



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 6

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

Case No. and Project Name: PZ2025-336, St Gertrude Community CFD Amendment

Commissioner District: District 5 – Commissioner Timothy Morris

Applicant(s): Tyrone Butterfield, BAM Construction and Saint Gertrude Corp.

Owner(s): Saint Gertrude Corporation

Requested Action: Amend Community Facility District (CFD) Ordinance #2007-24 to revise the approved land uses to include seven (7) congregate care units for church clergy and approve a waiver to the road access requirements pursuant to Appendix A, of the Lake County Transportation Planning, Design, and Construction Standards, to allow the proposed development to access the property from Lake Unity Nursery Road, a county maintained clay road.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 37 +/- acres

Location: West of Lake Unity Nursery Road, in the unincorporated Fruitland Park area

Alternate Key No.: 1285496

Future Land Use Category: Rural Transition (Attachment “A”)

Current Zoning District: Community Facility District (CFD) by Ordinance #2007-24 (Attachment “B”)

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

JPA/ISBA: N/A

Overlay/Rural Protection Area: Economic District Overlay (Attachment “D”)

Flood Zone(s): “AE” and “X”

BMAP Location: Upper Ocklawaha

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural and Rural Transition	Rural Residential (R-1) District and Medium Residential (R-3) District	Agriculture Pasture	Improved Hay and Cattle
South	Rural Transition	Rural Residential (R-1) District	Single Family Residential	Single Family Dwellings, some Lakefront to Unity Lake
East	Rural	Rural Residential (R-1) District	Single Family and Vacant Parcels	Single Family Dwellings and Vacant Residential
West	Rural Transition	Rural Residential (R-1) District	Unity Lake	Lake and Shrub Wetlands, Submerged Land, Non-Agricultural

- Summary of Analysis -

The rezoning (RZ) application seeks approval of an amendment to the Community Facility District (CFD) on the subject 37 +/- acres, identified by Alternate Key 1285496, located west of Lake Unity Nursery Road in the unincorporated Fruitland Park area. The subject parcel is zoned as Community Facility District (CFD); is designated with a Rural Transition Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Economic Development Overlay. The subject parcel(s) is developed with a Church Camp retreat and a single family (caretaker's residence) and associated uses. (Attachment "E").

The Concept Plan depicts seven (7) congregate care units with access off Lake Unity Nursery Road. With the proposed new units, proposed concrete driveway and proposed sidewalk, the total impervious surface area for the subject property will be 17.87%. The Applicant is providing 82.13% open space per the proposed Concept Plan. The Applicant has indicated that congregate care dwelling units shall be deed restricted to only allow occupancy of church clergy. The proposed units are intended to support the operation of the religious retreat by providing on site accommodation for church clergy and affiliated personnel participating in retreat related activities.

The Applicant is requesting a waiver to Appendix A, Transportation, Planning, Design and Construction Standards, 9.04.01 (B) (2) entitled, *Road Location and Layout; Site Plans*, regarding design standards for Lake Unity Nursery Road. Lake Unity Nursery Road is a county-maintained clay road along the frontage of this proposed development. A portion of Lake Unity Nursery Road is paved from Lake Unity Road (CR 466B) for approximate distance of 0.63 miles and the clay for approximate distance of 0.47 miles to the northeast corner of the property. The Applicant is requesting a waiver to the requirement of paving the remainder of the clay road that runs parallel to the subject property.

Table 1. Existing and Proposed Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	CFD	Religious retreat and associated uses	NA	50%	35%	50
Proposed	CFD	NA	Religious retreat and seven single family dwelling units used only for church clergy.	17.87%	82.13%	50

For background purposes, on May 22, 2007 the Board of County Commissioners approved a rezoning of the property from Rural Residential (R-1) to Community Facility District (CFD) (Ordinance 2007-40) to allow for the current use of a religious retreat with a caretaker's residence with no more than two (2) persons per bedroom to stay overnight and no more than 40 people on the property per day. The Applicant is requesting an amendment to the Ordinance.

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

– Staff Analysis –

LDR Section 14.03.03 (Standards for Review)

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

The Applicant seeks an amendment to Ordinance 2007-40, Community Facility District (CFD) zoning. The proposed use is generally consistent with Community Facility District zoning governed by the Ordinance. The proposal is consistent with LDR Section 3.00.02, entitled *Purpose and Intent of Districts*, that states that the purpose of the Community Facility District is to allow creation in areas where special or substantial community interest uses and activities are necessary and desirable. The current use of religious retreat is community interest use and activity.

The request is consistent with Table 3.00.03 entitled *Land Use-Zoning District Matrix*, in that Community Facility District (CFD) is an allowed zoning within the Rural Transition Future Land Use Category. The property is currently zoned Community Facility District (CFD) and the Applicant is not requesting to change the zoning.

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 proposed use is consistent with Comprehensive Plan Policy I-1.4.5 entitled, *Rural Transition Future Land Use Category*, which states that religious organizations are a typical use for this Future Land Use Category. Furthermore, as shown on the Concept Plan the development is consistent with the required 35% open space and 50% maximum impervious surface area.

The proposed development is consistent with Comprehensive Plan Policy I-1.2.3, entitled *Building Heights within Future Land Use Categories*, in that all development will adhere to the maximum height of 40 ft.

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 surrounding neighborhoods are primarily rural residential in zoning and use. This is currently an approved civic use. The proposed amendment to include the congregate care is a low-impact, rural residential type use that is consistent with the surrounding parcels.

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

To remain in compliance with the current Community Facility District (CFD) zoning, the Applicant states that it is necessary to have additional congregate care housing.

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 Applicant has provided documentation (Attachment "G") indicating water and sewer are not available to the property. The Applicant has stated the property currently has sewer and wells for the existing residence. Additional wells and septic systems will provide sewer and water to the additional congregate care units that are located on lots larger than one (1) acre.

Schools

Lake County Schools reviewed the application and determined that the proposed development would have no impact and be considered de minimis. (Attachment "H").

Parks

The proposed rezoning is not anticipated to adversely impact park capacity.

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities.

Public Safety

Lake County Fire Station #53 is located 4.1 miles from the subject property at 2505 Spring Lake Road. 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

No objection or comment from Transportation as trips have already been accounted for in the zoning.

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

New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

All development will be outside the flood zone, and the Applicant is not proposing any impacts to the wetlands.

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 proposed congregate care units will serve a functional role within the religious retreat by providing housing for clergy facilitating religious services, counseling, and retreat programming. The limited number of units ensures the residential component remains subordinate and directly tied to the primary institutional use.

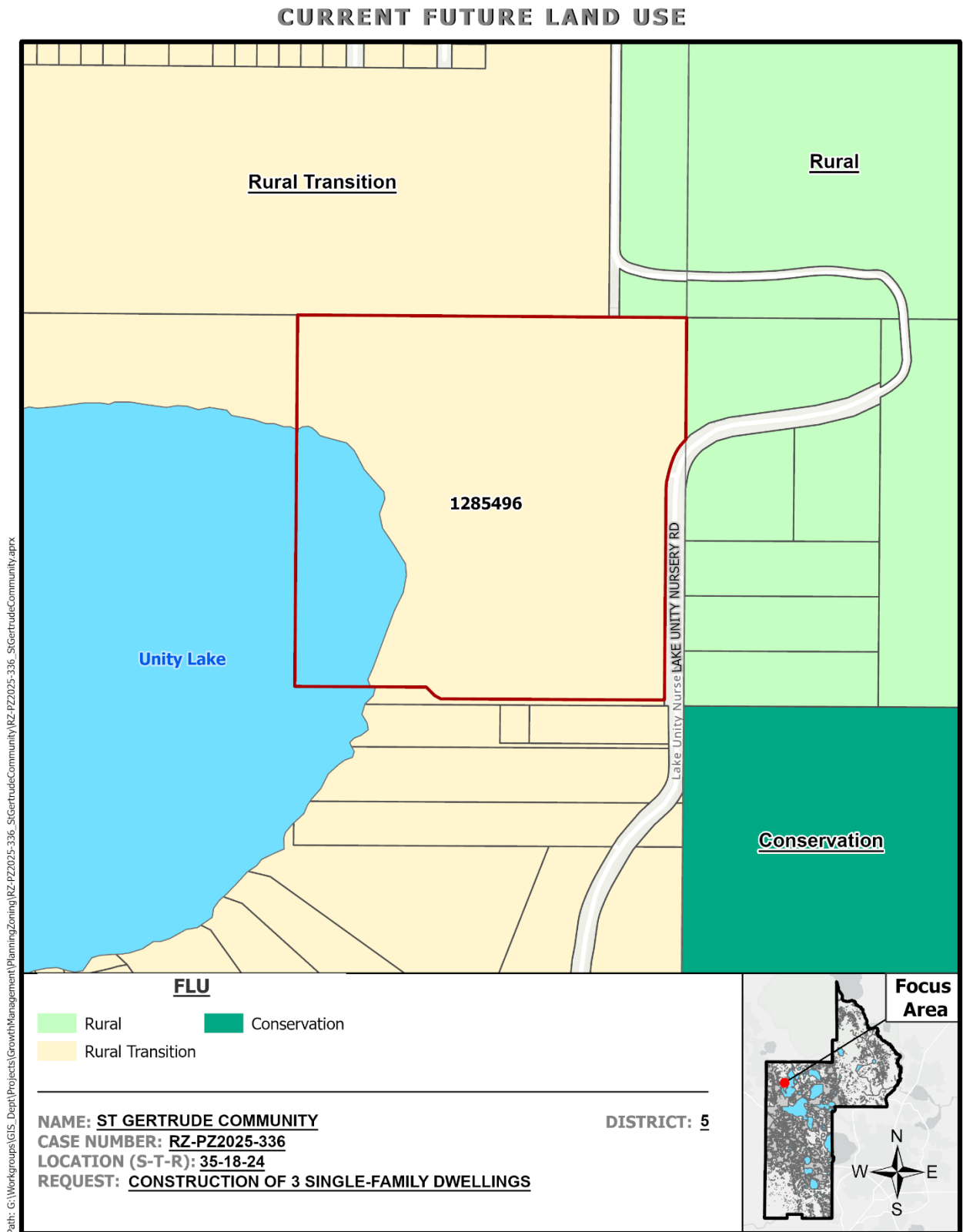
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

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.

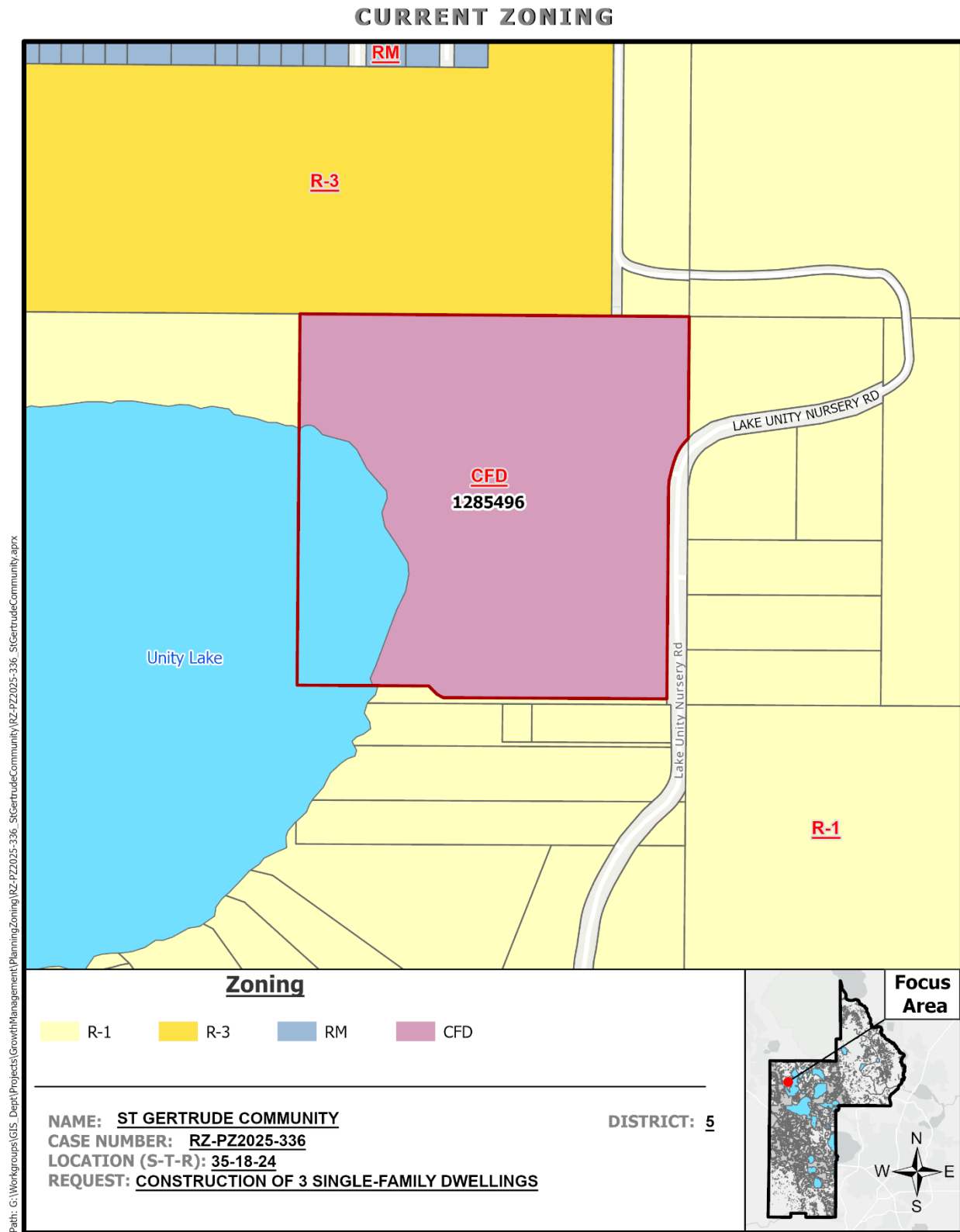
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

A waiver is made as part of this request to Appendix A, Transportation, Planning, Design and Construction Standards 9.04.01 (B) (2), entitled, *Road Location and Layout; Site Plans*, regarding design standards for Lake Unity Nursery Road.

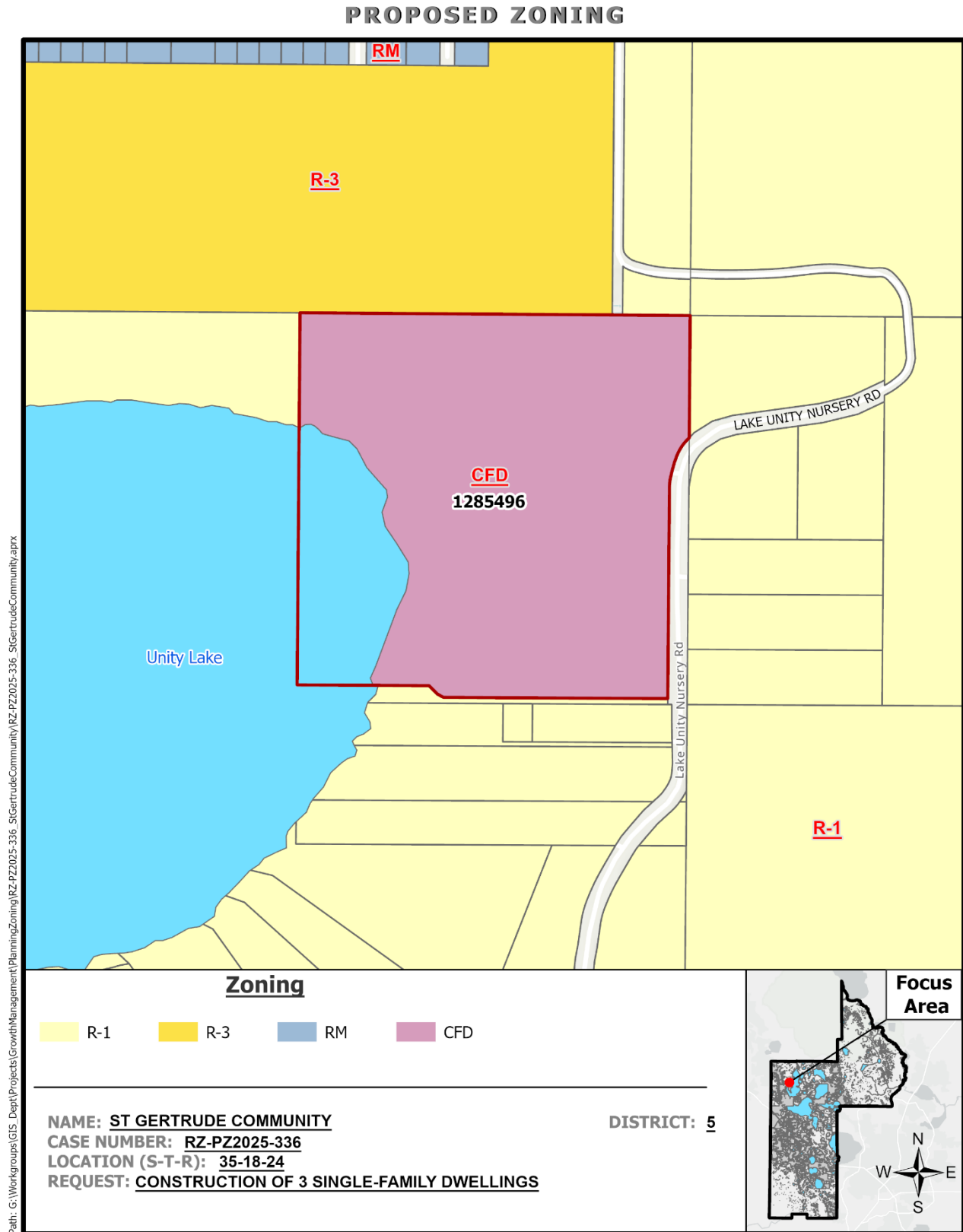
Attachment “A” – Future Land Use Map

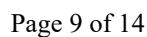


Attachment “B” – Zoning District Map



Attachment “C” – Proposed Zoning District Map





Attachment “E” – 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 Community Facility District (CFD) zoning is not in conflict with the Land Development Regulations.

The project consists of residential units that are accessory to an existing religious use and remain under unified ownership.

The development is consistent with the intent of CFD zoning, which allows for institutional uses and associated residential components.

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

The proposed amendment is consistent with the Comprehensive Plan and the Rural Transition Future Land Use designation.

The project maintains low density development, preserves significant open space, and supports an institutional use that is compatible with surrounding land uses.

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

The proposed development is compatible with surrounding land uses, which include rural residential and institutional properties.

The project does not introduce a new use, but rather expands upon the existing church related residential use already occurring on the property.

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

The amendment is justified by the need to accommodate the existing church clergy and their families in a more functional residential layout.

Currently, multiple families reside within a single home on the property. The proposed development provides separate residences for those same individuals without introducing new occupants or altering the overall use of the property.

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 proposed development will not result in a significant increase in demand on public facilities. The same individuals currently residing on the property will occupy the proposed homes.

There will be no increase in traffic, population, or intensity of use. Utilities, emergency services, and infrastructure demands are expected to remain consistent with existing conditions.

With respect to roadway impacts: The project does not generate additional traffic that would warrant off site roadway improvements.

A waiver request has been submitted regarding the requirement to pave approximately 2,430 linear feet of Lake Unity Nursery Road, as the impact does not justify the scope or cost of such improvements.

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

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

The development is designed to minimize environmental impacts.

Wetlands and required buffers have been identified and incorporated into the site design.

The project preserves a substantial portion of open space and will comply with all applicable environmental regulations.

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

The proposed development is not expected to negatively impact surrounding property values.

The project maintains a low density, well planned residential layout consistent with

the character of the area and enhances the functionality of the existing property.

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

The development represents an orderly and logical continuation of the existing use of the property.

The layout provides appropriate spacing, access, and environmental consideration while maintaining

consistency with surrounding rural development patterns.

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

The proposed amendment is consistent with the public interest. It supports an existing religious institution and its operational needs.

It does not create additional infrastructure demand or public burden. It maintains compatibility with surrounding land uses.

Requiring off site roadway paving under these circumstances would create a disproportionate and inequitable burden without a corresponding public benefit.

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.

The project will remain under unified ownership and is not intended for individual sale of lots.

The residential units are accessory to the church use and limited to clergy and their families.

Portions of Lake Unity Nursery Road may be privately owned, with no clearly established right of way, limiting the Applicant's ability to perform off site improvements.

There are existing homes along the roadway that were not required to pave the road.

The requirement to pave approximately 2,430 linear feet of roadway would impose a significant financial burden without a proportional impact

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

Paved Access Waiver – Narrative Addendum

St. Gertrude Community (PZ2025-336)

No Additional Traffic Impact

- Church clergy and their families currently reside on the property in an existing home.
- The proposed homes will house these same individuals in separate residences.
- As such, there will be no increase in traffic to or from the site.

Nature of the Development

- The property will remain under unified ownership.
- Homes are for church clergy use only and will not be sold individually.
- The project does not function as a traditional subdivision that introduces new residents or additional demand.

Roadway Improvement Scope

- The requirement would involve paving approximately 2,430 linear feet of roadway.
- Survey and right-of-way information has been requested to clarify scope.
- Limited supporting documentation has been provided to justify the requirement.

Disproportionate Cost Burden

- Estimated cost may reach hundreds of thousands of dollars.
- This cost is disproportionate given no additional traffic or impact.

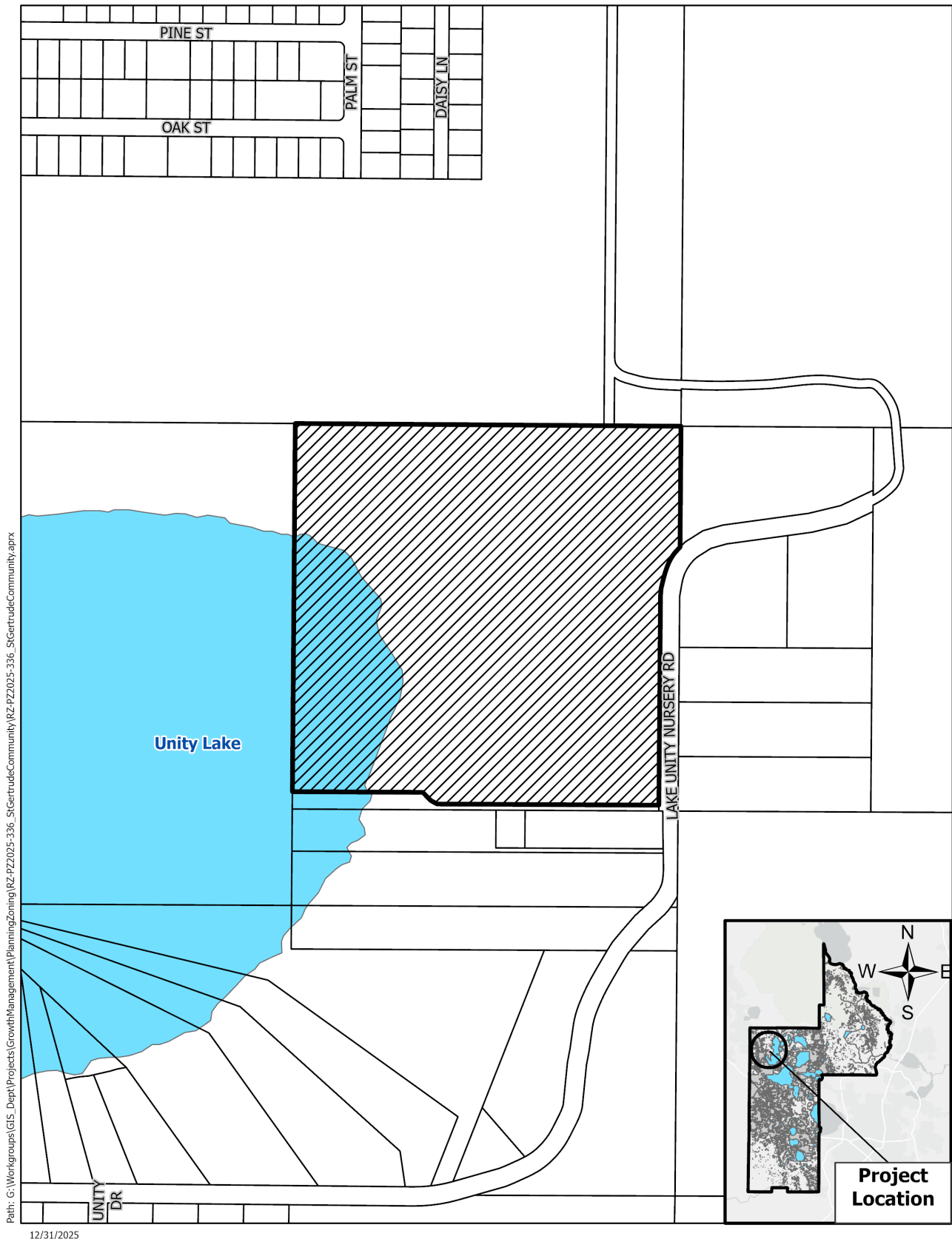
Consistency with Existing Conditions

- Existing homes along the road were not required to pave it.
- Raises concerns regarding consistency in application.

Road Ownership & Improvement Responsibility

- Based on discussions with adjacent property owners, portions of Lake Unity Nursery Road may be privately owned, with segments located within neighboring parcels.
- It is also understood that there may be ongoing legal matters related to access, usage, and responsibility for the roadway.
- Additionally, there is currently no established right-of-way for this portion of the roadway. As such, the Applicant does not have the legal ability to perform paving or improvements within areas that are not formally dedicated or under public control.
- Due to these factors, the Applicant does not have clear authority or control over the roadway, including the ability to perform improvements such as paving.
- It may potentially interfere with existing legal disputes and require improvements that exceed the Applicant's legal rights under any easements or agreements.
- The roadway currently serves existing homes and properties, and prior development was not required to complete similar improvements.
- The proposed project does not create an impact that would justify assigning the full burden of roadway improvements to a single property owner.
- At this time, roadway ownership, right-of-way dedication, and maintenance responsibility remain unclear and potentially contested, further supporting that requiring full paving would create an unreasonable and disproportionate burden.

Map of Subject Property

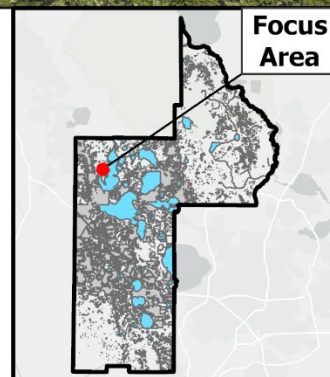


Aerial Map of Subject Property

RZ-PZ2025-336
St Gertrude Community



Construction of 3 single-family dwellings



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-336_StGertrudeCommunity\RZ-PZ2025-336_StGertrudeCommunity.aprx

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WHEREAS, Tyrone Butterfield (the “Applicant”) submitted a rezoning application on behalf of Debbra Aberdeen (the “Owner”), to amend Community Facility District (CFD) Ordinance #2007-24 to revise the approved land uses to include seven (7) congregate caretaker units for church clergy; and

WHEREAS, the property is located within the Rural Transition Future Land Use Category; and

WHEREAS, the Lake County Planning and Zoning Board did on the 5th day of August 2026, review Petition PZ2025-336; 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.

Page 1 of 8

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 as shown in Exhibit “B”, of this Ordinance, and shall approve a waiver to the road access requirements pursuant to Appendix A, Lake County Transportation Planning, Design, and Construction Standards, to allow the proposed development to access the property from Lake Unity Nursery Road. To the extent where there are conflicts between the Concept Plan and Ordinance, this Ordinance shall take precedence. The adoption of this Ordinance shall revoke and replace all previous ordinances, including Ordinance #2007-24.

A. Waiver. Transportation Planning, Design and Construction Standards Waiver. The provisions within Appendix A, Lake County Transportation Planning, Design and Construction Standards, are hereby waived so that the proposed development may be accessed from Lake Unity Nursery Road, a county-maintained clay road. This waiver is conditioned upon the Owner assuming all responsibility to maintain the ingress/egress driveway into the property. Adequate width of minimum 20’ unobstructed and travel surface must be able to withstand live loads of fire apparatus in all weather conditions.

B. Land Uses: Utilization of the site shall be limited to:

1. A religious retreat. A religious retreat shall be defined as a private club for a church organization.
2. A maximum of seven (7) congregate caretaker’s residences may be developed on the subject property. The seven (7) units are not generally residential in nature; and are restricted exclusively to support the operations of the religious retreat by providing on site accommodations for clergy and affiliated personnel participating in retreat activities. The congregate care units will remain on one lot and not be broken up without an amendment to this ordinance.
3. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
4. Any other use of the site not specified above will require approval of an amendment to this Ordinance by the Board of County Commissioners.

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

1. A minimum of 82.17% of the subject property acreage must be dedicated in perpetuity for preservation as common open space using a conservation or open space easement, or plat restrictions. The Property Owner shall be responsible for maintaining the open space.

2. The maximum Impervious Surface Ratio (ISR) for the property is 17.87% consistent with the Comprehensive Plan, 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.

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

Development Type	Front	Side	Rear
Congregate Care Units	50-feet	15-feet	15-feet
Accessory Structures	50-feet	15-feet	15-feet

1. All setbacks must be measured from the property lines and the distance between congregate care units shall maintain a minimum 15-foot distance from one another.
2. The minimum wetland setback is 50 feet from jurisdictional wetland line.
3. Any setback not specified must be in accordance with the LDR, as amended.

E. Bear Management.

1. The facility shall be required to use County approved, bear-resistant garbage carts, if available. If bear-resistant garbage carts are not available, regular carts shall be modified to be bear-resistant or keep cans in a secured location.
2. The facility shall not have bird and wildlife feeders that are not modified to exclude bears.
3. Those visiting or residing on the property shall be placed on notice that they are living on a property within an area known for Florida Black Bear habitat. Visitors or guests residing on the property shall be given information published by the Florida Fish and Wildlife Conservation Commission regarding living among the Florida Black Bear and ways to reduce encounters.

E. Landscaping, Buffering, and Screening.

1. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.
2. The southern border of the parcel shall be required to provide a Class C type buffer as defined in Table 9.01.06.B. of the Land Development Regulations. Existing vegetation located along the perimeter of the property may be used to count towards the minimum perimeter landscaping requirement.
3. 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.
4. The property owner shall manage buffer areas in accordance with a management plan that protects native habitats and limits the proliferation of nuisance/exotic vegetative species.
5. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.
6. 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.
7. Landscaping and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.

F. Transportation and Access Management. The Transportation and Access Management shall be in accordance with the Comprehensive Plan and LDR, as amended.

G. Stormwater Management. 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. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

H. Parking Requirements. Parking shall be provided in accordance with the LDR, as amended. Each Congregate Care unit shall provide two (2) parking spaces per unit that will be impervious.

I. Noise:

1. 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:

2. 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.
3. *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.
4. *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.

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

Section 2. Development Review and Approval. Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders must meet all submittal

requirements and comply with all County codes and ordinances, as amended.

Section 3. 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 4. 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 5. Filing with the Department of State. The Clerk 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 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 COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:

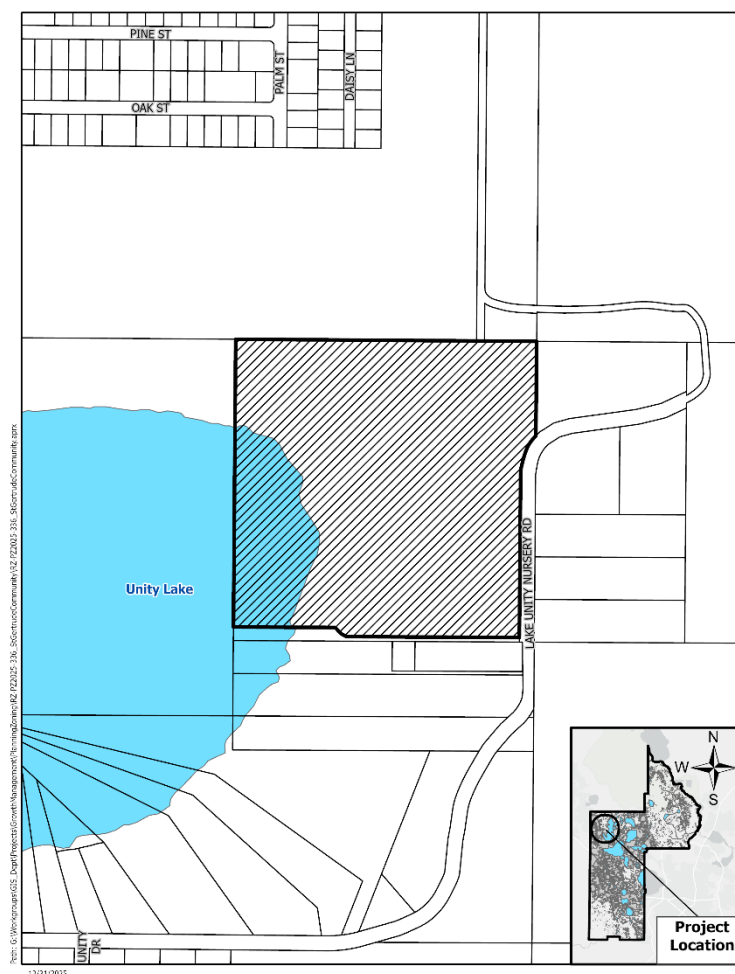
MELANIE MARSH, COUNTY ATTORNEY

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EXHIBIT "A" - Legal Description.

LEGAL DESCRIPTION: THE NE 1/4 OF SE 1/4 OF SEC 35 TWP 18S RGE 24, LAKE COUNTY, FLORIDA; LESS BEGIN AT THE SE COR OF THE NE 1/4 OF SE 1/4 OF SEC 35 TWP 18S RGE 24E, LAKE COUNTY, FLORIDA; RUN THENCE W ALONG THE S LINE OF SAID NE 1/4 OF THE SE 1/4 TO THE W LINE OF SAID NE 1/4 OF THE SE 1/4 AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POB AND RUN N ALONG THE E LINE OF SAID NE 1/4 OF THE SE 1/4 A DISTANCE OF 20.0 FT; THENCE RUN W PARALLEL TO THE S LINE OF SAID NE 1/4 OF SE 1/4 A DISTANCE OF 829.0 FT; THENCE RUN N 60 DEG 58'00" W A DISTANCE OF 24.0 FT; THENCE RUN N 44 DEG 43' 30" W A DISTANCE OF 40.00 FT; THENCE RUN W PARALLEL TO THE S LINE OF SAID NE 1/4 OF SAID SE 1/4 TO THE W LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE RUN S ALONG SAID W LINE TO INTERSECT THE AFOREMENTIONED POINT "A". LESS R/W FOR CR 1-6313 (LAKE UNITY NURSERY RD) AND LESS A STRIP OF LAND 66 FT IN WIDTH, LYING IN SEC 35 TWP 18S RGE 24E, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW COR OF THE N 1/2 OF THE W 1/2 OF GOVT LOT 10, SEC 36 TWP 18S RGE 24E, OF SAID COUNTY; THENCE RUN N 00 DEG 26' 48" E, A DISTANCE OF 20.00 FT ALONG THE W LINE OF SAID GOVT LOT 10 TO THE POB; THENCE RUN N 00 DEG 26' 48" E, 881.65 FT ALONG SAID W LINE OF GOVT LOT 10; THENCE RUN S 41 DEG 34' 13" W 100.35 FT; THENCE RUN S 00 DEG 26' 48" W, 806 FT; THENCE RUN S 89 DEG 41' 42" E, 66.00 FT TO THE POB.

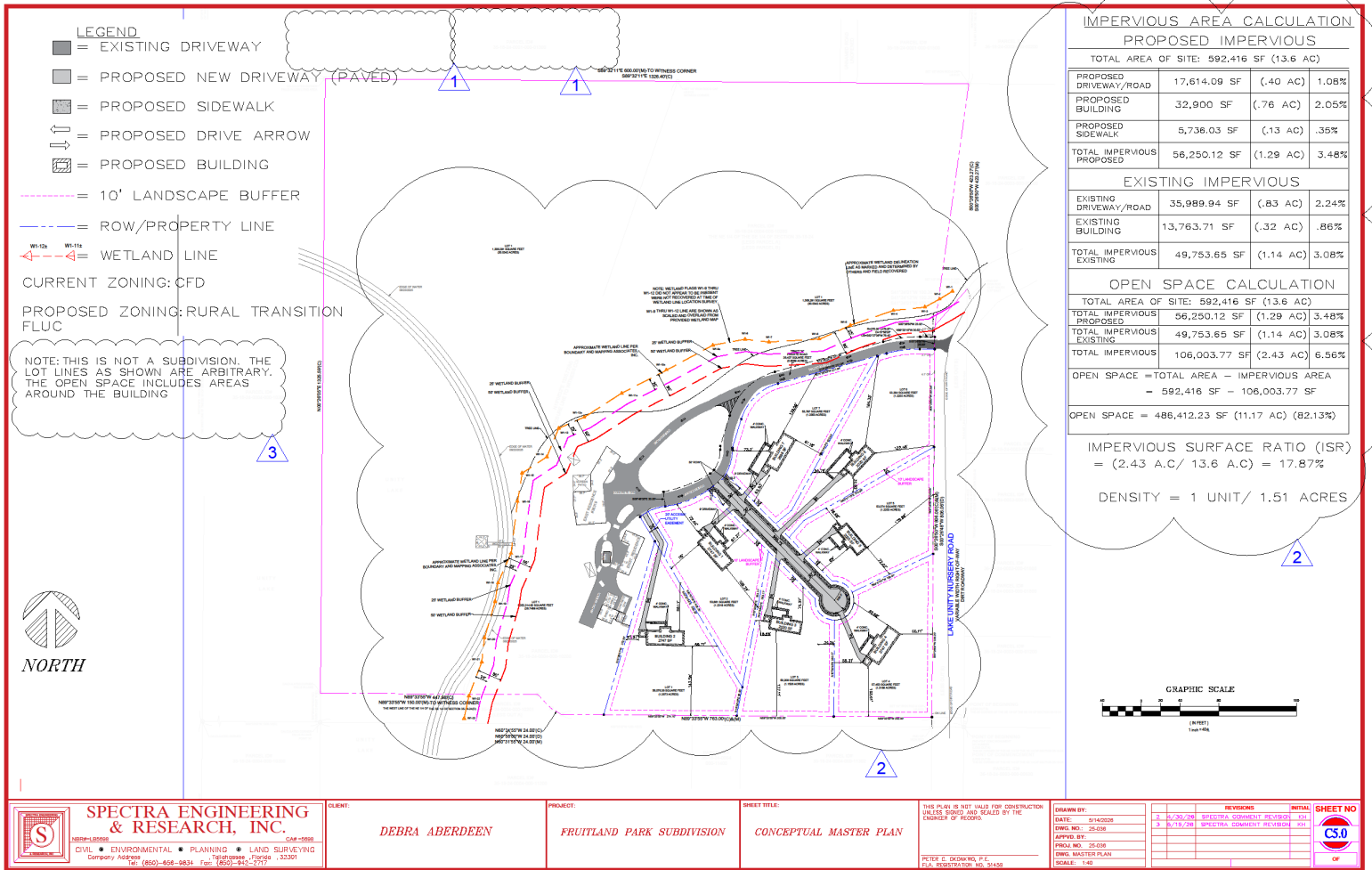
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EXHIBIT "B" – Concept Plan



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