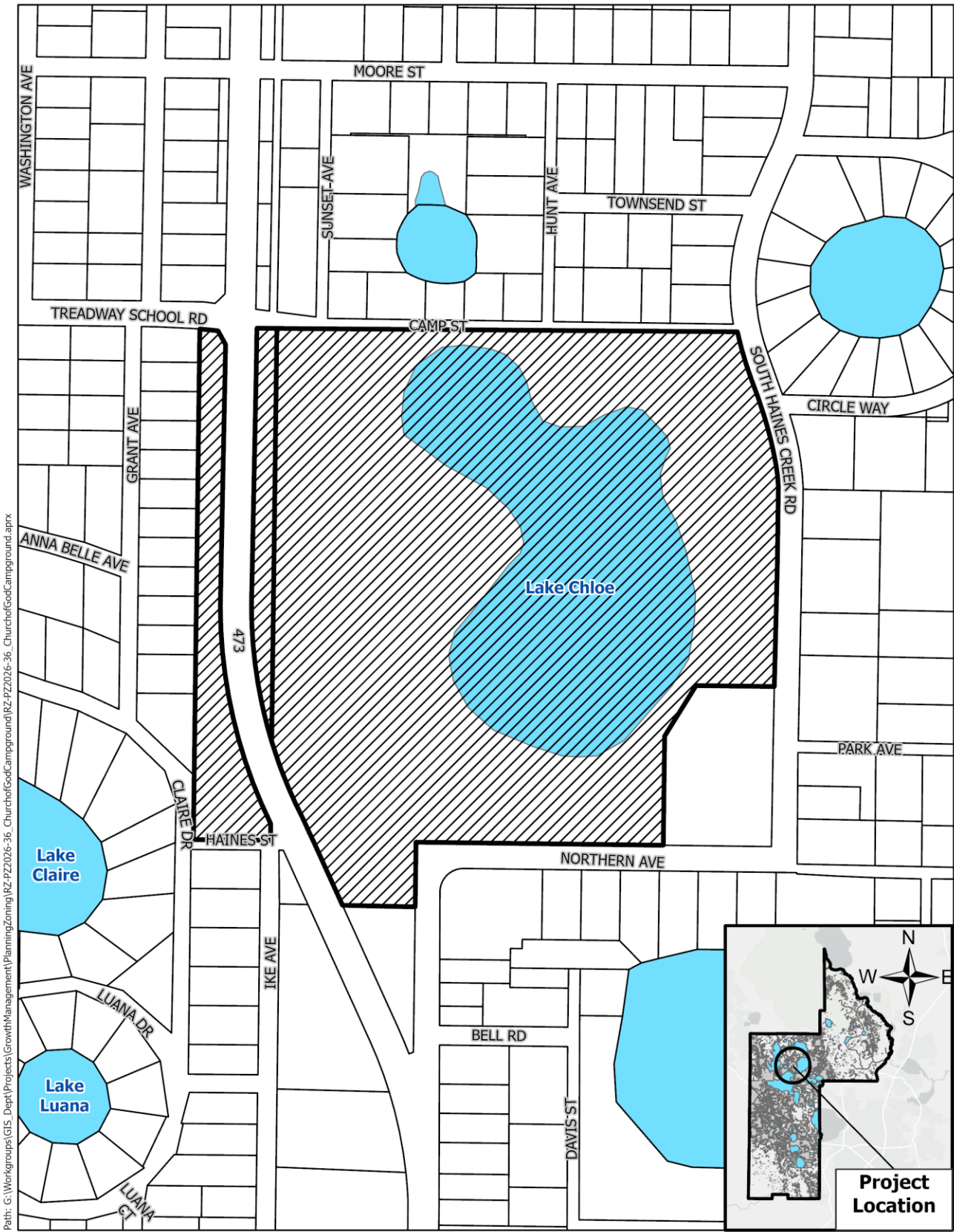
A 13130 County Landfill Road, Tavares, FL 32778

P 352-253-1673 | **F** 352-253-1690

E tony.ellis@lakecountyfl.gov | **W** www.lakecountyfl.gov

***NOTE:** Florida has a very broad public records law.
Your email communications may be subject to public disclosure.*

Map of Subject Property

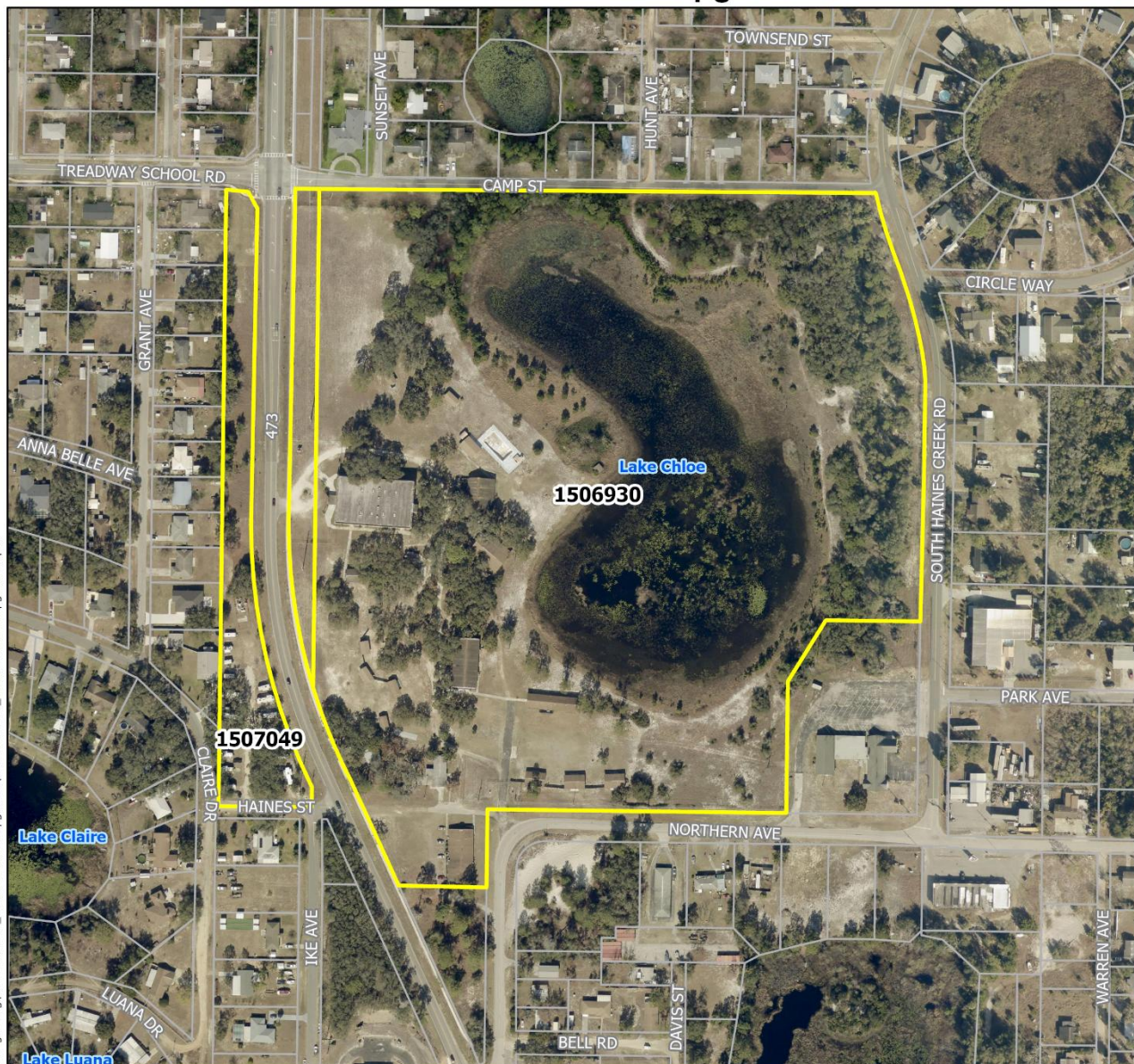


Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\KZ-PZ2026-36_ChurchofGodCampground\KZ-PZ2026-36_ChurchofGodCampground.aprx

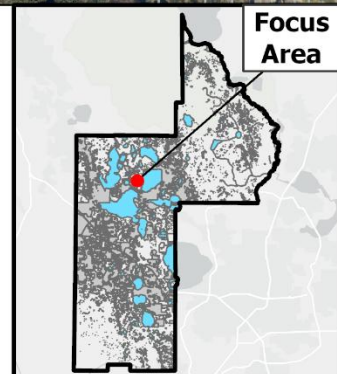
5/28/2026

Aerial Map of Subject Property

RZ-PZ2026-36 Church of God Campground



Rezone: Amend existing PUD ordinance



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2026-36_ChurchofGodCampground\RZ-PZ2026-36_ChurchofGodCampground.aprx

5/28/2026

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Section 1. Terms: The County Manager or designee shall amend the Ordinance 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 #2014-05.

A. Permitted Land Uses. The uses listed below are specifically limited to the land area described in Exhibit “A” of this Ordinance as a community service facility, with the following specific uses:

1. **Principle Uses** –

- a. Place of Worship, including Chapel and Church
 - b. Office/cottage building (1)
 - c. Dormitories (2) – 28 units, total
 - d. Cafeteria
 - e. Caretaker’s Residence (1)
 - f. Adult Congregate Living Facility (ACLF) / Independent Living Facility – 80 units, total
 - g. Commercial/Retail – All Neighborhood Commercial (C-1) Uses
 - h. Residential – (31) lots, total
 - I. (21) Single-Family Detached Lots
 - II. (10) Townhome Lots (30-foot wide maximum, each)
 - i. Cabins – (14), total
 - j. Maintenance Buildings/Shops
 - k. Recreational Vehicle (RV) Parking – (29) spaces, total
 - I. (18) spaces on the west of CR 473, maximum
 - II. (11) spaces on the east side of CR 473, maximum
 - l. Clubhouse and covered pavilion
 - m. Meeting Rooms (2)
 - n. Recreation/Camp uses, including gymnasium and pool
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, Building Height, and Frontage.

1. The Open Space shall be twenty (20%) percent minimum for the entire site, reserved as common open space.
2. The Impervious Surface Ratio (ISR) shall be seventy (70%) percent maximum for the entire site.

3. The Floor Area Ratio (FAR) shall be thirty-five (35%) percent maximum for the entire site.
4. The maximum commercial building height shall be fifty (50) feet.
5. The maximum residential building height shall be forty (40) feet.
6. The minimum frontage for the single-family detached lots shall be fifty (50) feet.
7. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Setbacks.

1. RV use and RV parking shall be limited to patrons, visitors, missionary workers, and residents of the property.
 - a. Spaces and setbacks for RV parking west of CR 473 shall remain as existing.
 - b. Setbacks for RV parking east of CR 473 shall be as follows:
 - (1) Property adjacent to federal, state or County highways Shall maintain a minimum setback of fifty (50) feet from the highway Right-of-Way for any structure or recreational vehicle space.
 - (2) All recreational vehicles and Additions must maintain a ten-foot setback from other Additions and recreational vehicles open adjacent spaces.
2. The minimum wetland setback is fifty (50) feet from jurisdictional wetland line.
3. Single-Family Detached Residences shall have the following setbacks:
 - a. FRONT – 25 feet (minimum) from the ROW for any structure.
 - b. REAR – 50 feet (minimum) from the jurisdictional wetland line.
 - c. SIDES – 5 feet (minimum).
 - d. All setbacks must be measured from the property line.
 - e. Please see Section G, entitled Parking Requirements, for specific parking standards relevant to the single-family detached residences.
4. Townhome Residences shall have the following setbacks:
 - a. FRONT – 25 feet (minimum) from the ROW for any structure.
 - b. REAR – 50 feet (minimum) from the jurisdictional wetland line.
 - c. SIDES – 5 feet (minimum).
 - d. All setbacks must be measured from the property line.
 - e. Please see Section G, entitled Parking Requirements, for specific parking standards relevant to the townhome residences.
5. All other buildings shall be setback no less than 50' from all road. All setbacks must be measured from the property line.

B. Landscaping, Buffering, and Screening.

1. The RV parking area on the east side of CR 473 shall have a Type (A), 10-foot-wide landscape buffer with three (3) canopy trees, two (2) understory trees per

one hundred (100) linear feet, and thirty-three (33) shrubs (spaced a minimum of 48-inches apart, where possible).

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

C. Environmental Requirements. An environmental assessment dated within six (6) months of the date a development application is submitted will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site.

D. Noise. A noise study shall be required at the time of site plan submittal and Owner shall be required to undertake any necessary remediation measures identified in the noise study. No amplified sound is permitted outside of a fully enclosed structure after 10:00 p.m. All amplified sound during an event, whether indoor or outdoor, must comply with the following:

1. A violation of this section occurs when amplified sound is plainly audible at a distance of twenty-five (25) feet or more from the property line. Violations of this section constitute a violation of the Conditional Use Permit and may be enforced through any legally available means, including the issuance of civil citations, notices of violation to appear before the Code Enforcement Special Master, or proceedings to revoke this Conditional Use Permit. The method of enforcement is at the sole discretion of the County.
2. *Amplified Sound* shall mean sound and sound volume that is increased by any electric, electronic, mechanical, or motor-powered means, to include sound that is produced by a radio, tape player, compact disc player, portable music or video player, cellular telephone, tablet computer, laptop computer, stereo, television, musical instrument, speaker, or other mechanical or electronic sound-making device, instrument, or other machine or device, used for the production,

reproduction, or emission of sound which disturbs the peace, quiet, and comfort of other residents.

3. *Plainly Audible* means any electronically amplified sound that can be clearly heard by an officer using his normal hearing faculties not enhanced by any device. Where distance measurements are required by this section to determine whether sound is plainly audible, measurements shall be taken in accordance with the following requirements:

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

E. Transportation and Access Management.

1. Sidewalks will be required by LDR Commercial Design Standards, as amended.
2. Additional right-of-way dedication for CR 473 may be required pursuant to LDR Section 14.00.08.
3. Additional right-of-way dedication for Camp Street may be required pursuant to LDR Section 14.00.08.
4. Additional right-of-way dedication for South Haines Creek Road may be required pursuant to LDR Section 14.00.08.
5. Additional right-of-way dedication for Northern Avenue may be required pursuant to LDR Section 14.00.08.
6. Offsite road improvements that include left and right turn lane on CR 473 at the site's main entrance will be required with the next commercial site plan and/or site plan amendment development.
7. All other access management shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

F. Stormwater Management.

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

G. Parking Requirements.

1. Parking shall be provided in accordance with the LDR, as amended.
2. Stacking of vehicles along County Road 473 or Camp Street to await entry to the property is strictly prohibited.

3. Single-family residences off of South Haines Creek Road must have sufficient parking for at least four (4) vehicles in the driveway, without impeding the sidewalk. Parking in the ROW of South Haines Creek Road is prohibited.

4. Townhomes off of Northern Avenue must have sufficient parking for at least two (2) vehicles in the driveway, without impeding the sidewalk. Parking in the ROW of Northern Avenue is prohibited.

H. Utilities.

1. The provision of potable water, as applicable, shall be permitted in accordance with Florida Department of Health, Florida Department of Environmental Protection, the Comprehensive Plan, and Development Regulations, as amended. Potable water services shall be provided by the City of Leesburg.

2. Septic and sewage service, as applicable, shall be permitted in accordance with the Florida Department of Health, Florida Department of Environmental Protection, the Comprehensive Plan, and Development Regulations, as amended.

3. The subject property may continue to be serviced by the existing septic until such time as the development renders a flow of at least 100,000 gallons per day (GPD) or (1) the septic system reaches end of life and requires replacement and (2) public sewer service becomes available, in accordance with the Comprehensive Plan and LDR, as amended. If the existing septic system reaches end of life and requires replacement prior to public sewer service becoming available, the system shall be replaced with a Distributed Wastewater Treatment System (DWTS) or an enhanced system.

4. All RV sites shall be serviced by the existing package plant unless public sewer becomes available and the City of Leesburg is willing to provide service to the site.

5. Any portion of an on-site septic system shall be setback one hundred (100) feet from the wetland jurisdiction line in accordance with the Comprehensive Plan, as amended.

6. All homes constructed shall be Florida Water Star SM Program certified.

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

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

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

L. Concurrency Management Requirements. Any development must comply with the Lake County Concurrency Management System, as amended.

M. Development Review and Approval. Prior to the issuance of any permits, the Owner shall submit the appropriate site plan, preliminary plat, construction plans, or final plat generally consistent with the Concept Plan attached as Exhibit "B" for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

N. Future Amendments to Statutes, Code, Plans, and/or Regulations. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County LDR shall include any future 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

1 **EXHIBIT "A", LEGAL DESCRIPTION.**

PARCEL 1 (ORB 1347, PG 2427)

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 25 EAST; AND THE EAST 198 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LYING EAST OF COUNTY ROAD RIGHT-OF-WAY AS PER DEED TO LAKE COUNTY BEARING DATE OF OCTOBER 15, 1952, AND RECORDED IN DEED BOOK 347, PAGE 497, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

LESS AND EXCEPT THE PROPERTY CONVEYED BY THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 896, PAGE 594; AND OFFICIAL RECORDS BOOK 1112, PAGE 1434, RE-RECORDED IN OFFICIAL RECORD BOOK 1117, PAGE 1138, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

PARCEL 2

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; RUN THENCE EAST 374 FEET TO THE WEST MARGIN OF COUNTY ROAD; RUN SOUTH WITH WEST MARGIN OF SAID COUNTY ROAD 166 FEET TO A CONCRETE MONUMENT; THENCE RUN WEST 374 FEET TO THE WEST SECTION LINE OF SECTION 13 TO A CONCRETE MONUMENT THENCE RUN NORTH WITH THE WEST SECTION LINE 166 FEET TO THE POINT OF BEGINNING'

LESS RIGHT OF WAYS FOR HIGHWAY 473 AND HAINES CREEK ROAD' ALL BEING AND LYING IN LAKE COUNTY FLORIDA.

ALSO ORB 2048, PG 2146

THE SOUTH 300 FEET OF THE EAST 275 FEET OF THE NORTHWEST 1 /4 OF THE NORTHWEST 114 OF SECTION 13, TOWNSHIP

19, RANGE 25, LESS AND EXCEPT THE EAST 33 FEET OF THE SAME WHICH IS THE WEST 1/2 OF THE PUBLIC ROAD

RIGHT-OF-WAY AS PER DEED RECORDED IN DEED BOOK 247, PAGE 497, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE

25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°29'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF

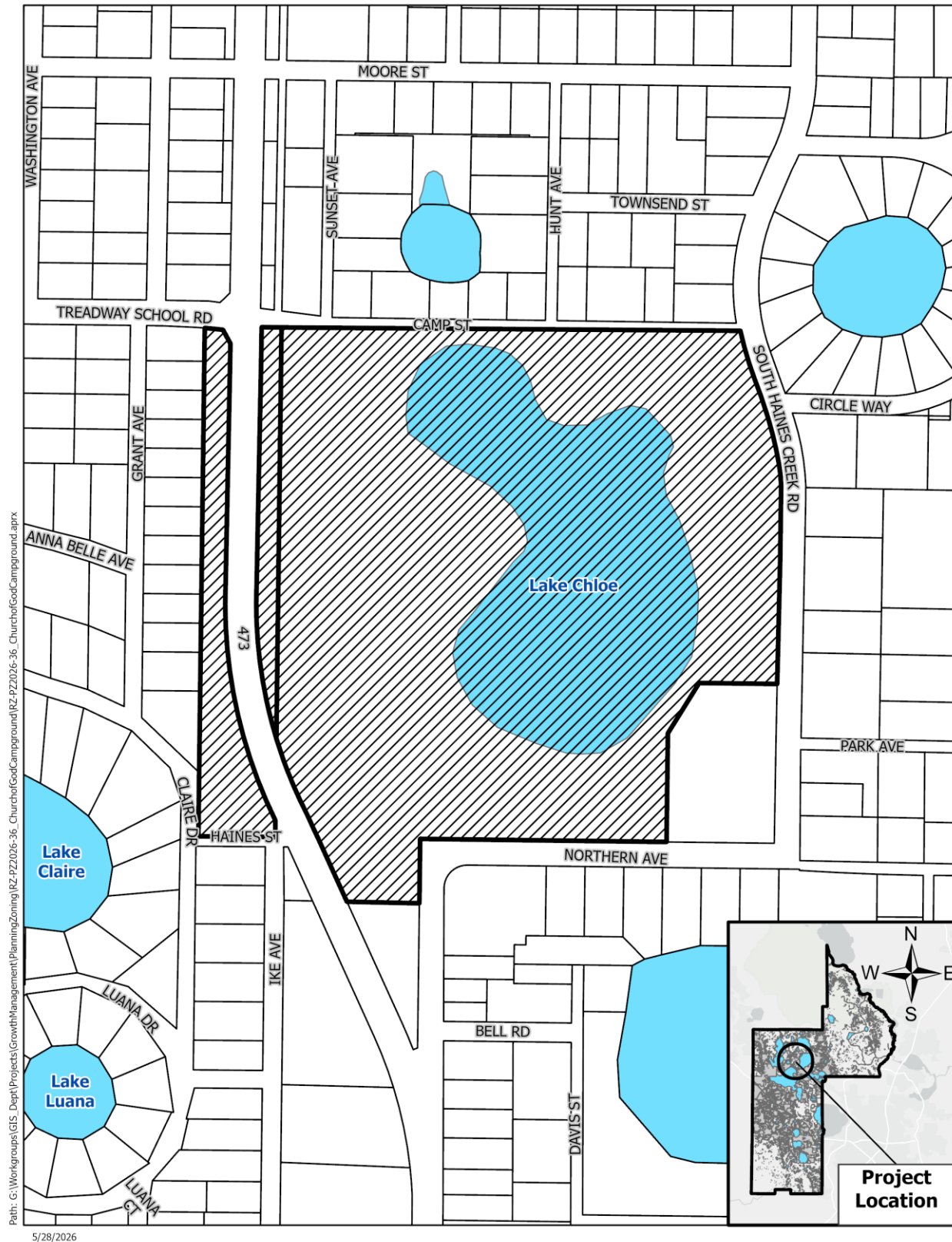
NORTHWEST 1/4 233.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°23'25" WEST PARALLEL WITH THE EAST LINE OF

THE NORTHWEST 1/4 OF THE NORTHWEST 114 250.0 FEET; THENCE NORTH 89°29'30" EAST, 200.0 FEET; THENCE NORTH

0°23'25" WEST 160.0 FEET; THENCE SOUTH 89°29'30" WEST 200.0 FEET, THENCE SOUTH 31°11'05" WEST 152.78 FEET; THENCE

SOUTH 0°23'25" EAST 280.0 FEET; THENCE NORTH 89°29'30" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE

NORTHWEST 1/4 A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.



1
2